

From: Ian Mills [REDACTED]
Sent: 31 July 2015 12:04
To: Jeni Jackson
Subject: Green Belt Review

Dear MS Jackson

My wife and I, residents of Pyrford for some 35 years, object to Woking Borough Council's plan to release Green Belt land on either side of Upshot Lane for future development of over 400 dwellings. We do not believe an adequate case has been made for releasing this land from the green belt.

This development would totally change the character of the approach to Pyrford and Old Woking Road from Ripley from a rural outlook to an urban sprawl. However our major concerns relate to the impact such a substantial development could have on the local infrastructure and in particular traffic levels.

The routes from the A3 to Woking or West Byfleet (stations) via Ripley or Wisley are country roads barely able to cope with the current levels of traffic. The section of Coldharbour road between the Village Hall and Marshall Parade is very congested particularly around school start and finish times with 3 playgroups/nursery schools as well as Pyrford Primary School. Of particular concern to us is the junction of Pyrford Common Road and Old Woking Road almost directly opposite Norfolk Farm Road. The approach from West Byfleet is via a downhill chicane with poor visibility which makes it very difficult to get out from Norfolk Farm Road. All these problems can only be made worse by the proposed substantial development on Wisley airfield which the Council seems not to have taken into account and even more so by the proposed developments around Upshot Lane.

The fields on either side of Upshot Lane are at the edge of Pyrford furthest away from both Woking and West Byfleet. With a very limited bus service this will make reliance on cars essential.

School, pre-school, and medical facilities for residents of Pyrford are at full capacity. We also understand that water supply and sewage disposal in that area is barely adequate. Covering a large area of open fields by housing may result in a significant increase in water run off and impact on the flood plain.

While recognising the need for new housing, in particular for first time buyers and older residents wishing to downsize in Pyrford, we think that this site does not provide an appropriate solution, and the proposed development is on far too large a scale.

Yours sincerely

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