

4 The Bothy, Pyrford Common Road

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Jeni Jackson

Head of Planning

Woking Borough Council

Civic Offices

Gloucester Square

Woking

Surrey GU21 6YL

Dear Ms Jackson

I am writing to register my objection to the proposed development of Green Belt land either side of Upshot Lane, Pyrford for 423 houses in 2027-2040. Pyrford is a village with inadequate infrastructure to deal with increased development and the negative impact on the environment would also be considerable.

***Roads and Congestion***

There is no capacity for traffic for more houses on a major development in Pyrford, therefore this site is unsustainable on the basis that it is dependent on the use of private cars.

Traffic congestion in Pyrford is currently critical, particularly at school drop-off and collection times, and any increased shopping facilities to accommodate this development would result in traffic gridlock.

Safe direct vehicular access to the proposed site is unachievable. The Pyrford Common Road/Upshot Lane junction is an accident cluster, Pyrford Common Road could be best described as

a race-track, particularly during morning/evening rush-hour, and Upshot Lane is hardly wide enough to accommodate two-way traffic at present.

The proposed Wisley Airfield development of 2,100 houses will have a huge impact on Pyrford roads with additional traffic accessing the nearest fast line stations at Woking and West Byfleet.

### ***Environment and Heritage***

Clearly a development of this size would require considerable tree clearance, road widening, possible roundabouts and traffic lights. The rural setting of the village would consequently be lost to urban sprawl.

The existing surrounding countryside with views across the south-east escarpment to the Wey Valley and Surrey Hills, which is also enjoyed by many walkers, would disappear. There would be an adverse effect on birdlife and wildlife.

When we have rains a torrent of water gushes down Church Hill and concreting over the fields would escalate this problem.

Pyrford Court and The Bothy are Registered Park & Gardens Listed Buildings and the development would cause adverse impacts on these sites, particularly if access points were along Pyrford Common Road and Upshot Lane.

I am unclear as to why only one field in Pyrford appeared in the Peter Brett Green Belt Review but two fields are now to be removed from the Green Belt. This site seems to have been determined as appropriate for release from the Green Belt largely because the landowner is willing to sell it and the decision has been made despite other sites in the GBR performing better in terms of suitability for development.

Last week George Osborne promised that changes to the planning system will protect Green Belt land and that brownfield sites would be used across the country. Whilst understanding that more houses have to be built, it is imperative that we protect our Green Belt countryside and I hope that Woking Borough Council and the government listen to the people.

Yours sincerely

Anne McClean (Mrs)