

Development of land in Pyrford Village

amn-pcn [REDACTED]

Sent: 27 July 2015 19:14

To: Planning Policy

Dear Sirs,

We are writing as residents of Pyrford having lived here for in excess of 25 years. During that time we have seen many changes but the most obvious negative impact is in the amount of traffic not only in Pyrford, not even just in the Woking area but over vast swathes of Surrey. We understand plans are being formulated to increase the population of Woking significantly and part of that increase could be housed on two fields on either side of Upshott lane at its junction with Pyrford Common Road. 400+ houses cannot be much different from the total built in Lovelace Drive, Lincoln Drive, Hamilton Avenue and the several offshoots.

The most obvious deleterious changes since we arrived include the dramatic increase in traffic along Lincoln Drive, Hamilton Avenue and Lovelace Drive in particular during the rush hours and the school run times, the appalling parking problems around Pyrford Primary School during delivery and collection, the dramatic increase in local on-road parking, the congestion, morning and evening at Marist School times in West Byfleet, the queues on East Hill due to excessive parking and the delays in getting into Ripley because of local parking and "traffic calming" which is certainly very effective!.

It is proposed to build something over 400 homes on the Pyrford fields on either side of Upshott Lane, itself very narrow and presumably to be widened, and bordering Pyrford Common Road, currently heavily used very often as a way from Ripley and the A3 into Woking. The developments will require access roads which will not be easy from Upshott Lane (too short and narrow) and/or Pyrford Common Road (already very well used). If one looks at the houses in the Pyrford area a high proportion have at least two, some three and an increasing number four cars. 25 years ago most houses had one car outside. If we assume only two cars per house on these two developments that makes about an extra 800 cars on our already congested roads.

There is already concern and a degree of irritation about Pyrford Primary School parking at start and finish of the school day. It would be easy to assume all the "newcomers" children of primary school age would walk. However a number will be dropped by car by parents off to work, picked up by car by parents on their way out shopping or visiting and it will of course be much more comfortable to drop off/pick up by car on the occasions when it is pouring with rain. Furthermore some of these children will be attending one of the secondary schools or Woking College, each of which is a car ride away.

Finally on roads and congestion, our public transport is unlikely to help much. An hourly service, hardly used now is unlikely to gain many users.

The health centre in West Byfleet is overburdened already given the current and continuous gap between asking for an appointment and the day itself. The car park is almost always full at the Woking Community Hospital so presumably it is stretched. Pyrford residents have to visit dentists in West Byfleet or Woking because there is no nearer service, both requiring a car or a bus journey. On a different tack relating to public services the water pressure has been low, certainly in our part of Pyrford, and

will Pyrford Primary School be able to cope with the increased intake when these new houses are built. Our understanding is that the school will soon be rebuilt but with little or no increased capacity. One wonders if the capacity of gas and electricity will be sufficient but presumably someone has asked the question.

There is talk on the internet of Guildford's proposed ideas for allowing increased housing in Ripley, Send and Burnt Common. All these developments are likely to have an impact on Pyrford and Woking and its surroundings. Presumably someone is looking at whether these will have a detrimental impact on each other!

Around Woking we are blessed with a number of open green areas. In Pyrford we can still see the original village with its Church, outlying buildings and views. It has moved on a great deal since then, developing up to and around the Old Woking Road. We have nevertheless retained something of the countrified nature of the area, leading on as it does to the streams, fields and farmland around Newark Lane. Such great attractiveness draws residents of other parts of Woking and its environs. It is in danger of "housing creep" and these strongly and widely held feelings need to be taken into account when important and irreversible decisions are taken.

Ann and Peter Noel

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