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Head of Planning at Woking,
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Civic Offices,
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Monday 20th July 2015

Dear Jeri Jackson,

RE: Objection to planning proposal for 423 new homes in Pyrford.

It has come to our attention that there are planned proposals to build an additional 423 new homes in the village of Pyrford. We have lived in the village for the past 11 years having moved from built-up areas. Pyrford was immediately appealing due to its rural setting and village atmosphere, both of which would be lost if the proposed development were to take place.

As I'm sure you're aware the village and its open fields are popular with ramblers, walkers, runners cyclists and young families with children due to its open areas and country setting set within relatively close proximity to London.

In addition to our objections to the development for the reasons that it will ruin a beautiful Surrey village and turn it into another over-populated housing estate, we would also like to point out some potentially serious traffic danger hotspots as well as some traffic pinch points that are already at capacity.

The surrounding roads, Pyrford Common Road and Upshot Lane, are both very narrow lanes with barely enough space for 2 cars to pass. On the occasions I've passed buses or lorries on these roads the traffic in both directions must slow down to a crawl. To have an additional 400-800 cars (assuming 1 or 2 cars per household) all trying to pull out onto these narrow lanes and navigate these roads on a daily basis will cause a huge amount of traffic and some potentially dangerous junctions. Although proposals to widen roads and introduce alternative junctions may be introduced to the immediate areas, the roads in all directions from the proposed site are already suffering from congestion and queuing is prevalent. Continue along Upshot Lane to the north and you find yourself at the junction of Old Woking Road, which is a particularly busy junction, especially during rush hour and around the Pyrford Primary school opening and closing times. If you continue along Pyrford Common Road in a North Westerly direction you'll find yourself at another extremely busy junction with Old Woking Road. Again during rush hours you'll often have to queue on approach. Continue in the opposite direction along Pyrford Common Road and you'll firstly have to navigate the narrow lanes of Pyrford Hill, then will find yourself in Ripley another pretty Surrey village, and at a junction that is already struggling to cope with the huge amount of traffic entering and exiting the A3. All of these approach routes are currently at capacity, to expect another 400-800 cars to use them is optimistic at best.

Pyrford has also featured in recent years in the London and Surrey 100 bike race. It has raised the profile of Pyrford with cyclists and now cyclists are a familiar sight in the village, for both commuting and leisure, particularly along both Upshot Lane and Pyrford Common Road, both of which feature in the London and Surrey 100. There can be no doubt that a considerable increase in traffic on these roads would result in either an increase of bike-car related accidents, or cyclists avoiding the area.

We both understand the requirements to supply additional housing but we strongly object to the proposed location in Pyrford.

Yours Sincerely



Mr A Neenan & Miss S Sanmartin