

Proposed development at Upshot Lane

Ros Morgan [REDACTED]

Sent: 27 July 2015 12:24

To: Planning Policy

Cc: [REDACTED]

Dear Sirs

My family is most disturbed at the proposed project to build 400+ houses on the two fields adjacent to Upshot Lane. We would formally like to register that we are **totally against such a development in the village.**

When we moved to Boltons Lane, Pyrford in 1974 this area of the village was very rural. Since then we have seen the developments at Wexfenne, Pyrford Place and the old Rowley Bristow site change the demographic of the village dramatically.

These developments have had the effect of straining the infrastructure of the village and, in the case of the development of St. Martins Mews etc. (the gated development) of actually fragmenting the village. The gates and railings have served to create an uncomfortable 'us and them' situation. We fear, in order to garner as much from the potential new build as possible, that further fragmenting could occur with the 'Upshot Lane' developments.

We would like to believe that our voices are heard and our opinions respected for so many reasons. **Here then are our main concerns to this proposed development:**

1. This village with an already **stretched infrastructure** (roads, schools, drains etc.) will be unable to incorporate any new residents.
2. In recent years, where larger houses (and even the private school) have been demolished in the village several/many houses have been built on those plots thus **already increasing the number of homes/families in the area.** We're already at capacity now!
3. Houses that have been built recently offer **little or no affordable houses for young people** born in this village because potential house prices can be kept high.
4. The council doesn't appear to have replied to letters from Pyrford Neighbourhood Forum or honoured consultation with them over this issue. This is a huge concern for us, individual residents of the village. It is **hard to imagine that Woking Borough Council will listen to individuals** when informed and involved groups like PNF are ignored.
5. There is **so much history and character in this village.** Further development and building could destroy beautiful countryside that is not only an asset for Pyrford residents to enjoy but an asset for everyone.
6. There is a very real fear that removing the Green Belt definition from the two fields adjacent to Upshot Lane would be the 'thin end of the wedge' that it would be less easy to refuse applications for **release of further Green Belt land in the future.**
7. There are so many **'brown field' sites** in the area that have huge and better potential. The Broadwater area (in West Byfleet) has roads, a huge area for development and, apparently, building permission already (according to the billboards that have been up for decades).
8. We are a little village with roads that already jam up. The **traffic flow** through to Wisley and on to the A3 has grown dramatically over the years. Living, as we do, at the junction of Engliff Land and Boltons Lane we regularly experience fast or dangerous driving, no care in difficult road conditions (ice and snow) and a huge increase in the number of vehicles at certain times of the day. Imagine how much more congested/dangerous that would be if even a small proportion of the 400+ house residents chose to use this route.
9. Currently the **schools** in Pyrford are unable to deal with existing demand – with 400+ new houses the demand for more school places would mean that either more school space will have to be build (further compromising Green Belt?) or children of the village will have to be bussed out and sent elsewhere.

Finally we appreciate that each year new families form and everyone wants, needs indeed deserves a home of their own. We also appreciate that Woking Borough Council has, under national government requirements, a certain duty to provide as much housing in the area as possible. We also understand that for developers using 'brown field sites' requires more

preparation work and thus affects their potential profits. But surely the answer isn't to dig up more and more of this 'green and pleasant land' of ours. Surely we must all be guardians of such natural beauty for future generations.

Please, require the developers to explore sites that have previously been used for building or where there are derelict/surplus to requirements properties. Please protect Pyrford from any more development – the village cannot be the same with any more.

Sincerely

Ros (and Tim) Morgan

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