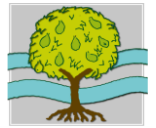




Pyrford Neighbourhood Plan 2015-2027

Consultation Statement February 2016





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1 Introduction

In preparing this Consultation Statement the Forum has been aware of the requirement to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15 (2) of Part 5 of the Regulations requires that a Consultation Statement:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

On 15 January a further regulation has been posted on the web which adds to the list of documents that a qualifying body must submit to a local planning authority with a proposal for a neighbourhood plan. The additional document which must be submitted is either an environmental report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, or a statement of reasons why an environmental assessment is not required.

This Consultation Statement summarises all consultations undertaken with the community and other relevant bodies and stakeholders in developing the Pyrford Neighbourhood Plan.

2 Background

A briefing note about Neighbourhood Plans was included in the Spring issue of the Resident in 2013. This was published by the Byfleet, West Byfleet & Pyrford Residents' Association (RA) and distributed to about 45% of the households in Pyrford by street representatives. The street representatives were notified by email on June 18 2013 about the RA AGM on 27 June and asked if they or any contacts were interest in joining a Pyrford Neighbourhood Forum.

Residents were notified of the potential formation of the Pyrford Neighbourhood Forum (PNF) at the Pyrford Flower Show on 13 July 2013 when the RA stand handed out leaflets re the proposal to form a Neighbourhood Forum. "The Resident" magazine published on 7 September 2013 featured an article on this proposal in which notice was given of a public meeting on 27 September 2013.

The formal community engagement process was initiated at this meeting attended by some 50 residents. There was a positive response at this meeting. A draft constitution was agreed at this meeting and there were volunteers for the Chairman, Vice-Chairman, and Publicity Officer plus others willing to stand on the committee.

A further public meeting attended by some 70 residents was held on 25 October 2013. This meeting was publicised by a flyer that was delivered to all households in Pyrford. The constitution and key aims were agreed at this meeting as well as the Pyrford view on the boundaries of the Forum area. The meeting then split into 3 working groups to raise issues of concern which were then reported to the meeting.

More details from these meetings are summarised in appendix 3.

The PNF formally applied to Woking Borough Council (WBC) to be the designated body to produce a Neighbourhood Plan on 31 October 2013. This was agreed at a Council meeting on 13 February 2014.

The process of developing the Pyrford Neighbourhood Plan (PNP) has been overseen and coordinated by the PNF Committee which was formed of volunteer representatives of the



community who contributed their time, expertise and enthusiasm. Throughout the development of the Plan, any individuals wishing to join the Committee were welcomed.

3 Community Engagement

The PNF website, <http://pyrfordforum.org> was set up on 8 October 2013 and has been updated regularly with information on the development of the PNP. The website, email, Facebook, and Twitter addresses were included in the Spring 2014 edition of the Resident.

The webmaster ensured that comprehensive information was available including the diary of events and action plan, minutes of Forum meetings, objectives, draft policies, feedback forms, survey results and analysis, maps and photographs.

Residents were invited to register as members of the Forum organisation and access additional news about the Forum via a link to the Forum website. Their contact details and feedback were included in a membership database. At the committee meeting on 26 February 2014 it was agreed to allow local organisations and businesses to become affiliate members of the Forum and this was approved at a public meeting on 3 April 2014.

The website also hosted the pre-submission version of the Plan together with its supporting Evidence Base and a feedback facility for comments on the Plan from the community.

4 Other Engagement

4.1 Byfleet, West Byfleet & Pyrford Residents' Association

The Byfleet, West Byfleet & Pyrford Residents' Association has been in existence since 1928 and currently has members from over 2600 of the 7500 households in the 3 villages and over 160 street representatives. It represents the interests of everyone living in the area. The Residents' Association supported the forming of Forums for the 3 villages and the initiative to set up the PNF was taken by the Pyrford Chief Representative.

4.2 Woking Borough Council

The advice of WBC was sought at a very early stage of the process of establishing a Neighbourhood Forum and a meeting was held with the Planning Department on 28 August 2013.

The two WBC ward councillors for Pyrford and the Surrey County Council Woking South-East Councillor indicated an early interest in the Pyrford Neighbourhood Forum and have been kept up to date with the progress of the Plan. One of the WBC Councillors has been involved in the detailed development of the Plan.



4.3 Statutory Bodies, Local Businesses, and Other Local Stakeholders

Those consulted are listed below.

a) Statutory/Other Bodies	
Campaign for Protection of Rural England	RHS Wisley
Department for Communities and Local Government	Surrey Biodiversity Information Centre
Highways Agency	Surrey County Council
Hook Heath Neighbourhood Forum	Woking Borough Council
National Trust - Wey Navigation Canal	
b) Local Businesses	
Aspen Flooring	Pyrford Marina
BGL Ltd	Pyrford Press
Big Phil Computers	Suzannes Hairdressers
Crann Mor Nursing Home	The Anchor
Graham Turner Family Butcher	The Bakery
Kestrel Creative Services	Tony Hairdresser
Lloyds Pharmacy	The Co-operative Food
Nuffield Health, Fitness & Wellbeing Centre	Traditions Golf Club
Pyrford Osteopaths	
c) Local Organisations Shown as Affiliates in Forum Constitution document (06/01/14)	
Arbor Youth Centre	Pyrford Centre
Byfleet, West Byfleet & Pyrford Residents' Association	Pyrford Church of England (Aided) Primary School
Church Parish of Wisley with Pyrford.	Pyrford Cricket Club
Daisy Tuffen Flower Club (Pyrford)	Pyrford Guides, Brownies and Rainbows
Friends of St. Nicholas' Church, Pyrford	Pyrford Judo Club
Horsell Common Preservation Society	Pyrford Little Theatre
Oaklynn Pre-School,	Pyrford Playgroup
Pyrford & Wisley Flower Show	Pyrford Saddle Club
Pyrford and District Social Club	Pyrford Village War Memorial Hall
Pyrford and Wisley Helping Others	The Pyrford Guide and Scout Parents Association
d) Other Local Organisations	
Ballet Tots	Monkey Music
Cha Samba	Newark Group



d) Other Local Organisations (continued)	
Clare's Zumba Class	Newson Academy
Dance with Victoria	Pilates
Dynamic Tots	Pyrford Childcare
Flower Arranging Classes	Pyrford Folk Dancers
Forest Road Association	Pyrford Little Theatre
Hearts of Light	Stay At Home Care
HML Anderton	Susan Handy School of Dance
InfinityYoga	Womens Institute

In addition to contacts with the above organisation, reference was made to the following sources in developing the Neighbourhood Plan

2011 National Census Data
 English Heritage website
 Serving the Community (A Paice)
 The Professional Beggar (A Paice)
 Brian Wilson local resident on local history

The following sources are referenced in the Landscape Character Assessment which can be found in the Evidence Base on the Forum Website.

1. Swanwick, C (2002) Landscape character assessment England and Scotland. Cheltenham/ Edinburgh: The Countryside Agency, Scottish Natural Heritage.
2. CPRE (2009) A step-by-step guide to unlocking the landscape Available at: <http://www.cpre.org.uk/resources/countryside/landscapes/item/1927-a-step-by-step-guide-to-unlocking-the-landscape> (Accessed July 2014).
3. Kirk, A (2014) Pyrford Neighbourhood Area Biodiversity Report. Woking: Surrey Biodiversity Information Centre.
4. Medlen et al (1983) Then and now: a Victorian walk around Ripley. Ripley: Send and Ripley History Society.
5. Evelyn, J (1906) The diary of John Evelyn. New York: Macmillan and Co.
6. Payne-Gallwey, R (1886) The book of duck decoys their construction, management, and history. London: J. Van Voorst.
7. Harding, C (2006) West Byfleet Golf Club: The first 100 years. West Byfleet: West Byfleet Golf Club



5 Preparation of the Draft Plan

5.1 Issues Consultation

At the committee meeting on 26 February 2014 it was agreed to set up 4 working groups (Local Infrastructure, Built Environment, Open Space, and Social and Community). These groups worked over the next two years to collect evidence and develop the Plan policies and justifications. In the later stages an editorial sub-group was set up to support the preparation of the Local Development Plan (LDP or simply Neighbourhood Plan).

From the initial setting up of the Forum in October 2013, the Forum Committee has received feedback from residents in a number of ways including public meetings, comments with applications to join the Forum, questionnaires, a number of drop-in events, feedback on the Forum website, and the formal local presubmission consultation in May/June 2015. These have influenced the development of the plan over this period. The numbers of applicants and those responding to questionnaires are given in the following table with summaries of comments following.

Description	Date(s)	Number	Number with Comments
Applications	Pre February 2014	443	168
Like/Dislike/Change Questionnaire	April 2014	75	75
Objectives Questionnaire	April/May 2014	121	18
Green Belt Questionnaire	July/August 2014	56	29
Where New House Building			
Other Comments on Green Belt			20
Applications	Pre March 2015	45	25
Applications – Drop-in	11 April 2015	23	8
Applications – Drop-in	7 May 2015	148	59
Applications – Information Point	4 July 2015	34	17
Applications – Flower Show/	11 July 2015	41	25
Local presubmission consultation	May/June 2015	555	190
Total		1541	634



Applications Pre February 2014

The following lists summarise the number of comments by individual topic and grouped into the Village Infrastructure, Built Environment, Open Spaces, and Social and Community categories. There was substantial feedback on the proposed boundary between the Pyrford and West Byfleet Forum areas. The detailed comments are included in Appendix 7.1.

Village Infrastructure (31) Parking (7) Traffic (16) Road Conditions (6) Infrastructure stress (2)	Open Spaces (42) Protect Greenbelt (22) Farmland/Green Spaces (9) Tree Preservation (4) Footpaths (6) Miscellaneous (1)
Built Environment (26) Limit Development (9) Need for more Housing (4) Keep things as they are (5) Specific Sites (4) Miscellaneous (4)	Social & Community (35) Public Transport (4) Recreational Areas (11) Schools (5) Other Facilities (13) Antisocial Behaviour (2)
Forum Boundary with West Byfleet (81)	

Like/Dislike/Change Questionnaire

In order to get more information on the concerns of Pyrford residents, a questionnaire was distributed, with the help of the RA, to all households in the Forum area in April 2014. Residents were asked to say what they liked and disliked about Pyrford and what changes they would like to see. In addition the responses from 4 people to versions of the policies posted on the Forum website have been included. 75 residents responded to this questionnaire with comments across a variety of topics. These are summarised in the following table and detailed in appendix 8.1. The wish list in the table was drawn up by the committee as representing the key points from all the responses.



	Total	Like	Dislike	Change		Wish List
Parking	16		7	9		2
Traffic (calming)	31		21	10		5
Road Maintenance	21		10	11		
Road Improvements	8			8		2
Cycling/Pedestrians	16	1	4	11		8
Housing Standards	17	5	4	8		4
Footpaths/Open Spaces	28	14	2	12		9
Bus Services	14		7	7		1
Recreational Areas	11		4	7		3
Local Facilities	33	11	10	12		4
Social	16	10	3	3		
Multiple Categories	36	34	2			
Other Responses	14	3	5	6		3
Total	261	78	79	104		41

Objectives Questionnaire

Over May and June 2014 a questionnaire was handed out at the following events.

- 07/04/14 Drop-in gazebo at Marshall Parade
- 09/05/14 Coffee Morning at Church of the Good Shepherd
- 17/05/14 Arbor Centre Judo Club
- 23/05/14 Coffee Morning at Church of the Good Shepherd

The questionnaire was also made available on the Forum website.

Responders were asked whether the Pyrford Neighbourhood Forum should include the objectives shown in the following table. There were 121 responders with answers as summarised in the table.



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Blank
Protect the Green Belt in the Forum area	86 71.1%	29 24.0%	3 2.5%	0 0.0%	1 0.8%	2 1.7%
Protect and improve existing footpaths	77 63.6%	40 33.1%	2 1.7%	0 0.0%	0 0.0%	2 1.7%
Seek opportunities to create new footpaths	36 29.8%	53 43.8%	30 24.8%	0 0.0%	0 0.0%	2 1.7%
Create and promote a footpath loop connecting Pyrford Common to the canal to enhance recreational opportunities	47 38.8%	52 43.0%	18 14.9%	1 0.8%	0 0.0%	3 2.5%
Protect open spaces such as verges, greens and recreational space	83 68.6%	35 28.9%	1 0.8%	0 0.0%	1 0.8%	1 0.8%
Protect and improve wildlife habitats in the area	71 58.7%	42 34.7%	6 5.0%	0 0.0%	0 0.0%	2 1.7%
Protect existing trees and include trees in any future developments	63 52.1%	46 38.0%	9 7.4%	0 0.0%	0 0.0%	3 2.5%
Protect the Wey Navigation and Wey and Bourne river valley wildlife corridors	70 57.9%	39 32.2%	10 8.3%	0 0.0%	0 0.0%	2 1.7%

18 residents chose to add comments covering the following topics. The comments are shown in appendix 8.2 and summarised by topic below.

Footpaths (2)

Other Facilities (9)

Suggesting no high density or flats - not relevant to this survey (1)

Riders to specific questions (4)

Not relevant to questions (4)



Open Spaces Questionnaire

An Open Spaces questionnaire was handed out at the following events.

12/07/14 Pyrford Flower Show

10/08/14 Celebrate Pyrford

Responders were asked the extent to which they agreed or disagreed with the following statements. There were 56 responders with answers as in the following table.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Blank
We should oppose all attempts to reclassify even the smallest plot of green belt land as suitable for development	30 53.6%	12.5 22.3%	3.5 6.3%	6 10.7%	2 3.6%	2 3.6%
We should maximise amenity value (flora & fauna) of and access to our green belt land	38 67.9	14 25.0%	1 1.8%	0 0.0%	1 1.8%	2 3.6%
We should negotiate hard with developers to extract the largest possible community levy	34 60.7%	10 17.9%	7 12.5%	0 0.0%	2 3.6%	3 5.4%
We ought to sacrifice a modest amount of green belt land as suitable for development	2 3.6%	8.5 15.2%	10.5 18.8%	18 32.1%	14 25.0%	3 5.4%
We should expect to give up a similar pro-rate share of Pyrford green belt to other Woking Borough Neighbourhoods	2 3.6%	9 16.1%	14 25.0%	17 30.4%	12 21.4%	2 3.6%
I feel erosion of Pyrford's green belt is inevitable	4 7.1%	14 25.0%	2 3.6%	22 39.3%	12 21.4%	2 3.6%

30 residents responded to the question "Where would you suggest new house building?" and 20 commented on the Green Belt. The comments are shown in appendix 8.3 and summarised by topic below.

New House Building

Against any new build	8
Reluctant acceptance	6
Infill only	3
Protect surroundings	5
Suggesting specific sites	8



Comments on Green Belt

Protect completely	8
Try to protect	4
Protect specific areas	5
General Comments	3

5.2 Drop-in Event Consultations (April – July 2015)

Two drop-in events were held on 11 April and 7 May 2015 to update residents on the progress of the Plan and inform them of the process for the formal pre-submission consultation and referendum. The latest versions of the Plan were available for inspections at these drop-ins. Feedback at these events confirmed that there was a high approval rating for the proposed policies. A number of new members joined the Forum. Their comments are given in Appendices 7.3 and 7.4 respectively and summarised by topic below..

An information point was set up at Marshall Parade on 4 July and a stall was set up at the Pyrford & Wisley Flower Show on 11 July. A number of new members joined the Forum. Their comments are given in Appendices 7.5 and 7.6 respectively and summarised by topic below.

		11 April	7 May	4 July	11 July
Village Infrastructure	Parking	2	1		1
	Traffic	2	4	2	2
	Road conditions		2		
	Infrastructure stress		3	3	6
	Subtotal	4	10	5	9
Built Environment	Limit development		12	1	2
	Need for more housing		5	1	
	Retain current feel		1		
	Specific sites	1	1		
	Miscellaneous		2		
	Subtotal	1	21	2	2
Open Spaces	Protect green belt	3	26	6	12
	Tree preservation		1		
	Farmland/green spaces			2	
	Subtotal	3	27	8	12
Social & Community	Public transport		1		
	Recreational areas		5		
	Schools		1		1
	Other facilities		1		
	Other		3	2	
	Shops				1
	Subtotal		11	2	2



6 Local Pre-Submission Consultation (12 May to 22 June 2015)

The pre-submission stage of the Neighbourhood Plan process is a legal requirement set out under Regulation 14 of the Neighbourhood Planning Regulations.

6.1 Consultation with Statutory Bodies and Local Stakeholders

Copies of the draft plan and survey form were emailed to WBC on 11 May 2015 and a copy of the plan sent to WBC. Consultation with the community and local stakeholders on the pre-submission draft Plan began on Tuesday 12 May 2015 and ran until Monday 22 June 2015.

6.2 Consultation with Residents

A planning Policy Survey was delivered to all households in the Forum area prior to the start of the Consultation period. This explained the process and its importance. Residents were asked if they agreed or disagreed with the policies in the draft plan. They were informed that the full Plan was available on the Forum website and copies were available for examination at the following places:-

West Byfleet Library

Church of the Good Shepherd

Papillon – Marshall Parade

Co-op – Marshall Parade

Pyrford Village War Memorial Hall

Pyrford & District Social Club

Pyrford Primary School

Elton's – Rosemount Parade West Byfleet

Costa Coffee – West Byfleet.

There were 3 options for responding to the questionnaire, on the Forum website, by email to 3 members of the Forum committee, or hardcopy to the homes of 3 committee members, and local businesses Papillon and Elton's.



6.3 Summary of Consultation Responses

The Forum local presubmission consultation asked residents if they agreed or disagreed with the following policies.

Village Infrastructure

VI 1 To promote modern and sustainable utilities:

- (a) Proposals for developments comprising 10, or more, residential units will only be supported if they are accompanied by a full infrastructure survey.
- (b) The provision of high speed telecommunications within all developments. will be supported.

VI 2 Proposals that will result in a significant increase in vehicular movements must demonstrate that no harm to highway safety will arise from the development.

VI 3 Development that impacts on the River Wey flood plain must be supported by a sustainable urban drainage system (SUDS).

Built Environment

BE 1 Any development should be in keeping with the original character of the surrounding area and retain the village feel as described sections 7.3 and 7.4 above:

- (a) New dwellings and extensions should, in size, height and type, be in keeping with dwellings already prevalent in the surrounding area.
- (b) Any development or refurbishment of Marshall Parade should be sympathetically designed in keeping with Townsend Cottages and with the Victorian street scene in Coldharbour Road.

BE 2 The provision of additional on-site visitor parking as part of new developments in the urban area will be supported.

BE 3 All new development must respect:

- (a) Established building lines and arrangements of front gardens, walls, railings or hedges, where such features are important to the character and appearance of the area.
- (b) Established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street.
- (c) The separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.
- (d) Proposed developments should be appropriately landscaped to blend in with surrounding property.
- (e) New developments must provide adequate storage facilities for waste bins, cycles, and other sundries to avoid encroachment on to the road verges adjacent to houses. Waste bins should be screened where necessary to minimise visual impact.



Open Spaces

- OS 1** Development proposals must respect the landscape character of the Pyrford Neighbourhood Area. Significant new developments that impact on views of the Pyrford escarpment, or, the extensive rural views the escarpment provides, will be required to provide a visual impact assessment. Development that causes harm in this regard will not be permitted.
- OS 2** The following sites, shown on Plans 1, 2, 3 and 4 are designated as Local Green Spaces: Pyrford Common; Pyrford Cricket Ground; Sandringham Close Leisure Ground; Green space next to Marshall Parade shops and adjacent verge on Coldharbour Road. Development of these sites will not be permitted, other than in very special circumstances.
- OS 3** Development should seek to preserve or improve the attractive characteristics of public rights of way.
- OS 4** The flora and fauna are valued highly by the community:
- (a) Development proposals which are likely to impact directly or indirectly on Sites of Nature Conservation Importance must demonstrate that there are no alternatives with less harmful impacts. In such a case appropriate mitigation measures must be provided.
 - (b) Development proposals which would result in the loss of bird nesting habitat must include by way of mitigation within the new development suitable alternative nesting habitat. Swift bricks, for example, should be included in new buildings where known nests will be lost as a result of development.
 - (c) Green corridors. Development proposals should seek to maintain the connectivity of all green corridors wherever possible.
 - (d) Development proposals which threaten identified Biodiversity Opportunity Areas along the Wey corridor as identified on the map (Fig. 3) below will not normally be permitted.
- OS 5** The wooded and leafy character of Pyrford is an important asset to the community:
- (a) Development proposals should be accompanied by a tree survey that establishes the health and longevity of any trees impacted by the proposal. Development that damages or results in the loss of trees of good arboricultural and amenity value will not normally be permitted. Where removal of a tree(s) is proposed, a replacement of similar amenity value should be provided on site.
 - (b) Where possible, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area.
 - (c) Development proposals which may adversely affect areas designated as Ancient Semi-natural Woodland, as defined in Fig 4 below, will not be permitted.



Social & Community

SCS 1 Pyrford community assets are highly regarded and will be safeguarded:

(a) Development proposals that maintain or enhance the operation of the community assets listed below will be supported:

- The Cricket Club.
- Pyrford Village War Memorial Hall.
- Pyrford and District Social Club.
- The Pyrford and Wisley Flower Show.
- The Arbor Youth Club.
- The Church of the Good Shepherd.
- Pyrford Primary School.

(b) Proposals for additional services within the area will be supported. Proposals should provide off street parking, demonstrate that there will be no harm to highway safety and must not generate fumes, odours, noise or disturbance that would harm neighbouring occupiers.

SCS 2 Pyrford has little recreational space for the young. In the event of any significant development in the area, the developers must provide appropriate new recreational facilities with adequate access to ensure support for a growing population.

SCS 3 Given the older demographic, healthcare and transport are priorities, proposals for major new development should demonstrate how the needs of Pyrford's aging population and older demographic will be met, with specific regard to healthcare and public transport.



The Forum received responses from 555 residents. Of these 475 agreed with all the policies (over 85%) and 80 disagreed with at least one policy. The lowest level of agreement for any policy (OS5) was around 96.9% and the average level of agreement per policy was over 98%. The detailed results per policy were:-

	% Agreed	No. not Agreed
VI1	98.6%	8
VI2	99.1%	5
VI3	97.3%	15
BE1	97.7%	13
BE2	97.7%	13
BE3	98.9%	6
OS1	99.1%	5
OS2	98.7%	7
OS3	99.8%	1
OS4	97.8%	12
OS5	96.9%	17
SCS1	98.7%	7
SCS2	96.9%	17
SCS3	97.6%	13
Overall	98.2%	139

As well as agreeing or disagreeing with the policies 190 responders added comments. The relationship between responders with comments and with all Agrees or otherwise is summarised in the following table.

	Comments	No Comments	Total
All Agrees	139	336	475
Not all Agree	51	29	80
Total	190	365	555

All comments allocated to the main 4 categories and by sub-category are given in appendix 9.



7 Calendar of Community Engagement

Main points from these meetings and events are given in appendix 3.

Date	Event	Key community Involvement Items	Extent of reach
13/07/13	Pyrford Flower Show	Residents' Association stand – handed out leaflets re proposal to form a Neighbourhood Forum	Over 100 people
07/09/13	"The Resident" magazine	Feature article on proposal to form Pyrford Neighbourhood Forum	Over 1,000 households
27/09/13	Inaugural Members Meeting	Unanimous agreement to form PNF – key officers elected, Constitution set up, and agreed key aims	50 attendees
20/10/13	Letter to households on the boundary	Provided information about the options over the boundary with West Byfleet	Over 2,000 households
25/10/13	Public Meeting	PNF Members Meeting – agreed Constitution and discussion of key aims	70 attendees
04/12/13	Public Meeting	Pyrford & West Byfleet residents' joint discussion on boundary	200 attendees
25/01/14	"The Resident" magazine	Pyrford Neighbourhood Forum progress report	Over 1000 households
01/02/14	Parish Magazine	Article to Church parishioners re challenges in getting a Neighbourhood Plan together	Approximately 600 households
08/03/14	Newsletter No.1	PNF Members Meeting – progress reports from Committee meetings – explained approach of having 4 Workgroups to work towards Plan	Over 2,000 households
03/04/14	Public Meeting	Progress reports by 4 Workgroups, followed by open discussion.	90 attendees
11/04/14	Meeting with Paul Barnes of Burhill Estates	Get to know you meeting.	
09/05/14	Coffee Morning at COGS	Handed out Objectives questionnaire.	
10/05/14	"The Resident" magazine	Pyrford Neighbourhood Forum progress report	Over 1,000 households
17/05/14	Arbor Centre	Spoke to around 20 or so parents of the children attending the Judo club, explained our aims and got around 10 new members	Over 20 adults + their children
23/05/14	Coffee Morning at COGS	Handed out Objectives questionnaire	
07/06/14	Drop-in at Marshall Parade	Handed out Objectives questionnaire	
13/06/14	Cricket Club	Again explained our aims (~10 new members, many were already members)	Over 50 people
18/06/14	Public Meeting	Progress reports by 4 Workgroups	90 attendees



18/06/14	Pyrford Primary School Fayre	Engaged the children in identifying their favourite places and things about Pyrford and drawing their ideas of what they want (roller coaster, swimming pool and ice cream stall!). (Again ~10 new members)	
12/07/14	Pyrford Flower Show	PNF stand – handed out leaflets, explained our aims, and got around 20 new members. Handed out Open Spaces questionnaire.	Over 100 people
08/08/14	Newsletter No.2		Over 400 members
10/08/14	Celebrate Pyrford	PNF stand – handed out leaflets, explained our aims, and got around 10 new members. Handed out Open Spaces questionnaire.	Over 100 people
10/09/14	"The Resident" magazine	Pyrford Neighbourhood Forum progress report	Over 1000 households
27/11/14	Public Meeting- AGM	Set out initial policy proposals by 4 Workgroups, followed by open discussion.	130 attendees
30/01/15	Meeting with Councillor Ashley Bowes		
07/02/15	"The Resident" magazine	Pyrford Neighbourhood Forum progress report	Over 1000 households
12/02/15	Meeting with WBC Planners		
11/04/15	Drop-in at Church of the Good Shepherd	PNF stand to update residents on progress and process for the 6 week consultation	61 attendees
07/05/15	Drop-in at Village Hall (election day)	PNF stand to update residents on progress and process for the 6 week consultation	
06/06/15	Drop-in at Marshall Parade	Information point for Forum Survey and Green Belt Issues	
22/06/15	Public Meeting	Agreement for Forum to oppose WBC DPD proposals. Approval of LDA report	56 attendees
24/07/15	Open Committee Meeting	Agreement to delay Plan until end of DPD consultation period.	34 attendees
27/08/15	Meeting with Paul Barnes of Burhill Estates		
17/09/15	Meeting with WBC Planners		
07/12/15	Public Meeting - AGM		66 Attendees



Other Meetings

04/10/2013	Committee Meeting
11/10/2013	Committee Meeting
20/10/2013	Draft Application to Register
25/10/2013	Road and Traffic Group Meeting
26/02/2014	Committee Meeting
04/03/2014	Committee Meeting
11/03/2014	Committee Meeting
18/03/2014	Committee Meeting
17/04/2014	Committee Meeting
01/05/2014	Committee Meeting
15/05/2014	Committee Meeting
12/06/2014	Committee Meeting
27/10/2014	Committee Meeting
11/11/2014	Committee Meeting
10/12/2014	Committee Meeting
20/03/2015	Committee Meeting
18/06/2015	Committee Meeting
26/10/2015	Committee Meeting
17/11/2015	Committee Meeting
01/12/2015	Committee Meeting
20/01/2016	Committee Meeting



8 Development of Plan Policies

The Plan developed over a protracted period starting early in 2014. Broadly speaking activity leading to V10 was dominated by evidence gathering whilst Plans V11-15 were dominated by strengthening the reasoned justification for policies proposed and handling feedback from resident and stakeholder consultation. The following table summarises 3 versions of the Plan at significant points in this development. It also shows sources of feedback that have influenced changes in policy.

Items marked “*” are sources of feedback from meetings, drop-ins etc. with residents. Items marked “**” are sources of feedback from residents via application forms and questionnaires.

Responses from questionnaires and application forms are given in detail in the appendices listed in the table. Feedback from meetings can be found in minutes which are on the Forum website.

Approx Date	Appendix	Plan Name	Description
25/10/2013 *			Public meeting
04/12/2013 *			Public meeting
Feb 2014 **	7.1		2014 database comments
Apr 2014 **	8.1		Like/Dislike/Change questionnaire
May/June 2014 **	8.2		Objectives questionnaire
Jul/Aug 2014 **	8.3		Open Spaces questionnaire
Jul/Aug 2014 **	8.3		New house build questionnaire
13/06/2014 *			Cricket Club interface
18/06/2014 *			Public meeting/Pyrford Primary interface
12/07/2014 *			Pyrford Flower Show
10/08/2014 *			Celebrate Pyrford
27/10/2014 *			Public meeting
30/01/2015			Meeting with Councillor Ashley Bowes
05/02/2015			Preliminary Feedback from Consultant prior to Dummy Examination
12/02/2015			Meeting with WBC
March 2015 **	7.2		2015 database comments
19/03/2015			Summary of results of 2014 questionnaires
01/04/2015		PNF Plan V10	Plan submitted to consultant for dummy Examiner's Report #1. Feedback received 23/04/2015
11/04/2015 *	7.3		Drop-in event
07/05/2015 *	7.4		Drop-in event
11/05/2015		PNF Plan V11	Plan incorporating the dummy Examiner's Report comments and frozen for local pre-submission consultation from 12 May to 22 June
19/06/2015			Response from WBC to version 11



Approx Date	Appendix	Plan Name	Description
22/06/2015 22/06/2015 *	9		End of local pre-submission consultation Public meeting
04/07/2015 *	7.5		Information point – new members
11/07/2015 *	7.6		Flower Show – new members
19/08/2015 ** 03/09/2015			Summary of comments from all sources First Draft of Consultation Document
11/09/2015			Plan incorporating feedback from WBC and consultation feedback frozen for meeting with WBC included some significant changes to policies
17/09/2015			Meeting with WBC planning department
09/10/2015			Email from WBC – advice on policy v. process
20/01/2016			Plan submitted to consultant for dummy Examiner's Report #2. Feedback received 05/01/2016
02/2016		PNF Plan V15	Formal submission to WBC incorporating consultant advice from dummy Examiner's Report #2

Development of Policies - Overall

In the first instance comments received with membership forms were used to frame objectives and policies. These were then refined with feedback from public meetings, committee meetings and the questionnaires detailed in the above table over the period from October 2013 to August 2014 to form an early draft. This was further refined over the period up to 20th January 2015 when copies of the latest version were sent to Councillor Ashley Bowes, Woking Planning Department (WBC), and a Consultant hired to advise the Forum on the process and in particular carry out a dummy examination of the plan.

Meetings were held with Councillor Bowes on 30th January and with WBC on 12th February. The latter centred around preserving community facilities and institutions clearly valued by residents in all forms of consultation undertaken.

Start to Version V10 - 1 April 2015

Up to this point the main emphasis had been on information gathering and taking on board advice on the appropriate layout of the Plan. In particular changes resulted from the meeting with Woking Borough Council concerning the organisation and presentation of the plan and the need to be more specific in framing policies. A series of Plan modifications resulted before creating the version V10 submitted to our consultant for a 'dummy examination'. This version was also presented to local residents at drop-in events held in April and May.



Version V10 to Version V11 - 11 May 2015

Feedback from the dummy examination performed by the Forums' planning consultant on V10 along with additional input from the 2 drop-in events in April/May 2015 was incorporated into V11 of the Plan. V11 was submitted to a Local Consultation exercise running from 12 May to 22 June inclusive. The policies from version 11 are also included in section 6.3 of this report.

Version V11 to Version V15 - 29 January 2016

Although the local consultation was in very high agreement with the policies proposed (98.2% agreement) WBC responded to this version on 19 June with a significant number of representations about the Plan policies. They emphasised the need for policies to be Pyrford specific and felt that a number of policies duplicated those in the Woking core strategy. On September 17 a further meeting was held with Woking Borough Council to discuss their representations as a result of the local consultation.

This led to a significant reworking of the Plan as the Forum committee addressed these issues for the balance of 2015 before submitting a revised version to our consultant in December. His advice was incorporated into V15. This is the version for the formal submission to WBC and for examination by the inspector and public referendum.

A detailed comparison of policies in versions 10, 11, and 15 is given in appendix 6.1. Feedback that has been instrumental in the development of these policies is summarised in Appendices 6.2 to 6.5 for infrastructure, built environment, open spaces, and social and community respectively.

9 Conclusion

This Consultation Statement has been produced to document the consultation and engagement process undertaken and is considered to comply with Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations.



APPENDIX 1

Forum Updates

Residents were updated on Forum progress via a number of outlets.

7 September 2013	Resident Magazine (RA)
20 October 2013	Letter to all residents re Forum boundary proposals
25 January 2014	Resident Magazine
1 February 2014	Parish Magazine
8 March 2014	Newsletter to all households
10 May 2014	Resident Magazine
8 August 2014	Newsletter to all households
7 February 2015	Resident Magazine
16 May 2015	Resident Magazine
10 October 2015	Resident Magazine
6 February 2016	Resident Magazine



APPENDIX 2

Community Interest in Pyrford Neighbourhood Forum

The following table shows how membership of Pyrford Neighbourhood Forum has grown since March 2014 until July 2015 for 6 sub areas of Pyrford. The sub-areas are defined in the second table following.

	Households	Members					
		PNF20	PNF21	Church Drop-in	Election day	Marshall Parade	Flower Show
		March 2014	March 2015	11 April 2015	7 May 2015	4 July 2015	11 July 2015
Old Woking Road and North	482	35	40	43	71	73	75
South off Old Woking Road	167	15	15	17	30	33	37
Lovelace Estate	391	84	99	101	130	142	153
Coldharbour & Pyrford Roads North	498	160	168	175	197	203	215
Coldharbour & Pyrford Roads South	529	119	132	139	181	189	197
South Bordering Open Land	175	19	20	21	31	32	34
Total	2242	432	474	496	640	672	711



<p>Group 1 - Old Woking Road & North (482 properties)</p> <p>Belmore Avenue Blackdown Close Fox Close Hayes Barton Norfolk Farm Close Norfolk Farm Road Pine Tree Hill Pyrian Close Tanglewood Close</p>	<p>Group 2 - South off Old Woking Road (167 properties)</p> <p>Crossacres Orchard Lea Close Pyrford Woods Pyrford Woods Close Wood Riding Dean Close Longridge Grove Roughlands</p>
<p>Group 3 - Lovelace Estate (391 properties)</p> <p>Abbey Close Bray Gardens Donne Gardens Hamilton Avenue Lincoln Drive Lovelace Drive Manor Close Nicholas Gardens Onslow Way Weston Gardens Weston Way</p>	<p>Group 4 - Off Pyrford & Coldharbour Roads North (498 properties)</p> <p>Berkley Gardens Coldharbour Lane Coldharbour Lodge Coldharbour Road Dane Court Hacketts Lane Hazel Road Hollybanks Road Marshall Parade, Coldharbour Road Oakcroft road Orchards Close Timber Close Wildwood Close Woodlands Road Ash Close Dodds Lane Elmstead Road Hare Hill Close Old Acre Pyrford Road Ridgway Ridgway Road Thorley Close Thorley Gardens</p>



Group 5 - Off Pyrford & Coldharbour Roads	Group 6 – Southern Green Fringe
South (529 properties)	(175 properties)
Boltons Close	Pyrford Common Road
Boltons Lane	Pyrford Place
Peatmore Avenue	Shey Copse + The Rough
Peatmore Close	Elveden Close
Romans Way	Elveden Place
Aviary Road	Pyrford Lock, Wisley
Church Hill	Walsham Lock
Engliff Lane	Warren Farm
Floyds Lane	Warren Farm Home Park
Longs Close	Warren Lane
Pyrford Heath	Warren Park
Pyrford Road (Floyds L to Bolton L)	Westerton
Rosebriar Close	Wisley Lane
Rowley Close	
Sandringham Close	
Sandy Lane	
St Martins Mews	
St Nicholas Court	
St Nicholas Crescent	
St Nicholas Gardens	
Teggs Lane	
Upshot Lane	
Wexfenne Gardens	
Woodmancote	
Woodmancote Gdns	



APPENDIX 3

Forum Minutes

All Pyrford meetings were minuted. Minutes were circulated to all those listed on the Forum database. Minutes were also posted on the Forum website. One set of minutes is shown below as an example.

Main points from the public and committee meetings are summarised below with a sample of one minute

Public Meetings

27 September 2013

The agreement to set up a Pyrford Neighbourhood Forum was taken at a public meeting on 27 September 2013 attended by some 50 residents notified by an article in the Resident magazine. A draft constitution was agreed at this meeting and there were volunteers for the Chairman, Vice-Chairman, and Publicity Officer plus others willing to stand on the committee.

25 October 2013

A further public meeting attended by some 70 residents was held on 25 October 2013. The constitution and key aims were agreed at this meeting as well as the Pyrford view on the boundaries of the Forum area. The meeting then split into 3 working groups to raise issues of concern which were then reported to the meeting. The following points were raised.

Recreational Facilities in the Village

1. What is happening with the land behind the Arbor Youth Club?
2. How do we keep the youth in the village?
3. Youth Officer – there used to be one. It was pointed out there is a Church Youth Officer in the village.
4. Could organise BMX cycling and some form of keep fit.
5. Thriving cricket club, church etc.

We need to make sure these associations are maintained as we go forward. It was noted that there is a very active youth club in the Church of the Good Shepherd and they have a very effective Youth Officer.

Transport/traffic/parking/speeding

1. Concerned about possible development along Upshot Lane.
2. Burhill Estates would like to sell some of their land.
3. Concerns about speeding in Pyrford Road.
4. Entrance to the village shops needs sorting out, maybe have to sacrifice a tree to widen / straighten the road and create safer parking.
5. Greater emphasis on double yellow lines in certain places, for businesses and residential roads. Council need to ease the situation.
6. Woodlands Avenue car park is often half full, because people don't know about it and it needs to be better advertised. Business people could get reduced fees.
7. Need to enlarge the parking Zone area.
8. Poor lighting in some parts of the Old Woking Road
9. Floyds Lane needs parking restrictions.



10. An area for commercial parking on the Rowley Bristow site would be useful.
11. Recreation: Supplying of exercise stations, to be made available at the rear of the playground, Pyrford Common

Cycleways and Pathways

1. Cycleways and pathways should be linked together.
2. Traditions Golf Course – need a path alongside the west bank of the Wey Navigation
3. The Anchor - would be lovely to be able to cycle through to RHS Wisley in safety.
4. Teggs Lane – surface is not too good. At Abbey Close, the surface is poor; tree roots coming up to the surface.
5. Talked about biodiversity – and the need for allotments in Pyrford. Council may have some land they could release.

4 December 2013

A joint meeting with West Byfleet attended by some 200 residents was held on 4 December to discuss the boundary between the two forums. A boundary based around the Pyrford parish boundary was proposed but residents in the contentious area near the boundary would be polled on their wishes.

3 April 2014

A public meeting attended by some 90 residents was held on 3 April 2014.

The Chairman thanked the The Residents' Association street representatives who had distributed our questionnaire.

There was then feedback from the 4 separate groups (Built Environment, Infrastructure, Open Spaces, and Social & Community) that had been established earlier to develop the Plan.

18 June 2014

A further public meeting, attended by some 90 residents was held on 18 June 2014. The results of the initial questionnaire plus a follow-up questionnaire on Open Spaces were summarised. The most significant likes and concerns with percentages of those responding were:-

what they liked most about Pyrford:

- 50% - Countryside, open spaces, etc.
- 33% - Community feel
- 25% - Accessibility to London, Woking, Guildford
- 20% - Local amenities
- 11% - Quiet and not overdeveloped
- 11% - Participation of the church.

There were also a number of negative issues cited by respondents:

- 29% - Traffic congestion
- 24% - State of the roads
- 22% - Speeding traffic
- 13% - Poor parking at the school and shops
- 9% - Lack of good bus service
- 5% - Lack of a decent children's playground



The 4 separate groups described their aims and progress to date.

The meeting finished with a number of questions from the floor (given below with responses).

1. How long is the life of the initial Neighbourhood Plan ?	Between 5 & 10 years
2. How great would the impact of Wisley housing development be on Pyrford?	Secondary impact on traffic flows to & from Woking & West Byfleet)
3. Can we have a Post Office ?	No. Royal Mail won't be swayed
4. Do we present a high level focussed plan, or a long wish list?	High level focussed plan, based on Teggs Lane and Pyrford Common (30 to 5)
5. Can we define all the Green Belt land in Pyrford?	Yes with more volunteers
6. Can we find land for starter homes, as originally proposed by Lord Iveagh?	Possibly, by releasing Green Belt land.
7. Quick win – Refurbish the tennis court in Pyrford Common and develop other facilities - Skate Board park, public toilets.....	

27 November 2014

A public meeting was held on 27 November attended by around 130 residents. The first part of the meeting formed the first annual AGM of the Forum. The annual accounts were approved and the principal officers elected. After some discussion it was agreed unanimously to apply to register the PNF as a community benefit company, limited by guarantee, with the key PNF Officers as directors.

After an update from the 4 working groups there was a question and answer session.

1. Have we been in contact with other forums re their experience in producing Neighbourhood Plans?	We've met with Hook Heath chairman, and have been looking at published output of a number of other forums and found useful ideas.
2. What about suggesting acreage which could be released to Burhill and look to get a quid pro quo for the community?	Burhill have been seeking that – not sure it's what we want.
3. Should we look to form a joint committee with Horsell Common Preservation Society to improve Pyrford Common?	
4. Have we thought about using software such as Survey monkey to improve gathering of member responses?	
5. Is there any realistic expectation of getting sufficient funding for Day Centres, given the high cost of capital & running costs?	Not in the short term.



6. Can we find land for starter homes, as originally proposed by Lord Iveagh?	Possibly, by releasing Green Belt land.
7. Pigeon House Bridge is falling down and has not been mentioned	Complaints should be made through WBC and SCC web sites.
8. How can we get more young people involved in PNF?	It's our biggest challenge

22 June 2015

This meeting was held to review the findings of the local consultation exercise from 12 May to 22 June and to review the situation concerning the WBC proposals contained in the Woking BC Site Allocations DPD.

The Chairman pointed out that these were two different subjects and should not be confused.

At this point of the 555 responses received, a detailed analysis of 477 showed an agreement rate of over 98% on a policy by policy basis. Valuable comments had been received and an analysis of these was in progress. This would be posted on the website as soon as possible.

The Chairman gave an update on the progress of the Plan to date and expected future timetable.

Cllr Graham Chrystie set out the Green Belt Review process and the Site Allocations which earmarked our 2 important fields for release from the Green Belt for development in the period 2027 – 2040. He then introduced the planning team leaders attending, Alister Kratt, from LDA Planning Consultants and Jennifer Holgate from Pinsent Mason the international law firm described the process they were adopting in what is a complex area with a plethora of documentation and took a succession of questions from the floor of the meeting.

24 July 2015

The Editorial team were considering comments received in the Local Consultation to determine if changes were required. Comments from residents were in the main minor but the comments from WBC needed closer consideration.

Progress on the Plan had slowed as a result of the Site Allocations DPD.

LDA/Pinsent had produced a report which represented a professional challenge to WBC Site Allocations DPD. The meeting unanimously adopted the LDA Report and instructed officers to submit it to WBC prior to the deadline.

7 December 2015

The chairman summarised the aims of the meeting as to conduct the AGM business and provide a briefing on the process for taking the Plan forward and an update on the status of WBC Site Allocations DPD proposals.

The distinction between the Forum created to produce a long term community plan and campaigning against the WBC Site Allocations proposals was stressed.

The Plan was undergoing final revision prior a formal submission at the end of January.

The future role of the Forum was discussed. Although this is not directly relevant to the Neighbourhood Plan it is worth noting that there was strong support for an ongoing role for the forum post implementation working closely with the Residents' Association.



Committee Meetings

In addition to the public meetings there have been 17 committee meetings and a number of editorial meetings fine tuning the Plan. Although most of these dealt with updates on the progress of the Plan and next steps, there were also questions and concerns raised and information given about forthcoming consultations (see below).

4 October 2013

This meeting included a discussion of the constitution with several amendments agreed, election of officers, a description of the process for developing and getting approval of the Plan, and a description of publicity to date.

Local papers had been contacted and an article together with 2 photographs had been printed in the Surrey Advertiser reporting on the Inaugural meeting of the Neighbourhood Forum.

A web site name had been registered pyrfordforum.org and included a half built web site. The aim was to link Facebook and Twitter to the web site. The web-site will have an area for Minutes and other. Plans were discussed to distribute 2500 leaflets about the Forum to local residents. The Forum website was now online.

11 October 2013

The Chairman described the change in the Neighbourhood Forum boundaries. It was pointed out that there was a form on the website for new member applications.

26 February 2014

The need for a questionnaire to every household in the Forum Area was identified.

The subject of the greenbelt was discussed. Rumours of development threats to the fields either side of Upshot Lane have surfaced again and are a cause for concern.

It was recognised that Woking's listed building data was out-of-date and we need to create our own list.

We should start thinking about wish lists

4 March 2014

We were at the stage where we needed to develop a comprehensive description of Pyrford which would require much data gathering.

The following wording was agreed for a questionnaire to be distributed to all residents.

- What do you like about Pyrford?
- What are the issues that concern you?
- What could be improved?
- Are you willing to help?

(The actual questions issued were slightly different)

The fact that there is a deficit of 20-40 year olds in the Forum area was noted. This might influence the plan to have policies to attract them to Pyrford.

It was mentioned that the old school becoming vacant presented an opportunity for the community to provide new services, perhaps a day centre for old people.



11 March 2014

A dropbox had been set up so that members could read latest information.

We needed more help to extend our membership database.

18 March 2014

The management of agricultural land in Pyrford was discussed and the general feeling was that this is what lets Pyrford down.

17 April 2014

There have been about 50 responses to the survey.

One of the issues emerging is the lack of mains sewerage for quite a few homes.

The committee discussed how the meeting could have been improved. It was suggested that a question and answer session would have been useful.

There was a wish to see improvements in access to West Byfleet Health Centre and to halt the practice of rejected plans being resubmitted on a regular basis.

It was mentioned that there was an issue emerging concerning the size of the Primary school. There is a plan to build a new school, even though the existing school appears perfectly good. It is believed that an expansion is planned which will bring more children into the village and consequently an increase in parking problems.

The following public sessions were agreed:

Friday 9th May at Church coffee morning

Friday 23rd May second session at Church coffee morning

Saturday June 7th Gazebo on green in front of Marshall Parade shops

1 May 2014

The Open Spaces group have begun to explore the possibility of doing a landscape character assessment and a questionnaire has been prepared.

The website should move on from information regarding the setting up of the Forum to placing more emphasis on 'what you have told us' and a request that more views are received.

15 May 2014

There will be a display and questionnaires at the Judo Club on 17th May.

12 June 2014

Several meet and greet events have taken place, including two church coffee mornings, a stand at the judo club and a stall and gazebo outside the shops. All were considered successful in gathering opinions and new members. A stall is also planned for the school fair on 21st June when childrens' views will be sought.

Bus services, or lack thereof, appear to be an issue. It was mentioned that there is a Bustler service available for Woking residents with mobility difficulties.

Problems with footpaths were mentioned as and it was suggested that it might be useful to list the problems.

The worries regarding the primary school expansion have subsided, as numbers are only being expanded to take two bulge year classes, not to have full three form entry in every year.

Two of the six landscape character studies have been completed. Open spaces questionnaire is completed.



27 October 2014

Several events have taken place since early June, with PNF having: a Gazebo at the Pyrford Cricket Club social event Saturday 13th June; a stand at Pyrford & Wisley Flower Show, Saturday 12th July; and a stand at Celebrate Pyrford Event Saturday 10th August. In total, over 50 new members were signed up.

Demographics highlight the big issue of Pyrford having a significantly higher proportion of older adults than either the national average or the borough average. Policy recommendations for social and community fall into three categories:

1. Improved leisure facilities
2. Improve public transport
3. Improve shops and amenities

11 November 2014

Posters will be displayed around the village to advertise the AGM.

Over the period between this meeting and the next committee meeting in March 2015 there were a number of editorial meetings to agree changes to the latest version of the Plan.

20 March 2015

The following points were agreed.

The Plan was close to the point where it could be submitted to our consultant for a preliminary check.

The summary analysis of questionnaires to date was in a form suitable for our consultation statement.

The questionnaire for the 6 week public consultation should be similar to that already posted on the web with updated policies. A paper copy of this would be distributed to all households in Pyrford.

18 June 2015

Analysis of 477 responses to the consultation had shown over 98% agreement with policies on a policy by policy basis.

The WBC Site Allocation Development Plan Document has now been published, a report of some 470 pages with references to 3200 pages in supporting documents.

The concept of safeguarding land for future (2027-2040) was explained.

26 October 2015

We were advised that WBC did not see the application of Village Green status for their area of Pyrford Common as having a high priority.

An updated version of the Plan was being prepared for a dummy examination by our consultant prior to formal submission.

17 November 2015

This main business of this meeting was to prepare for the AGM on 7 December which required 21 days notice.

The forum has 89 followers on Twitter.



1 December 2015

Preparations for the AGM were complete with the annual accounts audited and notices posted 21 days in advance on the forum website and at the usual local sites.

It was still targeted to submit the Plan to our consultant for final examination in late December and to WBC by the end of January.

It was considered unlikely that the Plan would require a full Environmental Assessment.

There was an update on the Site Allocation DPD proposals.

20 January 2016

The principle officers of the Forum were elected at this meeting, the full committee having been elected at the AGM in December.

The target date for submission to WBC was still by end of January 2016.

There was an update on the Site Allocation proposals. There had been 1700 letters of objection from which 25,000 comments had been identified.

The appropriate organisation for a campaign group was discussed and in particular how this would be related to the Forum and/or the Residents' Association.



MINUTES OF AGM MEETING

REF: PNFM 07.12.2015

DATE: Monday 7th December 2015

VENUE: 8pm Pyrford Village Hall

PRESENT: Martin Doyle (Chairman), Geoff Geaves, Ian Mills, Brian Dodd, Carole Gale, Andy Grimshaw, Joy Sachak, Ian Whittle, Derek Berriman, Ernie Elliot, Peter Ankers, Graham Chrystie (Councillor), Ashley Bowes (Councillor)
All identified by initials

Visitors: Godfrey Chapples (Chairman BWBPRA)
Penny Hoskyn and Pauline Hedges (Joint Chairpersons WBNF)
Identified by name in full

There were a total of 66 persons present.

APOLOGIES: Councillor Liz Bowes, Cliff & Yvette Bolton, Nicholas Aiken, Pauline Newton

MINUTES:

ACTION BY	ITEM	MINUTE
MD	1	Introduction and Welcome The meeting opened at 08:15 and the minutes of the 2014 AGM were distributed at the meeting along with a summary of the accounts. The Chairman welcomed those present, and introduced those who would be presenting.
MD	2	Approval of the Minutes of the 2014 AGM The minutes were distributed at the meeting along with a summary of the accounts. The minutes were approved.
MD	3	Summary of the Previous Year MD explained that the production of the Neighbourhood Plan is not connected to the Site Allocation DPD which was produced by Woking Borough Council and has earmarked two fields either side of Upshot Lane for removal from the Green Belt. The latter topic, he explained, will be addressed by Councillor Graham Christie during the course of the evening. The Plan has been developed during the course of the year through listening to people's views, arranging public meetings and giving information and obtaining feedback via the Forum website. It is expected that the Plan will be formally lodged with the Council in late January 2016. The chairman concluded by saying it was important that we received feedback from the meeting on the direction we were taking and in particular what form the Forum should take once the Plan was adopted. He stressed that the Forum was now working with tight budgetary constraints.
IM	4	Finances IM presented the financial report which covered the years to end of August 2013/14 and 2014/15. The 2013/14 accounts were included as it had not been possible to present them at last year's AGM as expenses were being covered directly by the 3 Villages Residents' Association (RA) . Copies of the Accounts are attached to these minutes. The main sources of funds had been from central government funding administered by



JS, GC, IM		<p>Locality in 2013/14 and Groundwork in 2014/15 and from grants from the RA. The process for obtaining the former had been difficult resulting in delays which meant that the Forum had been cash constrained for much of the time.</p> <p>Although the accounts showed us with a small balance at the end of August 2015 these did not include around £3055 of claims or loans that had been held over at the end of the financial year pending receipt of additional funds from the RA. An analysis of the deficit indicated funds that should cover these outstanding commitments.</p> <p>The budget for 2015/16 from Groundwork was then presented. IM stressed that the budget was tightly defined by category and had to be spent by end March 2016. It could not be used to cover the existing commitments.</p> <p>The Forum would therefore continue to be under tight budgetary constraints. In particular Forum funds should not be used for campaigning against the site allocation.</p> <p>Acceptance of the accounts was proposed by PA, seconded by AG and passed without objection.</p> <p>GC further highlighted the current shortage of funds. At this stage there was no indication whether there would be funds from central government for next year. This meant that the Forum might have to raise funds locally to cover the final stages of implementation of the Plan and any further Site Allocation DPD involvement.</p>
MD	5	<p>Committee Members</p> <p>The nominees for the 2015/16 committee were listed.</p> <p>Pat Barnes, Cliff Bolton, Graham Chrystie, Pauline De Marco, Brian Dodd, Martin Doyle, Carole Gale, Geoff Geaves, Andy Grimshaw, Kay Hughes, Ian Makowski, Ian Mills, Joy Sachak, Ian Whittle, and Brian Wilson.</p> <p>There being no other proposals from the floor the above were duly elected.</p> <p>Thanks were extended to the 20 people who have contributed to the production of the Plan so far. It was emphasised that all Forum members are welcome to attend any committee meetings.</p> <p>Unfortunately MD reported that he would now like to stand down as Chairman as soon as a replacement is found. Martin has been our Chairman since the Forum was established and we owe him a great debt of gratitude and thanks for all the hard work he has put in during the past 3 years getting us up and running. We wish Martin and his wife Angela all the best and hope he will stay on as a vice-chairman.</p> <p>The election of Chairman, Treasurer, Secretary, and other officers will therefore be held at the next committee meeting in accordance with the constitution.</p>
GG	6	<p>Neighbourhood Plan – Update</p> <p>GG reiterated that the Neighbourhood Plan and The Site Allocation DPD are completely separate. The Neighbourhood Plan has been developed to reflect the priorities that the community believe in. He explained what will happen over the next six months. Between December and April it is expected that the process will be completed. During this time we will need to ensure that any changes do not deviate in any material way from the Plan which received a high approval rating during the Local Consultation. If there are changes the Plan will need to contain a strong reasoned justification for these. It will also be necessary to show that the Plan is specific to our locality.</p> <p>GG reported on the status of the Neighbourhood Plan and highlighted the gateways that it must pass through to be approved and included in the Woking Council Plan. Currently these are planned as:</p> <ul style="list-style-type: none"> • 20 Dec 2015 – submit for final examination by the Forum's consultant • 31 Jan 2016 - Submit final plan to WBC for final examination



		<ul style="list-style-type: none"> • 1 April 2016 – Submit plan to the Government Examiner (estimated) • July/September 2016 – Final Referendum (estimated) <p>Currently the plan was undergoing final policy changes and a review to ensure that policies were specific to Pyrford and properly justified. He highlighted the need to justify Pyrford based policies with facts based on the input from the community and the need for conformance with Woking Council's Core Strategy.</p> <p>Question from floor. GG was asked if the public consultation was the point at which we can express support. GG confirmed that this was the case.</p> <p>PA expressed the opinion that the Plan should not be framed to stop development and that the Site Allocation Process is completely separate.</p> <p>GG explained that the Plan does not have policies with regard to the Green Belt as such policies are sufficiently covered elsewhere. The Plan does state that the local community value the Green Belt and the rural nature of the area.</p> <p>Statement from floor It was pointed out that our services including schools, health centre, and water supply are not currently able to support growth in population.</p> <p>GG pointed out that it is difficult to have extensive infrastructure policies because services like utilities do not come under the jurisdiction of the Plan.</p> <p>MD stated that the Neighbourhood Plan has to be a document that developers can use as a guideline.</p> <p>PA stated that we mustn't conflict with Woking Borough Council Plan.</p> <p>MD explained that we have had several meetings with Woking Borough Council, they have already had opportunities to comment on the Plan and we have carefully considered their comments and adjusted the Plan where we believe their recommended changes should be implemented.</p> <p>IM commented that this is why the Plan has taken two years to produce. It has taken this long to encapsulate what people want. He added that he did not believe there was anything in the Plan that specifically prevented development.</p> <p>Question from floor. It was asked why the Plan doesn't discuss the best locations for houses and what the village needs in terms of schools.</p> <p>MD said it was beyond the scope of the Plan to specify the size of schools in the area.</p> <p>GG said that the Plan is designed to reflect the values of the community. He pointed out that if the community receive Community Infrastructure Levy (CIL) money this will allow us to develop the community in a sustainable way.</p> <p>IM explained that as a result of the consultation we had 550 responses and 98% of residents were in agreement with the Plan.</p> <p>MD added that we have received comments on the Plan and these have been taken into consideration.</p>
GC	7.	<p>Site Allocation DPD</p> <p>GC reiterated that people want to maintain the character of the village. The council propose to take two fields, either side of Upshot lane, out of the Green Belt to contribute to future housing need A substantive response was produced by LDA, a leading planning company, which was financed by a local resident living at Pyrford Court. The council had a total of 1700 comments; a large number of responses were received from the Pyrford area. There are shortcomings in the process which lead to the selection of the fields – the landscape and heritage setting of the fields was not sufficiently considered and the local school is not planned to increase in size.</p> <p>Current indications are that Woking BC will consider the responses to the Site Allocation and will produce a new Site Allocation DPD for consultation in the Spring (March/April) once they have considered all the responses. The new Allocation will be examined and</p>



		<p>has to be completed by December 2016.</p> <p>GC pointed out that a fighting fund will be required to continue to provide a robust response to the decisions the council take regarding the allocation of areas for housing.</p> <p>Question AG asked who will run the fighting fund? He emphasised that it will have to be kept distinct from the Forum whose role is to produce the Neighbourhood Plan.</p> <p>Other questioners asked whether development would affect the value of our houses. It was asked who owned the land. MD explained that Burhill Golf and Leisure (BGL) were the landowners. He also warned that the help of a professional could cost £1000/day. TP stated that the Residents' Association should be involved in protecting the Green Belt. MD asked how many people were members of the Residents' Association and a show of hands showed everyone present to be members.</p>
MD	8	<p>Future of the Forum</p> <p>MD explained that once the Plan is finished and adopted the Forum needs to continue to exist in some form. It needs to be able to receive CIL money and therefore must continue to have a bank account and a committee.</p> <p>MD drew attention to the statement of options which everyone had a copy of. The options are to remain separate from the Residents' Association, to fold once the Plan is submitted to merge with one or all of the local Fora or to become part of the Residents' Association.</p> <p>IM explained that a new Plan will need to be produced at some point in the future and it would involve an enormous amount of effort to constitute a Forum again if this one was wound up.</p> <p>GG pointed out that if the Forum became part of the Residents' Association then manpower and costs of some functions, such as publicity, could be shared.</p> <p>MD asked if people might be willing to pay an extra amount added onto the RA subscription to fund the Forum. A show of hands showed there was willingness to do this.</p> <p>CG stated that the Forum should remain separate from the Residents' Association, so that the work of the Forum can be scrutinised by the Residents' Association. If the two bodies merge, the independent scrutiny would be lost.</p> <p>IM said he believed that until the Plan had been implemented and the role of the Forum post implementation had been decided, the Forum should not be acting as an action group.</p> <p>Several members felt that this discussion was taking place too early, but GG pointed out that WBC had already asked twice what thought we had given to the post implementation phase and how the Forum would then organise.</p> <p>Godfrey Chapples, chair of the three villages Residents' Association was invited to speak. He emphasised that any planning needs to deal with infrastructure and the flood risk before the building of houses is considered. He stressed that the Residents' Association will continue to deal with many issues including health, education and council tax.</p> <p>Penny Hoskyn of West Byfleet Forum was also asked to speak. She pointed out that W. Byfleet Forum has a different emphasis, in that Pyrford has a great deal of open countryside, whilst W. Byfleet is a commercial centre where several major projects are already underway, including Sheer House and West Hall, where there is a proposal to build a new private secondary school. W Byfleet also has a Health Centre with 30,000 patients.</p> <p>A show of hands was requested for the option of staying as we are. Approx 60% of the room voted for this.</p> <p>A show of hands showed that no-one was in favour of disbanding the Forum.</p> <p>Finally a show of hands was requested for the option of compromise – keeping the</p>



		Forum but working with the RA. 80% of those present voted for this.
	9	Any Other Business There being no other business, the Chairman thanked those attending and closed the meeting at 10:15. The raffle to raise funds was then drawn.

APPENDIX 4

Media

Although articles about the Forum were submitted to the local papers the only known report was an article together with 2 photographs printed in the Surrey Advertiser reporting on the Inaugural meeting of the Neighbourhood Forum. There were regular updates on the Forum progress in the Resident. These have been listed in section 7 in the Calendar of Community Engagement.



APPENDIX 5

Terms of Reference for the Working Groups (17/02/14)

The working groups are invited to study and enquire into all aspects of the local infrastructure in respect of the Pyrford Neighbourhood Area for the purpose of producing appropriate guidance and recommendations concerning local infrastructure relevant to future development in the Pyrford Neighbourhood Area. In so doing it will have particular regard to the provisions of the WBC Core Strategy and to the National Planning Policy Framework.

Areas for study shall be proposed by the Working Groups and agreed by the Forum's Management Committee after consideration of :

- a. the views, expressed by the residents and businesses within the Neighbourhood Area, either in response to the questionnaires or by direct communication with members of the Working Group, the Forum Management Committee and
- b. guidance provided by staff of the WBC planning policy team.

The working groups will report to the regular meetings of the Pyrford Neighbourhood Forum's management committee / steering group - through the medium of the Working Groups Coordinator - on their progress towards the development of recommendations, together with an appropriate evidence base, for incorporation into the Pyrford Neighbourhood Plan for submission ultimately to WBC.

It is expected that each of the Working Groups will liaise as necessary with the other Working Groups engaged on their separate areas of interest, these should include links with their Byfleet and West Byfleet counterparts. As a minimum, the Working Groups will cover the subjects listed below, having regard to the current and perceived future demographic of the Neighbourhood Area:

Subjects for study by the Social and Community Group

- Understanding our local population
- Educational facilities
- Local clubs & associations
- Local sports facilities
- Play areas/playgrounds
- Youth recreational facilities
- Economic activity, including shops and other businesses
- Provision for senior citizens
- Local history

Subjects for study by the Local Infrastructure Group

- Utilities provision, including energy, water and sewerage
- Traffic volumes
- Traffic calming measures/speed limits
- Provision of pedestrian crossing(s)
- Street parking provisions/restrictions
- Pavements on adopted roads



- Potholes on adopted roads
- Adequacy of street lighting & signage
- Public footpaths and bridleways
- Flood management, drainage and ditches

Subjects for study by the Open Spaces Group

- The green belt within the Neighbourhood Area and adjacent thereto
- Land use, land ownership, public rights of way and rights of access
- Biodiversity of flora and fauna, plus wildlife corridors
- Existing greens and open spaces
- Water & air quality
- Brownfield sites

Subjects for study by the Built Environment Group

- Building type
- Plot size/building density
- Building size
- Building design
- Building location
- Heritage and conservation
- Existing conservation areas and areas of residential character
- Street scene
- Inter-plot screening



APPENDIX 6

Development of Policies

APPENDIX 6.1

Comparison of Policies

Development of Policies - Infrastructure

PNF Plan V 10 (1 April 2015)	PNF Plan V 11 (11 May 2015)	PNF Plan V 15 (29 January 2016)
VI 1 Promoters of developments that will impact the infrastructure will be required to undertake and take the necessary actions to ensure that PNF residents continue to enjoy high quality infrastructure services. Developers must address the following subjects when proposing new developments:	VI 1 To promote modern and sustainable utilities: (a) Proposals for developments comprising 10, or more, residential units will only be supported if they are accompanied by a full infrastructure survey.	
a) the provision of appropriate gas, electricity, sewage and drainage capacity to meet projected demand;		
b) the provision of adequate water pressure in new and existing developments in line with national standards;		
c) the provision of high speed telecommunications in all new developments.	(b) The provision of high speed telecommunications within all developments. will be supported.	VI 2 The provision of high speed telecommunications within all developments will be supported.
VI 2 Promoters of developments that will impact on the problems of traffic and congestion will agree traffic calming measures with the Pyrford Neighbourhood Forum, Surrey County Council (SCC) and WBC prior to implementation;	VI 2 Proposals that will result in a significant increase in vehicular movements must demonstrate that no harm to highway safety will arise from the development.	VI 1 (a) Proposals that will result in a significant increase in vehicular movements must demonstrate that no harm to highway safety will arise from the development.
VI 3 Developers must take account of the requirements of sustainable urban drainage systems (SUDS) especially with regard to how this might impact on the River Wey flood plain, and design to the national standard(s) and any applicable WBC policies and guidelines.	VI 3 Developments that impact on the River Wey flood plain must be supported by a sustainable urban drainage system (SUDS).	
VI 4 Infrastructure proposals for new developments must be submitted with the planning application.		VI 1 (b) WBC should inform the Forum of proposals of which it is aware, for adjoining planning areas which might adversely affect Pyrford.



Development of Policies – Built Environment

PNF Plan V 10 (1 April 2015)	PNF Plan V 11 (11 May 2015)	PNF Plan V 15 (29 January 2016)
BE 1 Any development should be in keeping with the original character of the surrounding area and retain the village feel as described sections 7.3 and 7.4 above.	BE 1 Any development should be in keeping with the original character of the surrounding area and retain the village feel as described sections 7.3 and 7.4 above	BE 1 To maintain the character of the area, all new developments should:
New dwellings and extensions should, in size, height and type, be in keeping with dwellings already prevalent in the surrounding area.	(a) New dwellings and extensions should, in size, height and type, be in keeping with dwellings already prevalent in the surrounding area.	a) be designed to a high quality;
		b) ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials;
		c) maintain residential privacy and the character of the area by:
		i. preserving existing grass verges, front boundary hedges and tree screens;
		ii. providing sufficient off-street parking but not at the expense of removing boundary treatment which is unique to the character and appearance of the Area;
		If solar panels are to be installed, they should not have a negative impact on the character of properties or on the Arcadian street scene
		Subdivision of an existing property shall preserve the external character of the building.
		Development decisions should take into account the important contribution that Listed buildings make to the character of the neighbourhood.
Conservation Areas should be monitored and maintained and Urban Areas of Special Residential Character, set out in the previous WBC Core Plan should be re-introduced.	(b) Any development or refurbishment of Marshall Parade should be sympathetically designed in keeping with Townsend Cottages and with the Victorian street scene in Coldharbour Road.	



Development of Policies – Built Environment

PNF Plan V 10 (1 April 2015)	PNF Plan V 11 (11 May 2015)	PNF Plan V 15 (29 January 2016)
BE 2 New developments must provide for on curtilage parking in accordance with WBC Parking Standards. Additional on curtilage parking for visitors should be provided wherever possible to avoid the adverse effect on traffic flow and pedestrian safety of street parking.	BE 2 The provision of additional on-site visitor parking as part of new developments in the urban area will be supported.	BE 2 Development proposals should ensure that sufficient parking is provided on-plot to avoid on-street parking.
		In addition, development that could result in parking on streets shall provide further parking space, especially where the roads
		are narrow or
		are already heavily trafficked
		or where such on-road parking would impact on safety
		or adversely impact on the character of the area.
BE 3 All new development must respect:	BE 3 All new development must respect:	BE 3 All new development must respect:
(a) Established building lines and arrangements of front gardens, walls, railings or hedges, where such features are important to the character and appearance of the area	(a) Established building lines and arrangements of front gardens, walls, railings or hedges, where such features are important to the character and appearance of the area.	a) established building lines and arrangements of front gardens, walls, railings or hedges, where such features are important to the character and appearance of the area;
(b) Established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street	(b) Established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street.	b) established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street.
(c) The separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.	(c) The separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.	c) the separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.



Development of Policies – Built Environment

PNF Plan V 10 (1 April 2015)	PNF Plan V 11 (11 May 2015)	PNF Plan V 15 (29 January 2016)
(d) Proposed developments should be appropriately landscaped to blend in with surrounding property.	(d) Proposed developments should be appropriately landscaped to blend in with surrounding property.	(d) local character and appearance, with particular regard to using landscape to ensure that developments blend into, and do not appear incongruous with, their surroundings;
(e) New developments must provide adequate storage facilities for waste bins, cycles, and other sundries to avoid encroachment on to the road verges adjacent to houses. Waste bins should be screened where necessary to minimise visual impact	(e) New developments must provide adequate storage facilities for waste bins, cycles, and other sundries to avoid encroachment on to the road verges adjacent to houses. Waste bins should be screened where necessary to minimise visual impact.	(e) the need for adequate storage facilities for waste bins, cycles, and other sundries to avoid encroachment on to the road verges adjacent to houses. Waste bins should be screened where necessary to minimise visual impact.



Development of Policies - Open Spaces

PNF Plan V 10 (1 April 2015)	PNF Plan V 11 (11 May 2015)	PNF Plan V 15 (29 January 2016)
OS 1 Development proposals must respect the landscape character of the Pyrford Neighbourhood Area. New developments must not impact adversely on views of the Pyrford escarpment or the extensive rural views it provides.	OS 1 Development proposals must respect the landscape character of the Pyrford Neighbourhood Area. Significant new developments that impact on views of the Pyrford escarpment, or, the extensive rural views the escarpment provides, will be required to provide a visual impact assessment. Development that causes harm in this regard will not be permitted.	OS 1 Development proposals must respect the landscape character of the Pyrford Neighbourhood Area. New developments that are likely to have significant impact on the Wey and Bourne river valleys within the Pyrford Neighbourhood Area or the Pyrford escarpment (Fig 1) will be required to provide a Landscape and Visual Impact Assessment. The assessment must demonstrate that significant harm will not be caused to the landscape and visual character of these areas. Development that causes significant harm in this regard will not be permitted.
OS 2 Proposals for developments within a residential curtilage should not adversely affect its existing landscape and environmental character, should ensure sufficient amenity space is available for future occupiers and should not affect the amenity of neighbouring properties.	OS 2 The following sites, shown on Plans 1, 2, 3 and 4 are designated as Local Green Spaces: Pyrford Common; Pyrford Cricket Ground; Sandringham Close Leisure Ground; Green space next to Marshall Parade shops and adjacent verge on Coldharbour Road. Development of these sites will not be permitted, other than in very special circumstances.	OS 2 The following sites, shown on Fig 2 are designated as Local Green Space: Pyrford Common; Pyrford Cricket Ground; Sandringham Close Leisure Ground; Green space next to Marshall Parade shops and adjacent verge on Coldharbour Road. Development of these sites will not be permitted other than in very special circumstances.
OS 3 New developments should preserve existing footpaths, rights of way, and signage and ensure that the character of the footpaths is not diminished	OS 3 Development should seek to preserve or improve the attractive characteristics of public rights of way.	OS3 Development should not harm the character of public rights of way.



Development of Policies - Open Spaces

Development of Policies	Open Spaces	Development of Policies
OS 4 The flora and fauna are valued highly by the community:	OS 4 The flora and fauna are valued highly by the community:	OS4 Pyrford's flora and fauna are valued highly by the community:
<ul style="list-style-type: none"> development proposals which are likely to impact directly or indirectly on Sites of Nature Conservation Importance must demonstrate that there are no alternatives with less harmful impacts. In such a case appropriate mitigation measures must be provided; 	<p>(a) Development proposals which are likely to impact directly or indirectly on Sites of Nature Conservation Importance must demonstrate that there are no alternatives with less harmful impacts. In such a case appropriate mitigation measures must be provided.</p>	<p>a) Development will not be permitted on Sites of Nature Conservation Importance. Development proposals which are likely to directly or indirectly adversely affect nature conservation interest in SNCIs will not be permitted.</p>
<ul style="list-style-type: none"> Development proposals which may result in the loss of bird nesting habitat must include by way of mitigation within the new development suitable alternative nesting habitat. Swift bricks, for example, should be included in new buildings where known nests will be lost as a result of development; 	<p>b) Development proposals which would result in the loss of bird nesting habitat must include by way of mitigation within the new development suitable alternative nesting habitat. Swift bricks, for example, should be included in new buildings where known nests will be lost as a result of development.</p>	<p>(b) Development proposals which would result in the loss of bird nesting habitat for declining species or nest loyal species such as swifts must include by way of mitigation within the new development suitable alternative nesting habitat. Swift bricks, for example, should be included in new buildings where known nests will be lost as a result of development. Efforts should be made to retain essential bird habitats such as hedgerows, mature or veteran trees, standing dead wood, ponds, woodlands and spinneys encompassed by proposed developments.</p> <p>Birds of conservation concern known to be present in Pyrford include:</p> <p>Suitable habitats for bird species listed in Table below should be conserved wherever possible.</p>



<p>· Green corridors. Development proposals should seek to maintain the connectivity of all green corridors wherever possible;</p>	<p>(c) Green corridors. Development proposals should seek to maintain the connectivity of all green corridors wherever possible.</p>	<p>(c) Development proposals should ensure that connectivity between green corridors is maintained. Principle green corridors are outlined below in Fig 4.</p>
<p>· Development proposals which threaten identified Biodiversity Opportunity Areas along the Wey corridor as identified on the map (Fig. 2) below will not normally be permitted.</p>	<p>d) Development proposals which threaten identified Biodiversity Opportunity Areas along the Wey corridor as identified on the map (Fig. 2) below will not normally be permitted.</p>	<p>(d) Development proposals which harm identified Biodiversity Opportunity Areas along the Wey corridor, as identified on the map (Fig. 5) below, will not be permitted.</p>



Development of Policies - Open Spaces

Development of Policies	Open Spaces	Development of Policies
OS5 The wooded and leafy character of Pyrford is an important asset to the community:	OS5 The wooded and leafy character of Pyrford is an important asset to the community:	OS5 The wooded and leafy character of Pyrford is an important asset to the community:
<ul style="list-style-type: none"> development proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees. Development that damages or results in the loss of trees of good arboricultural and amenity value will not normally be permitted. Where removal of a tree(s) is proposed, a replacement of similar amenity value should be provided on site; 	<ul style="list-style-type: none"> (a) Development proposals should be accompanied by a tree survey that establishes the health and longevity of any trees impacted by the proposal. Development that damages or results in the loss of trees of good arboricultural and amenity value will not normally be permitted. Where removal of a tree(s) is proposed, a replacement of similar amenity value should be provided on site. 	<ul style="list-style-type: none"> a) Development proposals should be accompanied by a tree survey that establishes the health and longevity of any trees impacted by the proposal. Development that damages or results in the loss of trees of good arboricultural or amenity value, or that results in the loss of such trees, without their appropriate replacement elsewhere on the site, will not be permitted. Where removal of a tree(s) is proposed, a replacement of similar amenity value should be provided on site.
<ul style="list-style-type: none"> where possible, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area; 	<ul style="list-style-type: none"> b) Where possible, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area. 	<ul style="list-style-type: none"> b) Where possible, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area.
<ul style="list-style-type: none"> development proposals which may adversely affect areas designated as Ancient Semi-natural Woodland as defined in the map below will not be permitted 	<ul style="list-style-type: none"> (c) Development proposals which may adversely affect areas designated as Ancient Semi-natural Woodland, as defined in the map below, will not be permitted. 	<ul style="list-style-type: none"> c) Development proposals which may adversely affect areas designated as Ancient Semi-natural Woodland, as defined in Fig 4 below, will not be permitted



Development of Policies - Social & Community

PNF Plan V 10 (1 April 2015)	PNF Plan V 11 (11 May 2015)	PNF Plan V 15 (29 January 2016)
SCS 1 Pyrford community assets listed below are highly regarded and will be safeguarded:	SCS 1 Pyrford community assets are highly regarded and will be safeguarded:	SCS 1 Pyrford community facilities are highly regarded and will be safeguarded:
· new development proposals shall include proposals for maintaining the operation of community assets listed below.	(a) Development proposals that maintain or enhance the operation of the community assets listed below will be supported:	a) Development proposals that result in the loss of, or harm to, the following community facilities will not be permitted unless it is demonstrated that the proposals meet the criteria set out in CS19 of the Woking Core Strategy
	· The Cricket Club.	· The Cricket Club.
	· Pyrford Village War Memorial Hall.	· Pyrford Village War Memorial Hall.
	· Pyrford and District Social Club.	· Pyrford and District Social Club.
	· The Pyrford and Wisley Flower Show.	
	· The Arbor Youth Club.	· The Arbor Centre.
	· The Church of the Good Shepherd.	· The Church of the Good Shepherd.
	· Pyrford Primary School.	· Pyrford Primary School.
· proposals for additional services within the area will be supported provided it is demonstrated that traffic congestion will not be increased, that appropriate off street parking is provided and that they do not generate fumes, noise or other disturbances to neighbouring residents.	(b) Proposals for additional services within the area will be supported. Proposals should provide off street parking, demonstrate that there will be no harm to highway safety and must not generate fumes, odours, noise or disturbance that would harm neighbouring occupiers.	b) The provision of additional community facilities and services within the area will be supported provided plans are in accordance with other policies in this development plan and are consistent with WBC Core Strategy. Proposals should provide off street parking, protect local character, outlook, and privacy, demonstrate that there will be no harm to highway safety and must not generate fumes, odours, noise or disturbance that would harm neighbouring occupiers.



Development of Policies - Social & Community

PNF Plan V 10 (1 April 2015)	PNF Plan V 11 (11 May 2015)	PNF Plan V 15 (29 January 2016)
SCS 2 Pyrford has little recreational space for the young: · in the event of any significant development in the area the developers must provide appropriate new recreational facilities with adequate access to ensure support for a growing population. · the field behind the Arbor Youth Club will be safeguarded against development, for potential recreational use.	SCS 2 Pyrford has little recreational space for the young. In the event of any significant development in the area, the developers must provide appropriate new recreational facilities with adequate access to ensure support for a growing population.	SCS 2 Pyrford has little recreational space for the young. In the event of major development proposals (as defined by the Town and Country Planning Act, as amended in TCPA 1990) in the area, proposals should include new recreational facilities with adequate access, or a contribution to such, or demonstrate that there is already sufficient provision. The provision of new recreational facilities will be supported.
SCS 3 Given the older demographic, healthcare and transport will be priorities:	SCS 3 Given the older demographic, healthcare and transport are priorities,	SCS 3 Given the older demographic, healthcare and transport are priorities.
· the Forum will work with it's partners to retain community resources whenever they become available. In the shorter term the Forum will work with WBC and SCC to retain the Pyrford Centre for community use when it is vacated.		
· permission for significant developments shall be refused unless accompanied by proposals for additional healthcare facilities designed to support a growing population.	proposals for major new development should demonstrate how the needs of Pyrford's ageing population and older demographic will be met, with specific regard to healthcare and public transport.	. In the event of major development proposals (as defined by the Town and Country Planning Act, as amended in TCPA 1990) in the area, proposals should demonstrate how the needs of Pyrford's aging population and older demo-graphic have been considered, with specific regard to healthcare and public transport.
· permission for significant development shall be refused unless additional public transport links and facilities to care for the more elderly and infirm can be provided to support a growing population.		



<p>. Self help mobility services such as that provided by Pyrford & Wisley Helping Others will be encouraged and supported by the Forum.</p>		<p>.The provision of new healthcare and wellbeing facilities will be supported including the provision of retirement housing allowing the older demographic to release family housing for a younger generation seeking to move into the area.</p>
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APPENDIX 6.2

Feedback – Infrastructure

Feedback Up to Version V10

Comments received during the pre-submission consultation, drop-in events, Pyrford Flower Show, questionnaires and meetings raised the following issues:

- Traffic calming is required in the village
- Traffic volume and speeding in the whole PNF area and particularly Coldharbour Road, Pyrford Road and Old Woking Road
- Village is a rat run between the A3 and West Byfleet
- Traffic congestion, particularly Coldharbour Road
- Potholes in the roads and poor maintenance
- Narrow road at entrance to Lovelace Drive
- Coldharbour road should be widened outside Church
- Insufficient parking at Marshall Parade and outside school in Coldharbour Road
- Pyrford should be kept free of residents parking permits and parking fines
- More off-road parking is required
- Low water pressure

These comments were incorporated into the policies where possible. At this point it is worth mentioning that most members of the Forum and the public at large were under the misapprehension that the plan could fix existing problems whereas we were advised that it could only deal with issues that that can be taken into account when WBC are considering future planning applications.

At a meeting with WBC Councillor Ashley Bowes on 30 January 2015 he advised that the Forum should be more assertive in its policies. Also suggested were, traffic calming, fund to fix potholes, upgrading footpaths, water pressure, SUDS and a crossing for Pyrford Common Road.

WBC made the following comments on 2 February 2015:

- The Forum Plan should not duplicate what is already in the WBC documents such as the Infrastructure Delivery Plan, Regulation 123 list, SCC Transport Strategy and Program. The Forum was reminded that a proportion of CIL could be used for infrastructure improvements at the discretion of the Forum.
- It is unreasonable to expect all developers to address/provide traffic calming measures for any type of development.
- Central Government and SCC are discussing the process for preparing guidelines on the implementation of SUDS.
- Infrastructure would be agreed as part of the application (decision making stage)

Comments received on Version V10

In the Dummy Examination report dated 23 April 2015 the Forum's Consultant advised the following:



- Utilities need to be provided as appropriate. The Plan cannot implement/control utilities.
- The Plan cannot control water pressure.
- Wording was given to support high speed telecommunications.
- Reference via new wording was suggested based on “no harm to highway safety”
- Improved wording was suggested for VI 3 concerning SUDS.
- Consultant agreed there is insufficient investment in infrastructure but recommended that VI 4 be deleted as it is outside the scope of a neighbourhood plan (or sadly, planning as a whole)

Comments received on Version V11

WBC comments on 19 June 2015 included the following:

- The Forum should consider whether the requirement to submit an infrastructure survey for all developments more than 10 dwellings is reasonable. What information does the Forum expect should be contained in the survey? Who would set the criteria for the survey and who would do the evaluation? The Forum should consider whether there is need for policy VI1 since the CIL Regulations ensure that planning obligations can be sought for site specific infrastructure where it is directly related to the development rather than resolving an existing problem.
- Forum is asked whether Policy VI2 is necessary as the WBC Core strategy CS18 does attempt to mitigate adverse effects of traffic increases due to developments. The PNF decided to retain the Policy and strengthen it to ensure that “no harm to highway safety will arise from any development”.
- Reference VI3 concerning SUDS, WBC indicated that the WBC Core Strategy CS9 adequately covers the application of SUDS to planning approvals. PNF accepted this and the policy was deleted.

A meeting with WBC was held to discuss this feedback. In an attempt to address the serious local concerns about infrastructure, the Forum had put forward a policy concerning early notification to the Forum of applications for significant development and one addressing the way in which the planners dealt with applications. The Forum had also raised concerns about the impact on Pyrford of developments in neighbouring areas. WBC planners indicated that they considered these to be matters of process rather than policy but would seek further advice. This was provided in an email on 9 October 2015 which included the following statements.

“We had agreed to seek advice from the Council’s Development Management team regarding policies V1 and V2 on process. It was advised that you focus on policies rather than on procedures. These policies (or elements of the policy) are seeking to influence planning application procedures rather than development proposals for an area.

In relation to reference to Guildford Borough Council GBC (as discussed in the meeting) and requiring GBC to consult with Pyrford with regards to the proposal that are nearby (e.g. proposed development at Wisley, where reference is made to Wisley in the policy justification) you will need to consider whether the decision making authority would be inclined to introduce the new procedures proposed, this is something you would need to negotiate with the relevant authority, who may or may not wish to apply these.”

Following the latest advice from our consultant we reluctantly agreed that these policies did not conform to requirements and were therefore removed.



APPENDIX 6.3

Feedback – Built Environment

Feedback up to Version V10

The Pyrford community response to questionnaires revealed positive and negative attitudes towards the neighbourhood's built environment.

The negatives may be summarised as follows:

- There is a fear that, due to population growth nationally, there will be pressures put upon our neighbourhood to accommodate the housing needs of the borough to the detriment of the neighbourhood as a whole. The incumbent residents have indicated that they are not inclined to allow their chosen area of residence to suffer deterioration due to a loss of the existing semi-rural ('sylvan') environment. A significant majority therefore indicate that they desire the Green Belt to remain intact as is and that densification of the existing developed areas be avoided.
- The absence of and need for smaller dwellings for the elderly is voiced as of concern.
- The existence of the retail area at Marshall Parade is appreciated but has been identified as being in need of redevelopment. Similarly for the Arbor Centre.
- The absence of a pub and/or a coffee shop are flagged as missing elements.

The positives may be summarised as follows:

- Proximity of open countryside
- Considered a safe and pleasant environment
- Existing shopping and social facilities
- Has a 'village feel'

The questionnaire distributed in 2014 largely reflects that of 2015 in that a significant majority of correspondents express a negative attitude towards any significant urban development within and without the already built-up areas of the neighbourhood.

Comments received on Version V10

There were only minor changes in policies between version 10 and 11. However part of policy BE1 "Conservation Areas should be monitored and maintained and Urban Areas of Special Residential Character, set out in the previous WBC Core Plan should be re-introduced" was deleted as it was pointed out by our consultant, and agreed with the Forum committee, that this should be in the projects section of the Plan

Comments received on Version V11

We had been advised to make our policies more Pyrford specific. Careful consideration suggested that the policy BE1 in version 11 although referencing to sections 7.3 (Character of the Built Environment) and 7.4 (Built Environment Assets) did not fully meet the requirement of preserving the character and assets described. Accordingly policy BE 1 was elaborated to meet this requirement in the knowledge that there was a precedent for such policies being accepted and that they were judged to conform to requirements by our consultant.



APPENDIX 6.4

Feedback – Open Spaces

Feedback up to Version V10

The initial questionnaire sent to all residents included many comments about the wish to protect the open nature of the countryside and the ability to walk on the footpaths through this area. The open spaces group devised a questionnaire to explore the views of residents in more detail. The distribution of the questionnaire is covered elsewhere. The responses were very positive and a detailed open space policy was devised based on the responses.

Comments received on Version V10

Following discussions with advisors and advice from Woking Borough Council planners, the policies went through a number of revisions before it went to public consultation. The only significant change was the replacement of the original policy OS2 by a new policy proposing designation of Local Green Spaces. The selection of Local Green Spaces for inclusion in the plan was based on responses to an email sent to all Forum members for whom we had correct email addresses.

The following areas were suggested:

1. The woods at the end of Aviary Road
2. The field surrounding Teggs Lane
3. Pyrford Common
4. The farmland surrounding Sandy Lane
5. The Cricket Club
6. Triangle of grass next to shops and wide verge extending from shops to school
7. Sandringham Close recreation area
8. The triangle of grass below St Nicholas's Church
9. The Arbor field behind the scout hut.

Comments received on Version V11

OS1 Landscape character

It was clear from the public consultation that there is strong support from the public for the policy of preserving the landscape character of Pyrford (99.1%). The escarpment in particular was mentioned but several comments related to the river valley. OS1 was therefore amended to make specific mention of the river valley, the natural features of which are clearly appreciated by the residents of Pyrford.

The policy was also amended to require development proposals to undertake a Landscape and Visual Impact Assessment (previously only a Visual Impact Assessment was required). This, it was felt, would more closely follow the wishes of the community to see the landscape and amenity value of the area protected.

OS2 Local Green Space

Having considered the NPPF requirements for selection of Local Green Space it was considered that the farmland (4) was an extensive tract of land and therefore did not qualify.



There was one strong voice against reserving land near the shops (6) as the respondent felt that this might be required for additional parking. It was decided to put this area forward to test the response of the community.

The woods (1), Teggs field (2) and the Arbor field (9) are clearly valued by the community but were not included as they are not publicly accessible except in a very limited way.

The grass below St Nicholas's church was excluded because it is considered to be integral to the Conservation Area and therefore already protected.

Sandringham close (7) was considered by one respondent to be too inconsequential to include. Due to the shortage of recreational space in the heart of the village it was considered desirable to keep this area in the list of Local Green Spaces.

Pyrford Common and the cricket field already have some degree of protection but they are considered to be so important to the community that they are put forward as Local Green Space to emphasise that they are demonstrably special and must be protected for the duration of the plan period and beyond.

Following the consultation Old Pyrford Green was proposed as a Local Green Space and also Dodd's field. The fact that Pyrford used to have a green and now does not have a central easily accessible green space is something that residents are very conscious of. However, it was felt that the location of the old green is not familiar to the community, is not publicly accessible and could not be said to be demonstrably special.

Dodd's field had already been excluded but because of the recurrence of suggestions to include this area its importance was recognised by including Dodd's Lane as a green corridor which the community would wish to preserve.

OS3 Footpaths

The wording was changed slightly to reflect the wishes of the community that public rights of way should keep their character and not be harmed by development.

OS4 Biodiversity

97.8% of those responding were in agreement with this policy. The wording was changed slightly, particularly with regard to OS4(C). It was pointed out by a respondent that the policy was too general and would be difficult to implement. The adjusted policy is designed to reflect the desire of the community to protect the birds which are intrinsic to the character of our area even though they are not rare. Species such as bats were also highlighted as being worthy of mention, but these, it was considered, are already adequately protected.

OS5 Trees

It became clear from the consultation that respondents did not like phrases such as 'will not normally be permitted' which seemed to weaken policies so some policies, including the tree policy, were amended to remove the word 'normally.'

Following advice from a planning expert some policies were slightly amended. OS5, for example, was amended to prevent trees becoming a complete obstacle to development by adding the phrase outlined in *italics* below:

Development that damages trees of good arboricultural or amenity value, or that results in the loss of such trees, *without their appropriate replacement elsewhere on the site*, will not be permitted.



APPENDIX 6.5

Feedback – Social & Community

Feedback up to Version V10

Discussion with WBC on 12 February centred around preserving community facilities and institutions clearly valued by residents in all forms of consultation undertaken. Comments from the WBC meeting were incorporated into version V10 and submitted to the consultant for a 'dummy examination'.

Comments received on Version V10

As a result of the feedback from the consultant several changes were made to policies for version V11.

- The list of Community Assets referred to in the justification for policy were SCS 1 were moved into the policy.
- The first part of policy SCS 3 about the Forum working with partners was moved into the project section.
- The next two parts of policy SCS 3 were amalgamated and the last part about Self help mobility services was moved into projects.

Comments received on Version V11

Although the local consultation was in very high agreement with the policies proposed for Social & Community, some powerful and persuasive comments were received from residents. In particular there was some resistance to any mention (not a policy) of the Arbor Field being developed as a recreational area for the young especially from nearby residents. In addition discussion with residents confirmed the suspicion that the location was too hidden from view to be considered safe for young children. As a result all reference to the field were removed and the onus was put on developers of significant projects to examine the need to provide appropriate recreational space for the young.

In addition feedback from the Council made it clear that the protection of community assets was impossible and that they were better protected by their managing authority – e.g. Fields in Trust and the Charity Commissioners. Accordingly the following rider was added to the justification for this policy "It is noted that the facilities are independently held by what could be termed 'protected' organizations. Pyrford Neighbourhood Forum do not intend to register these facilities as 'community assets' as it is considered that Policy SCS1, together with current safeguards, will protect their continued operation".

On September 17 a further meeting was held with Woking Borough Council to discuss their representations as a result of the local consultation. There were no changes to policies in the Social & Community as a result but some changes to the supporting information. As a result of Examination of our Plan by our consultant in early January 2016, a number of minor policy changes were incorporated.

- The Pyrford and Wisley Flower Show was removed from the list of community assets because it is an event.
- "The provision of new recreational facilities will be supported." was added to SCS 2.
- References to the Town and Country Act (as amended in TCPA 1990) were added to SCS 2 and SCS 3.



APPENDIX 7

Issues from Application Forms

Residents were asked "What Planning ideas/Concerns would you like the Pyrford Neighbourhood Plan to address?"

APPENDIX 7.1

Comments from Application Forms ex 2014 Version of Membership Database

Village Infrastructure (35)

Parking (7)

Car Parking

Difficult parking or driving by church or school. Planting of daffodils on shops green needed.

Parking control

Parking in Woodlands Road, especially close to junction with Old Woking Road

Parking for Shoppers at Pyrford shops.

Street parking

Woodlands Road parking

Traffic (16)

Discourage Car use. Road markings very poor at Lock Lane Junction

Traffic on Pyrford Road

Traffic calming

Traffic calming

Pedestrian crossing needed by Lincoln Drive over Old Woking Road

Speeding

Slow traffic on Pyrford Road

Roadways, Paths, Traffic Calming

Traffic

Speeding / Cycle route

Speeding in Pyrford Road

Traffic and speeding.

Traffic in Coldharbour Road.

Speed limit through Wisley

Traffic concerns

Oakfield School road access concerns



Road Conditions (6)

- Gritting Romans Way and Boltons Lane needed. Many accidents when snows.
- Road maintenance, pavements and lorry access – Co-op
- Poor road conditions. Needs street cleaning and overhanging hedges attended to.
- Condition of Highways esp. Pyrford Road
- Road conditions
- Road conditions

Infrastructure stress (2)

- Putting pressure on local amenities and infrastructure
- Infrastructure stress

Built Environment (26)

Limit Development (9)

- Do not build school on Shey Copse. No more houses to be built
- Keeping a firm control over planning and infill / density
- No more houses to be built!
- Oakcroft school development
- Overcrowding
- Population density
- Prevent over development
- Proposed planning on properties currently having one property
- Local building density

Need for more Housing (4)

- NIMBYism, need for more housing
- Needs more 3 to 4 bedroom homes to create a jump from flats to large houses.
- Housing concerns
- More provision for elderly to move to smaller properties in Pyrford

Keep things as they are (5)

- Keen to see Pyrford remain a safe and pleasant environment and that the rural areas remain so.
- Keen to see Pyrford remain a safe and pleasant environment and that the rural areas remain so.
- Keep things as they are
- Likes Pyrford is quiet, small & is near to open countryside..
- Retaining village as it is



Specific Sites (4)

- Reinvest / Develop Cricket Club, Social Club & Memorial Hall
- Social club needs revamping
- Wish List would include rebuilding Arbor Centre (so ugly) and improving appearance of local shops
- I would like to register my interest/support and look forward to receiving any further info. Especially on the possible development of the Oakfield school site, which is opposite my house. (I understand that a "consultation" is taking place in the afternoon of the 31st.Oct.when "Forays Ltd/Developers" will present a plan to local residents who may be affected by a future development of this rather substantial site)

Miscellaneous (4)

- Planting of daffodils on shops green needed.
- A little planning
- Disgraceful condition behind Pyrford shops
- Housing, Commercial / Shops

Open Spaces (42)

Protect Greenbelt (22)

- Building on Green Belt
- Building on Green Belt
- Development on green belt
- Development on Greenfield / Green Belt
- Field beside Upshot Lane
- Green belt
- Green belt Conservation
- Green belt Conservation
- Keep Green Belt
- Maintain Green Belt. Prevent unnecessary housing expansion
- Green Belt protection
- Preservation of Green Belt.
- Preserve Green Belt
- Preserve Green Belt
- Preserve Green Belt
- Preserve Green Belt
- Protect Green Belt
- Protect Green Belt.
- Retain all the green belt



- Retaining green belt etc
- Safeguard green belt
- Preserve Green Belt. Very limited development

Farmland/Green Spaces (9)

- Protecting existing fields, farmland and open spaces
- Protection of existing fields, farmland and open spaces
- Cut hedges which protrude, forcing walkers onto road
- Greenspaces
- Nature conservation.
- Preserve countryside
- Preserve Pyrford Common
- Retain our rural environment
- Preserve green space

Tree Preservation (4)

- Protect woods / canal area
- Forest conservation
- Tree preservation
- Tree preservation in plans

Footpaths (6)

- Footpaths
- Improving walks in Pyrford
- Needs pathway down Lock lane as unsafe for grandchildren
- Public footpath Improvements
- Retention of open spaces, Recreational facilities, Provision of footpaths on Upshot Lane and Pyrford Common Road
- Strip of woodland between Arbor and field used to be a pathway, but now closed off.

Miscellaneous (1)

- Has Countryside yet close to transport

Social & Community (35)

Public Transport (4)

- Bus service improvements. Not sufficiently used so hourly service
- Bus service needed
- Isolation of some areas ie. Rowley Bristow area. Better bus service needed.
- Poor public transport



Recreational Areas (11)

- More central play area
- Childrens play area needed
- Needs a good playground
- Recreation Ground
- Would like tennis courts / nets at Pyrford Common
- Would like childrens' play park & more dog litter bins
- Would like park for kids & pub
- Cricket Club?
- Would like tennis courts at Pyrford Common
- Would like a park & a pub for kids too
- Would like tennis / basketball courts / skate park / splash pool at Pyrford Common

Schools (5)

- Change of use Pyrford Centre. Need Secondary School near Pyrford
- Increase in the size of Pyrford Primary
- Increase in the size of Pyrford Primary
- Make a Secondary school
- Rebuilding & enlarging of Pyrford Primary School

Other Facilities (13)

- Absence of pub and post office. Road surface
- Change of use for Pyrford Centre. Secondary school needed near Pyrford
- Fails as a village as no decent pub and no post office. Upgrading needed around Village Hall.
- Needs gastro pub.
- Needs pub and post office
- Needs pub and post office
- No good pubs
- Needs pub and meeting place
- Need Post Office
- West Byfleet library
- Would like gastro pub
- Would like pubs / restaurants
- Would like coffee shop & pub

Antisocial Behaviour (2)

- Dog fouling - more dog poo bins needed
- Litter



Forum Boundary with West Byfleet (81)

- I think that the residents living in the boundary roads should decide which forum they belong to, which has already been decided when you consulted them previously. My vote is to stick to your guns for our proposed boundary.
- For my part, I believe our interests in Pyrford are best served by a separate Forum and would therefore accept West Byfleet's proposal. There is some merit in using a clear, existing boundary and, given the clear strength of feeling, I suggest accepting the point and moving on. I am not aware what the reasons are for the original requested boundary for Pyrford but it does seem to encroach on what I would regard as W.Byfleet and it would not seem to be a point worth dying in a ditch for and delaying the prospects of getting started for both Forums.
- As we live at the other extreme of Pyrford this does not affect me directly. However I have sometimes delivered election material in Pyrford and have been told that on the section of Coldharbour Road leading up to Old Woking road the left hand houses fall into Pyrford while the right hand houses fall into West Byfleet. This division is well on the Pyrford side of either the Pyrford proposal or the Parish Boundary (the latter seems most unsuitable as it doesn't appear to recognise modern roads), but on the West Byfleet side of the KT/GU split. This suggests that the council wards differ from any of the proposals. I would have thought that this might be a logical alternative.
- We would agree with West Byfleets suggestion and use the GU/KT boundary, but does this invalidate our submission the Woking BC?
- For Parish or Bigger
- I agree that a sense of community is what is most important and to suggest an arbitrary split purely based on post codes totally ignores the reality of community.
- At the meeting, I did feel (although didn't say so!) that to extend our boundary beyond the Oakcroft Road boundary was, perhaps, taking Pyrford' a little bit too far towards W B along the O W Road and that might offer a point of compromise. Certainly don't think to have a single Forum to cover both P and WB would actually serve either of the two communities interests.
- My feelings are that the Post Code might be the answer except possibly for Oakcroft Road - since it seems like a continuation of Coldharbour Road .
- I feel the use of the GU/KT postcode boundary would be the most efficient way to progress this matter on to the next stage.
- I live in Oakcroft Road and feel that my house should be in Pyrford. I am sure it used to be as we used to vote at the village hall. We now vote in West Byfleet as I think the boundary changed some time ago. I really have no strong feelings except that I think Oakcroft Road is half and half. I think my side should be Pyrford and the end passed Hollybank should be West Byfleet. I think this is what it used to be.
- I suggest you adopt the GU/KT boundary as the most practical solution.
- I support the GU/KT boundary as the last thing we want to do is to upset West Byfleet. However I don't live in the affected borderline roads.
- We are sorry to hear that the Pyrford Forum Area is under dispute. We would still prefer a separate Forum as we strongly identify with Pyrford neighbourhood but not really with West Byfleet. We would be happy with the GU/KT postcode boundary. We're definitely not interested in the option of invading West Byfleet!



- My understanding from an earlier meeting was that the Pyrford Parish boundary is the most logical and likely to be supported by the Woking Planning Officer. I believe we should attempt to get agreement based on the Parish boundary but I know that this will upset some of those who live on the margin. Perhaps this could be done quietly through the existing good relations within the Residents Association. Many thanks for your mail. I must admit that I was very surprised at the last Pyrford Forum meeting at the Good Shepherd when there appeared to be a strong lobby of opinion from those on the margin in the north who wanted to be part of Pyrford. Having been born in West Byfleet and lived there and in Pyrford for the largest part of my life, I never considered the Marist and slightly beyond to be part of Pyrford. You obviously know that there is an old boundary marker on the Old Woking Road. I hope that common sense prevails, this is not World War III!
- Dear Martin. Your summary is in my view an accurate reflection of the West Byfleet meeting, so thank you for that. In short Jan and I wish to opt for the GU/KT solution as being the most likely to avoid anguish and show one face to Woking Council when we wish to influence them.
- Our biggest issues are around mass housing development when the infrastructure is not there to support it. So for example the school is already totally over subscribed and the knock on effect puts pressure on the roads and parking.
- I thought of it at the time but don't remember if we asked for a vote to give the committee a mandate to make final decisions relative to the boundary issue. It is a wise decision to give way to any united West Byfleet desire to have the boundary adjusted as in your diagram. There certainly was no conscious attempt by the PNF to trespass on West Byfleet areas and we need to generate a feeling of cooperation between the two forums - our aspirations for planning are sure to be very similar to theirs.
- Think it should be up to the residents in the borderline roads affected
- In my mind boundaries were always going to be a contentious issue, in this case with some individuals at loggerheads before we start!
- For my money the way forward is to hold a public meeting with both parties present, Pyrford and West Byfleet. The top table to be shared with you and Penny, no councillors other than in the audience, the floor to come up with suggestions and ideas and then try to hold a vote on the proposals put forward. Both parties will I am sure have to make concessions!
- That as I see it the only way forward, it may still be difficult to get agreement on the night though and the audience would need reminding of this as time is of the essence if we are all to get our proposals into the council on time.
- I think we should go with the postcode suggestion and avoid a village civil war! Clearly some people feel threatened by a forum concept that is designed to help all.
- To me, the overriding principle is that of democracy within the areas affected. There is no inherent 'objective' merit in using the postcode boundaries (drawn up, presumably, for the convenience of the Post Office, not the residents), or, for that matter, any other pre-existing boundary. Such a boundary might be a useful starting point for discussion, but no more than that. Since the only opinions that matter are those of people living at locations whose Neighbourhood would change depending upon the choice of boundary, I suggest the following strategy: 1. Construct a list of all roads / properties affected by the difference between the two boundaries; 2. Create a 'votes' email address; 3. Create and distribute a neutrally worded circular (with the map attached to your email on the back), addressed to 'affected residents', asking them to indicate to which Area they would like to belong



by emailing a response to the 'votes' email address. Perhaps they could be asked to include their names and addresses on their response, so that in the event of any dispute or controversy it could be checked against the Electoral Roll. If a majority of affected persons prefer to join Pyrford Neighbourhood, nothing needs to be done.

- We would like Orchards Close (off Elmstead Road), to be covered by Pyrford Neighbour Plan.
- I would agree with the proposal to consult again with those in the roads concerned and look for a majority agreement. There doesn't seem to be anything gained by more meetings for either Forum, nor does it seem fair to impose boundaries on those roads until they have had the opportunity for discussion amongst themselves.
- Although I didn't attend either of the meetings (Pyrford and West Byfleet) it seems to me that with the general consensus at the Pyrford meeting being in favour of a Pyrford only Neighbourhood Forum, and the West Byfleet Forum not wishing to change the boundary, we should proceed with our proposal to Woking for a Pyrford (postcode GU) Neighbourhood Forum. I am of the opinion that a Pyrford and West Byfleet Neighbourhood Forum would, most of the time, be an untenable working relationship.
- We feel we should be covered by Pyrford, our address is Elmtrees, Oakcroft Road, West Byfleet. We are two houses away from the Coldharbour/Oakcroft junction, our children went to Pyrford C of E, we attend the Church of the Good Shepherd. Since moving here, some ten years ago, we have always felt part of Pyrford rather than West Byfleet.
- We feel we should be in Pyrford-
- We feel that Oakcroft Road should be covered by Pyrford village plan
- I think the above address should be in Pyrford. The Old Woking Rd makes a more sensible boundary line than half way up the road.
- Our postal address is Pyrford and we have always considered that we are in Pyrford Village. However we do have a GU22 postcode.
- Our choice would be Pyrford
- Our choice would be Pyrford
- We feel that we should be part of the Pyrford village plan, despite our official West Byfleet boundary
- We feel our street should be covered by Pyrford
- This puts me in the postal district and voting constituency of West Byfleet, but I am in the Parish of Wisley with Pyrford as far as the church is concerned.
- I have no strong feelings about which village should cover me for any neighbourhood plan.
- We have just found out about the proposal for the Pyrford Forum and would be interested to hear more. However also of concern is Woking BC's proposal that parts of Pyrford would become part of Mayford and Sheerwater. We will be sending our objections to Woking BC's proposal but presume you are aware of this too.
- I think my house should be in Pyrford
- Although our address is West Byfleet we have always thought of our house as being in Pyrford. We are in the parish of Wisley with Pyrford and the catchment area for Pyrford School. We register our support for the Forum although we can not attend on Friday.



- Although our address is West Byfleet we have always thought of our house as being in Pyrford. We are in the parish of Wisley with Pyrford and the catchment area for Pyrford School. We register our support for the forum although we can not attend on Friday. I would agree with the proposal that as a compromise, the boundary should follow the GU/KT postcodes as being the line of least resistance.
- I feel it is a shame to degenerate into a feud. Personally I do not have a strong view on whether we go on pre-existing parish boundary or GU/KT postcode boundary.
- As discussed before, for my house, as the Parish boundary does go through the house (three quarters in Pyrford!) I with my neighbours whose houses go down to the Old Woking Road from the left of mine in Woodlands Road all wish to be part of the Pyrford Forum. We do not want a postcode boundary line. I understand many of my neighbours (this includes Berkeley Gardens) have replied to you on this saying Pyrford Forum as this is what we would like because the Pyrford Forum is about to be accepted by WBC, and West Byfleet Forum will be lucky if their application is approved by the end of 2014 if not longer.
- Martin, you are finding the awkward problems of local politics !! Richard's suggestion (A) has the definitive advantage that it is very clear and has a degree of logic; (B) gets some (even if not all) of the roads that are (unwillingly) in WB for local elections into Pyrford for neighbourhood Forum purposes. Politics is the art of compromise in making progress in the larger picture. There will be policy areas where WB and Pyrford will want to work together and it might be wise not to get off to an antagonistic start. Also the longer you dilly dally around then the longer it will be before you get things set up. I would unequivocally go for your option 1.
- I am afraid that I would not support any of your four alternatives. I believe that we should stick to the original Parish boundary. I know that you did not like it because it split some roads. The new proposal splits many more roads and is much more complicated. I think West Byfleet would find it hard to argue against. It was the one most supported by the Council official to whom I spoke initially. As the Parish boundary decides who can be buried in the churchyard it will be confusing for all those at the bottom of Oakcroft etc to be included in West Byfleet. I have lived here for 53 years and in all that time the boundary has been recognised. If we go for the PB I do not see any need to consult the householders but for everything else I do. I certainly do not support combining with WB Forum.
- Anyway if the predominant priority is to get recognised as a PNF asap in order to play in the game then I think we have no option but to accept the West Byfleet suggestion. Any other way forward would I think lead to a quagmire of debate and little or no action in the near term. This is especially so given that W Byfleet seem to be so close behind us in forming their NF. Seeing as there was some fairly intense debate about our boundary you might need to hold a snap meeting in order to run through the options and allow comments from those who think they need to be heard.
- Firstly, may I say how sorry I am for you after your great efforts to please as many people as possible. It is a great shame that this disagreement has arisen. We can not afford the time or energy of devising yet another boundary. The creation of a West Byfleet/Pyrford Forum in the present climate would not go down well with a lot of people and could well lead to early disputes on many issues. I, for one, would find it hard to support this now. I have always thought that the two villages had very different natures and needs, some of which could lead to different priorities. This dispute amplifies the existence of major differences. Sticking to our guns will only lead to more problems. As I said at the beginning, the boundary is less important than getting the Forum going. On this basis, let us de-fuse the



situation and accept the KT/GU boundary. I originally suggested that we could devise an "Associate" membership giving access to the Pyrford Forum for those outside to be consulted, but without a vote.

- Thanks for your email. I believe that the original standing for the boundary based on GU/KT postcode should hold. I believe that being in GU, (although on the border) this is important as it's the reason we bought our house where we did as I believe did many others. We paid to have a GU Pyrford postcode because of the school admission policy and to a degree house prices reflect this.
- We think you should press ahead with the boundaries as decided at the Pyrford meeting. All houses in Woodlands, Oakcroft and Elmstead were circulated with details and residents had the opportunity of attending the meeting earlier this month. If the majority in any road wishes to opt out then they can make their own representations to the Council to be excluded.
- According to the map you sent re Oct 11th meeting, the Parish boundary lies south of the proposed neighbourhood boundary and although north of the GU postcodes, does take in some of the roads that we felt were part of the Pyrford community, e.g. Hollybank Road. So, I would propose that we revert to the Parish boundary as we originally suggested. We should propose this to the West Byfleet committee and, if they feel it necessary, we could attend their next full meeting to propose this to the residents and explain our rationale. If they don't agree with this proposal then my view is that we should ballot the residents in the streets between the GU post codes and the Parish Boundary. This would at least minimise the number of people we need to ballot.
- I believe Pyrford and West Byfleet are sufficiently different to be treated as separate. However, I accept that administratively there might be advantages as a single Forum. I would not be against a single forum. It is clear that the red boundary has taken too much of West Byfleet. This should be rejected. The purple Pyrford Parish boundary is a historical basis for separating Pyrford and West Byfleet. I still support this. But this does split roads like Oakcroft and Woodlands and the brown GU/KT is a "tidier" boundary. So, I would prefer Pyrford Parish boundary but would accept GU/KT.
- It is an interesting issue, especially as none of these options for boundary lines follow the local plan boundary exactly, which would have made it simpler. It is reasonable I think to follow their suggestion, the GU and KT boundary line. I don't think you can keep this issue going with further consultations, you will never get a consensus of opinion. The post code option takes away any personal views and is hard to argue against. I would suggest that is the best way forward.
- Please include The Oaks and Forest Road in Pyrford. I think the crucial thing here is that we get things going as quickly as possible. It would appear that agreeing to the postcode boundary would expedite matters. Perhaps we should try to invade somewhere else!!
- So sorry to hear that this boundary issue seems to be preventing both areas from moving forward. What is a good idea, seems to have turned into a nightmare for you. I don't have a strong feeling either way about the boundary - just as long as West Byfleet and Pyrford can work together if we need to although from what you say that might prove to be difficult. So without sitting on the fence, I don't mind what we do with the boundary as either way some people are going to be affected. Don't suppose that helps at all, but like I say I'm happy with whatever is decided.
- We live in Hollybank Road and feel that we should be covered by Pyrford. The only option I am dead against is the postcode. Why can't we use the parish boundary? The easiest maybe to have a joint forum.



- This is also the view of my wife to whom you have sent a separate email.
- We write to confirm that we wish to support and be part of the Pyrford Forum. We believe that this Forum would be most appropriate for representing our neighbours' as well as our own interests within the local community. We do not believe that a postcode boundary line would be capable of properly reflecting the views of residents.
- This is a territorial dispute. We have already consulted with the residents in disputed areas and we should stick to our guns.
- We attended the Pyrford meeting and voted to be included in the Pyrford Neighbourhood Area
- We feel that Woodlands Road, both the houses and road have a more rural character than the shops and increasing blocks of flats in West Byfleet. We do not agree with using the postcode boundary - it excludes large parts of what falls within the Pyrford parish. We received no notification of the West Byfleet meeting
- You are not ever going to please all of the people all of the time whatever the outcome!
- This sounds a very sensible solution to make postal codes as the relative boundaries.
- I would strongly favour a separate Pyrford forum but take the course of least resistance in getting there so accept the postcode boundary.
- We live in Dodds Lane, the postal address of which is currently within Pyrford Village.
- No great passion either way to be honest and the GU/KT system seems to work so would agree on that.
- You may also wish to consider posting in www.streetlife.com which has a local community forum facility.
- We would like to continue to have an address as Pyrford, so request that Dodds Lane remains within the boundary of Pyrford.
- Have a poll of the people who live in the West Byfleet Zone in properties that may become Pyrford and let democracy rule. If not revert to the GU/KT postal codes.
- Since we spoke and my e-mail to you, we have changed our minds and would like to be included in the Pyrford organisation. I hope this is acceptable
- Agree with GU/KT boundary
- I write to confirm preference on Pyrford boundary but also highlight issue with the process for defining the boundary outlined in your letter to residents. My family and I live in Dodds Lane, postcode GU22 8UW. Dodds Lane has only two houses on our side of the street with the GU postcode and Pyrford address. There are more than half a dozen houses on the other side of Dodds Lane with a KT postcode registered as West Byfleet. We purchased our home in Pyrford, our children were accepted into Pyrford school on the basis of living in Pyrford and we feel very strongly about this remaining the case. This is not a matter of preference but a matter of fact. Should the residents of Dodds lane state their perceived residence, then this would by majority under the currently proposed process then mean our home would fall under West Byfleet. Please acknowledge receipt of this email and if you are able, please confirm that the 'majority vote' will not affect the addresses of those of us in Dodds lane that always have, and wish to continue to live in Pyrford.



- As someone who can claim to be almost neutral I think a GU/KT postcode boundary would be ultimately sensible BUT in view of the problems that any one of the four options would raise perhaps you should 'stick to your guns'. It is not a decision I would want to make and it will only prove that 'you can please some of the people all of the time and all of the people some of the time but NOT all of the people all of the time'.
- "I refer to the leaflet received today regarding the Pyrford Neighbourhood Forum and would like to add my support to the proposed meeting.
- Regrettably I will not be able to attend in person but would like to record my support and confirm that I consider that my street – Fox Close should be included in the Pyrford Forum.
- This was always going to be a tough problem to overcome to everyone's satisfaction. Given that Woking B C will designate only areas which do not overlap, I think it is sensible and practical to use the GU/KT postcode boundary. I support this solution.
- Option 1 please, based on KT/GU postcode.
- If West Byfleet feel that we should be governed by an already established boundary, then historically we should use the parish boundary which was established long before postcodes were created. This solution would include many of the residents who belong in Pyrford, even though it has the disadvantage of running down the middle of Hollybank Road and would exclude many to the north of this line who feel they more naturally belong in Pyrford. It may be that many of the latter feel that being included in Pyrford Neighbourhood may give them more support in fighting parking encroachment from West Byfleet commuters, but arguably this should be an issue better served by discussion within the West Byfleet forum.
- If the response is otherwise, at least we all know where we stand, and can think further. This opinion is supported by my wife.
- It seems to me that as West Byfleet and Pyrford are joined together physically a combined plan would carry more weight for both villages than individual plans.
- Further to your e-mail about the boundary W-Byfleet/Pyrford, I agree with the postcode boundary being a sensible conclusion.



APPENDIX 7.2

Comments from Application Forms ex 2015 Version of Membership Database

Village Infrastructure (10)

Parking (2)

- Pavement parking
- Road congestion, parking at school

Traffic (5)

- Rat Run Lincoln/Weston Way/Lovelace
- Speeding
- Speeding.
- Boltons Lane Rat Run, needs traffic calming
- Rat Run Engliff/Boltons Lane

Road Conditions (1)

- Pavements-surfaces very dangerous

Infrastructure Stress (2)

- More houses putting strain on roads and village life
- Not sufficient schools, doctors & roads

Built Environment (5)

Limit Development (2)

- Too many houses & cars
- Development

Specific Sites (1)

- Upshot Lane Development

Miscellaneous (2)

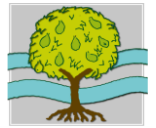
- Planning
- Planning

Open Spaces (9)

Protect Green Belt (9)

- No building on green belt
- No building on green belt
- Building on green belt & designated areas
- Building on green belt
- Building on green belt

Pyrford Neighbourhood Forum



- Green Belt
- Protect Green Belt
- Green Belt
- Protect Upshot Lane from building

Social & Community (1)

Schools (1)

- Lack of places in primary school



APPENDIX 7.3

Comments from Application Forms after Drop-in on 11 April 2015

Village Infrastructure (4)

Parking (2)

- Solve problem of parking and traffic on Coldharbour Road. There are totally easy solutions to a dreadful problem.
- Pyrford School parking. Issues on Coldharbour Road.

Traffic (2)

- Road speed reduction
- Solve problem of parking and traffic on Coldharbour Road. There are totally easy solutions to a dreadful problem.

Built Environment (1)

- Specific Sites (1)
- Pyrford Primary re-building.

Open Spaces (3)

- Protect Green Belt (3)
- Preserve green belt.
- Upshot Lane. Field adjacent to Teggs Lane - develop at junction plus footpath.
- Developing on green belt.



APPENDIX 7.4

Comments from Application Forms after Election Drop-in on 7 May 2015

Village Infrastructure (10)

Parking (1)

- Parking near school.

Traffic (4)

- Everything especially speeding
- Housing & traffic
- Road development for any of the developments
- Traffic

Road Conditions (2)

- Potholes in roads.
- State of the roads

Infrastructure Stress (3)

- Development of the green belt, infrastructure and road capacity insufficient.
- If more house building must have a new school & medical centre etc.
- Water issues (pressure)

Built Environment (21)

Limit Development (12)

- Any proposals to build new houses.
- Development in Pyrford.
- Don't build anything in Pyrford
- No building
- No building of houses
- No more building
- No more new houses.
- Preserve gardens. Stop intensive development.
- Prevent wholesale building in the area.
- Population overload.
- Stop Pyrford becoming overcrowded.
- Stop too many houses being built!



Need for more Housing (5)

- Housing
- Housing & traffic
- Housing concerns
- Housing development.
- There are a few infill sites in Pyrford. More affordable houses are needed.

Retain Current Feel (1)

- Leave alone

Specific Sites (1)

- Redevelop social club, village hall, cricket club - get rid of Arbor Centre

Miscellaneous (2)

- Permissions
- Planning

Open Spaces (27)

Protect Green Belt (26)

- Boundaries, green belt, planning.
- Boundaries, green belt, planning.
- Building & planning re housing & green belt
- Building houses on green belt common land and farms.
- Building in Teggs Lane
- Building of houses in Upshot Lane
- Developing on green belt concerns me.
- Development of the green belt, infrastructure and road capacity insufficient.
- Development on green belt
- Green belt
- Green belt
- Green belt development
- Green belt development and Pyrford ward boundary
- Green belt planning
- Green land issue new building
- Loss of green belt.
- Protect trees and green belt.
- Look for infill development not green fields being destroyed.
- Keep Teggs Lane green.
- No building on green fields



- Do not take green belt away.
- Overdevelopment of surrounding green areas/fields.
- Planning & green belt
- Preserving green belt.
- Green belt.
- Retain green belt area/wildlife.

Tree Preservation (1)

- More roadside trees.

Social & Community (11)

Public Transport (1)

- Transport issues - Old Woking Road

Recreational Areas (5)

- A playground in the centre of Pyrford (cricket ground?)
- A playground in Pyrford.
- Adding a playground for young children.
- Sports facilities needed.
- Use of open space & amenities

Schools (1)

- Schools

Other Facilities (1)

- Retain local shops/facilities.

Other (3)

- News only
- No fracking or other drilling.
- None



APPENDIX 7.5

Comments from Application Forms after Marshal Parade information Point on 4 July 2015

Village Infrastructure (5)

Traffic (2)

- Traffic
- Traffic Flow

Infrastructure stress (3)

- Medical facilities
- No further development, infrastructure cannot handle it
- Infrastructure has to support the level of population

Built Environment (2)

Limit Development (1)

- Stop housing

Need for more Housing (1)

- Affordable housing for young people

Open Spaces (8)

Protect Greenbelt (6)

- The planned loss of 57 acres of green belt
- Pyrford site allocations (WBC)
- Extra houses on greenbelt. All the extra cars
- Minimum green field development
- Protect green belt land, infrastructure
- Protect green belt land, infrastructure

Farmland/Green Spaces (2)

- Keep Pyrford green
- Local fields

Social & Community (7)

Other (2)

- V interested to help
- Will have notice in front garden



APPENDIX 7.6

Comments from Application Forms after Pyrford Flower Show 11 July 2015

Village Infrastructure (9)

Parking (1)

- Parking outside schools - try walking - no car needed, Some, but not a lot, of new houses

Traffic (2)

- Traffic problems (rush hour)
- Traffic
- Safety, Traffic

Infrastructure stress (6)

- Infrastructure implications
- Overcrowding, lack of Doctors/Dentists etc
- Density of people, regard to school numbers, facilitate health issue -Doctor surgery
- Drs Surgery, number of Dr/nurses, school facilities, shop facilities - to cope with increase in houses/people
- Water, sewage
- Infrastructure

Built Environment (2)

Limit Development (1)

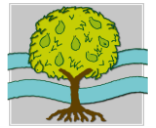
- Overdevelopment of a lovely village
- New building plans (roads, schools)

Open Spaces (12)

Protect Greenbelt (12)

- Removing green belt areas in Surrey, preservation of nature
- Save the Green belt
- Over development of Pyrford
- Green belt
- Protect green belt
- Protect green belt
- Upshot Lane
- Stop proposed development on Upshot Lane
- GB12, GB13
- Protect the greenbelt

Pyrford Neighbourhood Forum



- Save Pyrford's green belt fields
- Protecting green belt

Social & Community (2)

Schools (1)

- Schools

Other Facilities (1)

- Shops



APPENDIX 8

Pre-Consultation Questionnaires

APPENDIX 8.1

Responses from Like/Dislike/Change Questionnaire by Category and Subcategory

The responses to this questionnaire have been grouped into a number of topics. The number of comments per topic are given in parentheses. The first column indicates whether these comments were entered under headings Like (L), Dislike (D), or Change (C).

Parking (16)

D	Difficult parking & driving by the church & school
D	Increased cars driving to/from Pyrford Primary and parking there
D	The irresponsible parking by parents at school opening and closing times.
D	Parking outside shops, particular Co-op and butcher needs improving before there is an accident.
D	Parking issues, including battering WI planters at PVH.
D	The number of cars causing hold ups when parents pick up children from Schools
D	Difficulty of passing stationary cars outside Pyrford School during the school run, though parents here seem to be more considerate than those at the Marist school.
C	Parking outside Rosemount Parade. Seems to be a lot of vans there all day.
C	Some more areas to pull in would help especially when buses and lorries use the road.
C	I would like to improve off street parking - particularly for the local schools as the Roads become dangerous during the school run and effectively become oneway roads due to parked cars. Particularly Coldharbour Road /Lane. Speed along this road is an issue - not many vehicles obey the 30 mph speed warning signals.
C	Parking at Pyrford shops - is every car a customer?
C	Parking for parents dropping off and collecting children re Pyrford Primary School
C	Transport system. More disciplined parking.
C	Additional parking outside the shops at Marshalls Parade.
C	I believe that in the St Martins gated complex there is a rule about no parking of commercial vehicles. This means that people who have a commercial vehicle tend to park on Floyds lane, making it difficult for Floyds Lane residents to park. In my view it is unacceptable that Floyds Lane residents are inconvenienced in this way. So, I propose that either the residents of St Martins have the rules changed (or indeed simply disregard them!) or we lobby for a rule to be applied to Floyds Lane restricting parking to Floyds Lane residents only.
C	Parking also a problem at certain times (reference to Marshall Parade & surrounding roads)



Traffic calming (31)

D	No traffic calming measures in the village.
D	Traffic speeding along Coldharbour Road in excess of speed limit.
D	The (traffic on the) Old Woking Road.
D	The village has become a rat run for cars during peak travel hours.
D	Being a cut through for fast drivers wanting to avoid West Byfleet we need more traffic calming.
D	The awful traffic. Pot holes. Bonfires
D	Speeding along Old Woking Road.
D	Pyrford is perfect for the road network, A3, M25 however being so conected makes Pyrford a route for through traffic at peak times and when accidents have occurred on the M25, A3. I work in Cobham and at times it has taken over an hour to get home to do 8 miles.
D	Volume and speed of traffic
D	There are not many things that I dislike about Pyrford although I have concerns about traffic - see below
D	People are in such a hurry. They drive dangerously especially where the schools are.
D	The roads get busy at rush hours as people cut through to the A3.
D	Road conditions and speed of trafic down Pyrford Road
D	Traffic on Pyrford Road
D	Traffic and speed of cars.
D	Traffic in Coldharbour road.
D	Cars speeding through the village, and the daily road rage due to school traffic/parking - having witnessed people getting so impatient they speed through the pedestrian crossing without stopping, there will be a terrible accident there soon.
D	Cut-through to A3 therefore too much traffic
D	Roads increasingly busy
D	Speeding cars, especially in Pyrford Road.
D	Speeding traffic in Pyrford Road and Lock Lane - presumably by people using it as a cut though. I would like to cycle more but these particular roads are terrifying at times and motorists are so aggressive these days!
C	Traffic calming
C	Slow down the speed of traffic travelling through the village, (you are almost swept off your feet walking along the pavement outside the Townsend Cottages some days by speeding cars and vans), refresh the shop fronts in the village.
C	Traffic calming measures.
C	Traffic calming on the Pyrford Road and throughout Pyrford



C	Traffic calming.
C	As above (reference to no 5 above)
C	20 mph limit on Coldharbour Lane from Hacketts Lane to upshot lane.
C	100% the traffic. Either cameras so speeders get tickets or traffic calming but as a last result as that's a pain. And planning regulations that prevent over development.
C	We need some traffic calming on Upshot Lane just before the junction with Engliff Lane on the way towards Pyrford. Cars zoom along there and although I'm not aware of any accidents, it doesn't seem safe either coming out of Engliff or cross the road between the Village Hall and the Arbor.
C	Warren Lane narrows from Home Park towards Church and currently visibility restricted due to undergrowth & overhangings. Should not be a derestricted road as not normal carriage width. S bend at Pyrford Golf Club should not be 40. Road narrows and driver frequently over their half of the road as coming into bends too fast. Lorries & buses also need more than 1/2 of the road. Better to be signed 20 to slow traffic.

Road Maintenance (21)

D	Poor roads (pot holes).
D	Not very much really. Roads need repairing but so do others of course since the wet weather. Be glad when Newark Lane reopens.
D	Road surface conditions are / have been poor. West Byfleet has everything else to offer. It would spoil Pyrford to add anything else.
D	The appalling state of the pavements
D	The condition of the roads
D	Poor conditions of roads
D	Holes in road.
D	Lack of upkeep on roads, surfaces and signs by council.
D	Bad road surfaces and too many potholes.
D	Condition of the roads - lots of pot holes. There's not a lot else to complain about - it's lovely here!
C	Road surface less white paint and more resurfacing
C	Road surfaces
C	Roads - potholes filled. Less litter.
C	Road surfaces. My car, van and bicycle have all had damage from poorly kept roads. Hedges etc need cutting by residents - overhanging paving.
C	Potholes
C	Street cleaning and overhanging hedges
C	Road surfaces. My car, van and bicycle have all had damage from poorly kept roads. Hedges etc need cutting by residents - overhanging paving.



C	"Pot holes in roads
C	Litter on verges"
C	Road surfaces
C	The bottom of Sandy Lane (at the junction with Boltons and Floyds) is in poor condition (pot holes etc). I believe this is a council road so would expect and like it to be better maintained.

Road Improvements (8)

C	More litter bins, especially on Pyrford Common
C	Turning only signs on road in turning bays.
C	Entrance road to Co-op and other shops - quite narrow and room enough to widen! Also the section in Warren Lane between bus stop and church on the hill.
C	The roads
C	Road (Coldharbour) between shops and church to be widened to eliminate bottleneck with cars parked along that section. Parking outside Co-op is going to result in accident.
C	Slight widening of Coldharbour Rd outside of the Church of the Good Shepherd
C	Road width increased slightly on the bend by the church & school in Coldharbour Rd. Parts of the road can take one parked car and two can pass, but the narrow section is dangerous.
C	Access into Lovelace Drive to shops! Road entrance too narrow. Remove bump that narrows on right hand side - maybe a roundabout instead.

Cycling/Pedestrians (16)

L	Generally quiet, friendly and good dog walking areas
D	Cyclists
D	Safety of the road (as a cyclist) along Upshot Lane from Engliff Rd is not good. Too narrow/blind spot.
D	cyclist
D	The annual bike event which causes disruption
C	Cut hedges that protrude into the pavement forcing walkers onto the road
C	A path or boardwalk from Pyrford Road down Lock Lane towards the river Wey as due to increase of motorists it is impossible to walk along with grandchildren in order to enjoy the path along the river Wey.
C	Both the above plus in Sandringham Close itself owing to a two fold increase in traffic we would like to see footpaths for pedestrian safety.
C	Ban cyclists
C	The improvement of facilities for cyclists. Only the Old Woking Road has a cycle lane, and where practical more should be created - or shared use of pavements permitted where



	space permits.
C	We can have golf courses; why not playgrounds and other facilities to attract younger residents! Pyrford Common does belong to our area and easier access via 2 pedestrian/pelican crossings (Ripley Road & Old Woking Road) is required. The provision of a pedestrian/pelican crossing would also help the elderly and handicapped – one former blind resident of my Avenue could travel around but not get from the Bus Stop across the Old Woking Road.
C	Better cycle lanes
C	Control over mass cycling events (inappropriate as a regular occurrence) Better rail and canal road bridges
C	Perhaps we could have a zebra crossing between the Village Hall and the Arbor rather than the current arrangement. It can be difficult to see around the slight bend and up Upshot when crossing from the Arbor side.
C	Create more footpaths on roads regularly used by pedestrians.
C	Council do not back enough to aid walkers. Sign by bus stop stating Public Footpath (although maintained by Council) would be a benefit.

Housing Standards (17)

L	Low density housing.
L	It is quiet and not over developed at present.
L	Very good travel links. Houses in good order and design overall.
L	I like Pyrford as it is spacious. Few houses are identical and gardens large and small are well tended.
L	Its an attractive area with nice, individual homes in large gardens.
D	Gradual erosion of the local environment - "Two for one" rebuilding of houses, development of farmland.
D	Disgraceful condition of area behind pyrford shops
D	Around rear of Pyrford shops is a disgrace
D	The building that includes the shop could be improved - they are ugly.
C	Minimum standards for all new buildings in the area - to include eco efficient standards above and beyond mandatory building regs and sufficient off-street parking.
C	Make it brighter. Plant the shop green space & green verges with spring daffodils.
C	Clean the 'Pyrford Village sign' it looks dirty and unkempt.
C	Village Hall, School fence, Arbor centre & shops all look tired.
C	Keep firm control on planning & infill density
C	Some less-expensive housing, so children of residents or even sheltered housing so more elderly residents can remain in the area.
C	Some money spent on the immediate area surrounding the village hall (I.e. the Social Club, the Cricket Club, the car parking areas)
C	More 3 and 4 bed houses so less of a jump between buying a flat then a house -



encourage more families.

Footpaths/Open Spaces (28)

L	Countryside. Green belt must stay
L	"Green" environment with proximity to London, airports
L	The beautiful surrounding unspoilt countryside
L	The large expanse of green belt
L	Lovely green open space.
L	Semi rural nature and access
L	The green areas that exist in the area that make Pyrford a great place to live
L	Beautiful woods, Community, Church, Walk everywhere
L	Sense of community. Open countryside
L	It is quiet. Walking distance of countryside
L	We've lived in Pyrford for almost forty years and we love the beauty of the surrounding countryside.
L	Semi rural environment. Space. Good walks
L	It's green and leafy with a feeling of space.
L	Congenial residential. Verdant outer suburb. Pleasant residents. Green belt countryside of vital importance.
D	No pathway along lock lane
D	Nothing as it has most things. There is a threat of building on farm land.
C	I think Pyrford Common Park needs to be updated and maintained to a higher standard. It often has litter in the park and the bushes and stinging nettles are always overgrown.
C	Keep footpaths clearer, make a better park, build on the sense of community.
C	Preserve rather than improve - open spaces
C	Protection of green belt and improvement of footpaths and green spaces. Road surfaces.
C	Ensure all the countryside/fields nearby are protected. Ensure tall (proper) trees are kept where possible.
C	The inexorable destruction of the footpaths, ancient meadows - more and more is lost each year.
C	Christmas lights & tree around Pyrford shops up Coldharbour Rd, outside school & church & cricket green. Christmas tree on green by local shops.
C	More green - plant more trees
C	Can we do something to maintain our public footpaths better, especially during summer when they can get overgrown. Sandy Lane (the footpath) gets littered with dog mess, occasionally in their little plastic bags. I would like to see this better policed.



C	The footpath between Ridgway & Hare Hill Close is in very poor condition. Weeds so high at present - impossible for children who use it to walk to school. In the past I have been forced to clear it myself with a strimmer, rake.
C	Restore missing portion of footpath that used to exist in Pyrford Road.
C	Undergrowth along whole of Warren Lane needs cutting back more frequently (especially now thick with spring surge)

Bus Services (14)

D	Lack of buses.
D	Infrequent bus service
D	Lack of public transport.
D	Bus service is unreliable. Frequently late and failing to turn up at times.
D	Lack of transportation
D	Lack of frequent public transport.
D	Poor public transport
C	Bus service
C	Transport. Bus to Fulbrook and later buses. What we have are unreliable and we have lost the St Peters bus.
C	Better transportation
C	A bus service that goes through to Brooklands - maybe just a few.
C	Better bus service (evenings)
C	The bus service - problem is that it isn't sufficiently used as it is an hourly service
C	Public transport

Recreational Areas (11)

D	No public park or open space within walking distance for children to play in or for walking a dog,
D	No accessible (by walking) playground for children. No dog waste bins along Sandy Lane.
D	Park in completely the wrong place.
D	Very little! One comment would be that it hasn't got a central play ground. The one on Old Woking Road is great, but quite far from the heart of Pyrford.
C	I'd like to see a childrens park in the centre of the village, and/or a pathway alongside the roads by the woods to the park at the bottom of Pyrford woods. I find it too lonely to walk through the woods with my daughter to the park, but is too far to walk following pathways from the village along the main road. It would be lovely to open up the cricket ground, with more benches around the perimeter. At the moment it is too closed in, and I don't think very welcoming to just stop and watch the cricket if you are passing. Something like the one in Weybridge. Of course I'm sure that's dependant on the cricket ground owners,



	and perhaps the fences are up because of the proximity to the road?
C	Childrens playground (there is enough room at the cricket ground).
C	A huge improvement from our family's perspective would be a childrens playground and a family pub/restaurant.
C	As suggested at the meeting, a children's play area – but also greater recognition of the one described at the meeting as “Maybury Play Area” but situated in Pyrford Common does belong to our area and easier access via 2 pedestrian/pelican crossings (Ripley Road & Old Woking Road) is required.
C	Park/swings area - on land by Arbor Centre?
C	Recreation Grounds
C	"It would be nice to have a children's park/playground in Pyrford itself. The one at Pyrford Common is fine, but you either need to drive or it's a walk through which isn't ideal for lone mums with toddlers.

Local Facilities (33)

L	Proactive church. Active social club.
L	Local shops. Local school.
L	It has all the amenities and feels like a community
L	For us it was downsizing and retirement! Quiet village, local amenities etc.
L	Local village shops in Marshall Parade especially the CO OP and chemist. Lovely community feel.
L	Location. Local Facilities
L	Village atmosphere and no pubs
L	Good schools, strong church community and a lot going on at the Village Hall. The easy access to Guildford, Woking and London etc also ideal.
L	Local shops. Church. Sports ground
L	Community spirit. Church. Good shops. Location good for travel.
L	The community atmosphere, good for families, school and shops
D	Lack of post office facilities and local pub.
D	No pub! Social Club isn't inviting.
D	Absence of pub and post office
D	Lack of good pub
D	No pubs or restaurants
D	No post office.
D	It has no decent pub and without a post office it fails as a village.
D	Closure of the post office in Coldharbour rd.
D	It has no real centre. I have always regarded it as a suburb of West Byfleet.
D	No pub or place to meet socially for coffee / drinks



C	Post office facilities.
C	Bring back our post office
C	I think Pyrford Village is fine the way it is, West Byfleet needs some more branded businesses like Nandos or a wine bar.
C	A huge improvement from our family's perspective would be a family pub/restaurant.
C	At the meeting you stressed that the average age in Pyrford is high & yet the facilities are not available to cope for them (us – I am 66). Coffee shop or alternative meeting place in Marshall Parade area, Doctor's surgery with all facilities within walking distance, convenience store relatively close on the North side of the Old Woking Road (I do walk to the Co-op).
C	More schooling.
C	More relevant shops
C	Less new building projects in West Byfleet which impact on Pyrford, ie too many residents for one doctor's surgery to cope
C	We have no pub - even if social club could be revamped that would be a start.
C	Would like to see a day centre in Pyrford. Develop the Arbor Centre.
C	Develop the Arbor Centre.
C	Anti more shops as parking difficult now.

Social (16)

L	An independent 'Village' within a busy part of the country. Strong sense of community & belonging, safe, friendly.
L	Community spirit - e.g. active church and flower show.
L	Village Community feel.
L	I'm not a resident of Pyrford, but I do teach classes in the Village Hall, but what I love is the real sense of community that seems to be apparent. Locals coming together for the Little Theatre, the fitness classes, the daytime crèche helping out local families, its great.
L	It's a lovely community atmosphere, small enough to recognise people.
L	The community feeling
L	Very friendly
L	For the most part it retains a village atmosphere, the residents are friendly and helpful, so too are the shop keepers and assistants.
L	Safe quiet environment with a good sense of community
L	Nice community in which we live
D	The litter.
D	Seems to be same people on most committees
D	Litter and people bagging dog poo but not binning it!
C	Bonfires - this is a suburban community and nobody should have to breathe smoke when



	there are recycling facilities
C	Driving courteously
C	The relationship with West Byfleet, since any major issues are going to cross the rather artificial boundary between the two.

Responses Covering Multiple Categories (36)

L	It's a lovely little Surrey village, very near the countryside but with easy access to shops and good communication links.
L	I love living in Pyrford. I like that it is situated close to amenities in West Byfleet and Woking, but close enough to escape to the countryside and canal. It has a real village atmosphere. There is a real sense of community, from the flower show to various groups active in the area. I like the local shops, all that's missing is a post office!
L	Friendliness of the residents, quite and peaceful (mostly), local shops and businesses, proximity to West Byfleet and transport links, close to green fields and woods.
L	Friendly atmosphere, village feel, great school, well kept streets.
L	It's greenness; so close to the countryside and yet close to town amenities of Woking etc.
L	Pleasant peaceful environment
L	Motorways etc. and to facilities in Woking and Guildford. New improved street lighting.
L	Countryside yet close to transport
L	Lovely area with friendly people
L	The village/small town ambience. The convenience, the countryside & the navigation. The history of the area.
L	Being set in the/on the edge of countryside; and that it has a strong community feel to it.
L	It is a lovely quiet area
L	Proximity to Woking Station. Open spaces (such that we are allowed access to)
L	Rural setting. Nice people. Reasonably crime free
L	I moved to Pyrford in October 2008 with my Wife. We love the tree lined streets perfect for walks in the summer evenings. The 30 minute trip on the train into London is fantastic and great for weekend visits. Having commuted regularly it's fair to say Pyrford is the first countryside village you come to on the outskirts of London. Friendly like minded people that work hard for a living and respect and enjoy the countryside around the village. Great pubs serving good food, lovely walks and amazing wildlife to enjoy.
L	It has a country feel. The calibre of residents is extremely good, polite, professional, honesty, family life is excellent. Schools and local amenities excellent too.
L	Village feel. Good school/nursery. We are members of Pyrford Golf Club. Quiet,



	pretty, usually safe neighbourhood
L	Quiet & small local To open countryside
L	It retains the friendly atmosphere of a village with local shops, cricket ground, village hall, churches etc and is close to attractive countryside.
L	The feeling of being in the countryside, People in the main are friendly. A useful group of shops. Near to West Byfleet Station.
L	Open spaces. Sense of community
L	It is a safe area to live, there is very little vandalism, graffiti or litter and it is near to everything I need.
L	Pyrford is predominantly green – reasonably sized gardens, grass verges, open spaces, places to walk, etc. Access to British Rail (Woking & West Byfleet) is relatively good. Community spirit, on the whole, is good (but see 2.)
L	People location countryside
L	Because it was convenient to the main line station when we first moved here. We liked the semi rural area but still near enough for all the local services.
L	Village atmosphere, friendly place, lots to do, history & surrounding countryside
L	Whilst not being what we would call a village. It nevertheless has a good mix of rural & urban benefits
L	Pretty village. Peaceful. Community, history, safe environment. Space, greenbelt land, areas to walk.
L	"A happy village of mixed [??] giving a wide range of social classes who mix well. The Church of the Good Shepherd and School promote good relations"
L	Beautiful rural location but easy access to Woking and travel links, also to A3 and thus motorway network
L	Being next to open country - plus being able to walk down to Station & get fast trains to London
L	Lots of lovely places to walk, friendly people and nice village feel. Having the Flower Show and community things is great too.
L	Great community feel. Friendly people. Close to countryside - walks etc. Good amenities & lots going on - village hall, Arbor, social club, flower show, cycling events etc
L	It's a quiet friendly village. It is semi rural & not too large.
D	Excessive street furniture/signage e.g. green square 30mph signs on Pyrford Road. On-street parking
D	Some snobbishness exists, lack of some facilities in the village itself (see 3.). My own area (North of the West Byfleet – Old Woking Road) does not always feel part of Pyrford (especially with the recent Ward Boundary proposals), too much inconsiderate parking. Some parts seem to be cut off from the local community i.e. Rowly Bristow site.



Other Responses (14)

L	It is a nice place to live (2 years) having lived in Hampshire for 37 years.
L	I have been here for 54 years and not found anything I like so much better to warrant moving
L	Nothing, really. I would prefer to have been in West Byfleet which is my postcode.
D	I actually can't think of anything I don't like about Pyrford!
D	Nothing I can really say on this as I don't know it well enough on a day to day basis.
D	New boundaries
D	Nothing really
D	Not a lot.
C	
C	None
C	Again, not sure what I could comment here.
C	Lived here 32 years
C	Pyrford is without doubt regarded by the local authority (e.g. Surrey CC and Woking BC) as the poor relation - a thorn in their side - so often mention is made of W Byfleet, Byfleet, Maybury and Horsell but not Pyrford. Pyrford must not be split across 2 wards.
C	No suggestions



APPENDIX 8.2

Responses to Objectives Questionnaire

Footpaths (2)

- Please could the 2 footpaths from Hare Hill Close to the Ridgeway be cleared and resurfaced
- Added bridlepaths to Q2 and Q3

Other Facilities (9)

- I wish for tennis courts at Pyrford Common and a pub
- Would be amazing to have a pub in Pyrford
- Pub. Coffee shop - every day opening
- Wishes Gastro pub
- Pub
- Local coffee shop. Pub.
- Would like tennis courts in Pyrford Common & more cycle paths (there is a lot more overleaf)
- Wifi hotspot. Zip wire. Pub. Café
- I would like there to be a pub in Pyrford

Building Density (1)

- No high density or flats

Riders to specific questions (4)



APPENDIX 8.3

Responses to Open Spaces Questionnaire

In addition to the multichoice questions, responders were asked two further questions.

Where would you suggest that new house building within Pyrford would be acceptable?

Have you any other comments to make on Pyrford's green belt?

Where would you suggest New House Building? (30)

Against Any New Build (8)

- No new house build - no secondary schools to support additional development
- Nowhere
- Nowhere
- Nowhere in Pyrford
- Nowhere
- I think it is unacceptable in Pyrford
- Nowhere - infrastructure can't support it
- It wouldn't

Reluctant Acceptance (6)

- Brown field sites only
- Avoid if possible
- Don't know
- Do not know of any
- New house building is hardly acceptable but I guess it will have to happen
- Do we need more?

Infill Only (3)

- For infilling of back gardens(+ Teggs Lane/Upshot both sides)
- Infill only
- In one or two space infill only

Protect Surroundings (5)

- Retain woodland. Possible farmland
- On least valuable amenity areas
- Very few plots - just as well no infrastructure
- On existing developed land
- Any area not directly next to existing houses or where large nos of trees will have to go



Suggesting Specific Sites (8)

- (For infilling of back gardens) + Teggs Lane/Upshot both sides
- Look on Klik2 see p20 - Pyrford
- On Guinness Estate
- Site of Oakfield school
- Farmland to the west of Upshot Lane & north of Pyrford Common road
- Around lower Pyrford near Rowley Court
- Land behind the Arbor Centre
- There are already plans to develop on old Oakfield school

Other Comments on Green Belt? (20)

Protect Completely (8)

- Pyrford's green belt is its attraction
- Pyrford is a very special place, to remove the green belt would destroy this special place
- Ensure it is preserved
- Remain as it is
- Very strongly believe countryside should be preserved. Have lived here 15 years.
- Protect green belt
- Once it has gone it's gone
- Leave it as it is please

Try to Protect (4)

- We should try to keep it and if we have to build on green belt as few houses as possible
- Can be sacrificed if additional public facilities are provided in return
- Surrey is renowned for being a green county and this shouldn't change
- It would be a pity to spoil the reason people love living here i.e space, qual., green but also amenity + community spirit

Protect Specific Areas (5)

- Do not agree with new school for Shey Copse
- Protect Wey Valley, Warren Lane area, Pyrford Common
- Please preserve Pyrford Common
- Protect wood/canal area

General Comments (3)

- Stated some while ago
- The roads are narrow and already crowded
- If possible provide access for all to enjoy



APPENDIX 9

Comments from Local Presubmission Consultation 12 May – 22 June 2015

Village Infrastructure (113)

Parking – Marshall Parade (4)

- 1.The street parking in Marshall Parade is sufficient. The simple step of painting in the parking bays would lead to fewer parking issues. 2. Long cars are often guilty of overhanging onto the road causing hold-ups as other vehicles negotiate around them. A slice taken off the very large pavement would solve this problem.
- BE1b It is difficult to see how parking at Marshall Parade can be improved without spoiling the character of the area. It needs to be limited to say 1 hour.
- What/where is the Sandringham Close Leisure Ground? Could the green space next to Marshall Parade shops and on Coldharbour Road not be better utilised to provide a safer/less congested location at school drop off times?
- One exception to this is the green space next to Marshall Parade. I believe that due to the massive increase in traffic since the 1950s when this was built the access road and turning off Coldharbour Road is too narrow and probably dangerous. Surely this access would be widened with a small loss of green space - this would improve road safety for all. I also believe the pavement outside the co-op to the off-licence could be reduced and the parking bays widened.

Parking – School (8)

- Also, any proposals relating to schools should place the onus on the school to manage parent parking/road safety outside the school area, prevent hazardous parking and to actively encourage parents to walk their children to school. At least the parents at the primary school only park on one side of the road so far (unlike the Marist) but they do not leave gaps for passing vehicles to go into when traffic is coming from the opposite direction meaning that the vehicle with right of way actually has to go up on the kerb to avoid being hit.
- All developments should provide adequate off street parking
- Adequate off street parking should always be provided
- The on street parking outside the school should be dealt with. The road should be widened.
- Traffic is far too congested at Primary School start/end times. There needs to be offroad parking provided, before serious accidents occur. The school is set to enlarge, but parking remains at a premium. My suggestion is to widen the road, by using part of the verge on one side. This could create a single file of parking spots, from the Arbor to the school/church.
- Safer road parking measures around the Church & School essential.
- Any proposed development at Pyrford Primary School, must provide sufficient parking for staff and visitors on site, not in surrounding roads.
- Please note, attached letter to Councillor Christie, concerning the proposed development at Pyrford Primary School, and its effects on immediate residents re parking, both on site and parental obstructions.
- We the residents in Peatmore Avenue are increasingly concerned over the irresponsible and inconsiderate parking by parents at Pyrford Primary School. This



situation has worsened since the curtailment of PCSO's, who by making occasional visits, kept in check the inconvenience of such parking and access problems. We now hear of plans to extend Pyrford Primary School, but lack any information, plans or drawings on how this is likely to affect residents. From a telephone conversation with Cllr Chrystie, that this project is government funded, not directly involving either WBC or SCC, and therefore immediate residents will have little or no time to make comment. It is also understood that the 'new' buildings will be of a two storey modular design, which will hardly fit the local landscape. We also understand that whilst building work (both destruction and rebuilding) it is the intention for children to be accommodated in the school during the work, surely this is a Health and Safety issue, due to the dust and dirt that is bound to be raised in close proximity of children.

- The only access to the school is from Peatmore Avenue, which is a narrow road, so we ask what arrangements are proposed for: 1. Access to the site. 2. Parking for School staff and Contractors vehicles, bearing in mind the present difficulties with parent parking. 3. Noise and Dust abatement, considering that many residents are elderly (This is a Health and Safety matter). 4. Access to residents properties will not be compromised at any stage of the project duration, estimated to be 9/12 months from commencement. We hope, that before any full consideration is given to the expansion of Pyrford Primary School, the immediate local residents will be fully consulted and their views given proper consideration.

Parking – Verges (3)

- If the verge along Coldharbour Road is deemed to be important then there should also be no parking on the grassed verge (apparent in several places)
- Additional parking must not encroach on green space.
- Adjacent verge on Coldharbour Road. The stretch of road from Marshall Parade to the Village Hall, becomes very congested during school terms, and if the Church is in use. Cannot some 'lay byes' be constructed on the wide grass area on that part of Coldharbour Road?

Parking – Onsite (15)

- With regard to BE2. We would suggest a lower proportional allowance for on-site visitor parking
- Provision of adequate off-street parking for new developments should be mandatory.
- New developments must include adequate residential parking spaces within their own plot - to prevent 2nd or 3rd car being parked on road and causing hazard. Realistically these days a one bedroom property often has 2 cars there and it is not unusual for 3/4 car households - parking the overspill cars regularly on the road causes congestion and hazard on the roads. New planning should try to avoid this. If necessary imposed parking restrictions to enforce this and ensure developers incorporate realistic car park spaces - not just the minimum they can get away with.
- Re SCS 1 (b): I would suggest adding 'adequate' before 'off-street parking'.
- Ensure no additional off site parking as much as is reasonable.
- BE 2 Sufficient visitor parking should be obligatory and free to use.
- BE2 Sufficient additional parking should be obligatory and cost-free and permit-free to users.
- SCS 1 Off-street parking provided should be free to use.
- Adequate off-road parking must be included in all developments. Main roads to be surfaced with minimum noise material.



- BE2 especially
- Not keen on developments requiring on-site visitor parking.
- With respect to BE2: additional on-site visitor parking must not be visually intrusive, nor result in loss of useful drainage areas.
- Ideally any new developments must include at least a garage for each unit and additional on-site visitor parking.
- Change supported to urged.
- Yes but where?

Parking – Other (13)

- The parking issues along Coldharbour Road between the shops and the village hall are mentioned several times in the document but with no apparent plan to address. Parking restrictions (and enforcement) are very much needed by the old post office building round to near to the entrance to the COGS where the road becomes single lane on a long and blind corner.
- The other area of note for parking causing a blind corner is where Sandy Lane emerges onto Boltons Lane. Parked cars on outside corner of the bend mean that when driving Floyds Lane it is often necessary to proceed round the corner without being able to see if there is anything coming in the opposite direction. In addition the dropped kerb by the Rowley Bristow memorial down onto Sandy Lane is often completely covered by a parked car or made inaccessible due to parking on the pavement before the dropped kerb.
- We are already struggling with the amount of traffic in the area, very poor and inconsiderate parking at both Pyrford C of E and Marist schools. Marshall Parade shops has insufficient parking for shoppers now, how can the area manage with any further changes.
- One should also look at the impact of car parking in roads especially in roads close to West Byfleet and the commercial premises and Network Rail train station and consideration should be looked at for expanding the CPZ scheme or double yellow lines to these affected roads when new developments happen.
- Additional parking should always be free of cost and Pyrford should be kept free of residents permits and parking fees.
- Car parking charges and residents permits should not be introduced anywhere in Pyrford and new developments should not be allowed to lead to such overcrowding.
- Not so much a problem as in Maybury or Sheerwater, but control parking on the grass verges.
- BE3 No parking of caravans, lorries, or high sided vehicles.
- Would suggest that a car parking strategy is also required because it is already difficult to park around the shops. This is a significant change in the 15 years I have been here.
- One word, parking, is conspicuous by its absence, not just for visitors.
- Having lived in the area for 50 years it would be nice to keep Pyrford Village as it has always been, smallish and friendly. Parking and speeding is a nightmare now (such a shame)



- Parking by commercial vans overnight also parking in turnaround spaces. To add a "Turning Only" sign on road.
- Residents who fail to observe encroachment on to road verges should be subjected to legal proceedings.

Traffic – School (2)

- Traffic has increased significantly since children from other parts of Woking have been accepted at Pyrford school. Why has this been encouraged when no school bus operates
- Add "Traffic flow" to "highway safety"; if a larger school, to accommodate children living outside Pyrford is to be built, then an increase & expansion of access roads, car drop-off facilities & parking will be needed for the free flow of traffic when the school opens & closes.

Traffic – Calming (3)

- Significant traffic calming measures along Coldharbour and Pyrford Roads.
- Proposals must not be detrimental to vehicular congestion and traffic flow. No additional "traffic calming" measures should be permitted such as speed humps; staggered parking bays on opposite sides; or cycle lanes.
- Contrary to comments in the Plan, we believe some form of traffic calming is needed on the section of the busy Coldharbour Road, between the end of Hacketts Lane and Marshall Parade. Although the narrow road here is bordered by pavements with overgrown hedges, pedestrians can be just inches away from traffic that is frequently travelling at excessive speed.

Traffic – Rat run (6)

- Speeding through the village by vehicles does not appear to have been addressed or acknowledged. The speed activated 30mph warning sign in Coldharbour Road travelling into the village from Upshot Lane has not been working for over a year and needs to be repaired/replaced. Is there going to be some form of survey to assess the speeds achieved along this stretch of road with a view to proposing some form of traffic calming solution to this 'rat run' during the majority of the day? Inconsiderate parking by those using Pyrford School is also an issue.
- Measures should be taken to limit traffic cutting through Pyrford to Woking and the A3/M25. This has got worse in recent years and will significantly deteriorate if the Wisley airfield development occurs (hopefully not). Roads are too narrow for large cars / vans (although they can get over the restricted access on the bridges) and pose a large risk for the increasing numbers of cyclists.
- Cars use Lincoln Drive as a shortcut, cars travel too fast early morning, and early evening, and there is one really irritating car that has souped up his exhaust pipe that comes past very fast, and noisily down Lincoln Drive, and then proceeds to floor it along the Old Woking Road, still with the antisocial exhaust pipe. Please help, it ruins children's sleep. It did stop for about 4 months.
- One noticeable development is the apparent increase in the number of large lorries coming through Pyrford - quite why this is is not clear to me; but it can be a problem, especially in Engliff Lane which is not that wide. On summer weekends there seem to be large numbers of cyclists riding through Pyrford following the Olympic route; and one does wonder whether Engliff Lane and the road past St Nicholas church is going to be adequate in future (if it is now). My worry is that there is going to be a serious life-threatening accident somewhere along this route in the near future.



- Further developments on and off the Old Woking Road can only create more chaos. Single lane traffic - one road to A3/M25 Guildford etc: ludicrous!!! Do the planners ever use this road? I remember when it was a "country" lane.
- The approach road to Woking from the A3 is predominantly via Ripley and either Pyrford Common Road or Oxshot Lane/Pyrford Road. This means a lot of traffic in the Pyrford area. Consideration to a new A3/Woking road by-passing Pyrford should be considered.

Traffic - Increase Concerns (17)

- Proposals that will substantially increase traffic should be considered very carefully, as we have a lot of traffic already.
- Would some roads need to be widened, eg Upshot Lane, pavements made, etc to allow for this extra volume should additional housing be built????
- VI 2 - this is the main area where an increase in traffic load is mentioned yet traffic can be major threat to preservation of character. Not sure whether plan can emphasise concern in this area.
- Traffic increase and pollution are a related issue and may be VI 2 could also refer to pollution hazards.
- Traffic flow in Pyrford should not be worsened by any proposed developments. Traffic impact studies shall be required by any development of more than 5 or 10 dwellings and these studies should show no worsening of traffic flow or safety particularly around local schools where protection of our children is critical. Any mitigation steps necessary should be funded by developers.
- Existing roads can hardly cope now with a) the volume of traffic, and b) the size of modern cars, especially 4x4's. Any large development should include new or widened roads.
- I and my neighbours are very concerned about the impact of even small developments which could impact Pyrford Road
- Where a proposal results in a significant increase in vehicular movements the opportunity should be taken to enhance local highway safety, not to merely maintain the existing level of safety, particularly in relation to pedestrians and cyclists.
- VI 2 New roads and traffic will become issues.
- The infrastructure & road systems in the village could not cope with a significant increase in traffic. This needs sorting out before any developments.
- Development WILL increase the need for vehicular movements and have an adverse impact on existing highway users (cars, cycles and pedestrians). Provision of road 'improvements' would be contrary to 'keeping the character of the original'. Traffic calming reduces the capacity of the road system and will result in more frequent 'gridlock' events
- Proposals that will result in significant increase in vehicular movements must demonstrate how they will not affect the current congestion that is already experienced in the area.
- Under VI2 any significant increase in vehicular movements must take into account current and future over usage of the roads.
- Congestion is another factor, particularly with so many children being taken to school by car.
- and that unacceptably high levels of increased traffic congestion will not result.



- Traffic on Pyrford Road is a problem now, what are the plans for this area as there is a dangerous bend Dodds Lane/Hollybank Road..
- Teggs Lane/Upshot has least access to rail services and therefore there are other sites much more suitable for development e.g West Hall which is closer to wider roads and the train. The 'village feel' and safety on the roads would be detrimentally affected and this will be strongly resisted, if proposed.

Traffic – Other (5)

- The junction at Old Woking Road and Norfolk Farm Road is extremely dangerous for pedestrians and other road users. There should be some plan to reduce the danger.
1. Double roundabouts 2. Traffic lights 3. Pedestrian crossings
- The staggered crossroads where Pyrford Common Road and Norfolk Farm Road meet the very busy Old Woking Road is a dangerous crossroads. This is particularly so for Pyrford residents north of the Old Woking Road wanting to turn right from Norfolk Farm Road on to the Old Woking Road. Any further increase in traffic would only exacerbate the situation.
- Dare we include motor vehicles in this section?
- VI2 is particularly relevant and important given the density of traffic on the Old Woking Road at peak times.
- Highway safety should take a holistic view of all developments in the area, not just those which relate to Pyrford.

Traffic - Strengthen Policies (4)

- Again, make firm proposals rather than wishy washy suggestions
- Again, make firm proposals rather than wishy washy suggestions
- Would it be good to better define the "significant increase" in traffic; for example x movements per hour.
- I would prefer to see significant removed since even small increases can cause havoc to road safety in some circumstances.

Cycling/Pedestrians (8)

- The provision of safe cycling routes through the Pyrford Neighbourhood in keeping with its historic relationship to the Olympic Cycling Route.
- Address cycle way plans - a safety issue now guys appear to moving off the golf course and onto the roads!
- Could we have cycle paths wherever possible and sensible, and pleasant paths going through new developments to encourage enjoyable safe walking and cycling for people of all ages.
- Cycle paths in here?
- The provision of cycle lanes within the village?
- Access to the children's facilities and the field on Pyrford Common involves crossing the main road at this point. This is another road problem which needs to be addressed with any further housing developments especially if affecting traffic loading on Pyrford Common Road.
- People should be encouraged to walk or cycle with proper crossing points installed at the end of Lovelace Lane for the pedestrians and more cycle racks for the cyclists.



- Improvements to pavements and pedestrian access is essential as are good bus services otherwise those attracted to the location will only be car owners.

Water/Sewage/Drainage (11)

- You haven't mentioned the impact that more housing would have on water pressure which is already not all that good
- Water pressure is relatively low (compared with Woking) and must be addressed before new building is undertaken.
- Improve water pressure which is already bad in this area.
- Re V1a this came to light recently when Clandon Park was not saved from the fire due to lack of water pressure. So, more houses, more fires, more risk to life.
- SUDs should be a condition of any new front gardens
- Sustainable drainage systems should be incorporated into all developments of 10 or more; and/or all hard standing areas should be of a porous nature to avoid excess run-off.
- Sustainable drainage systems should be incorporated into all developments of 10 units or more (or equivalent scale for non-residential development) irrelevant of their location.
- I agree with the sentiment and principle of policy VI3 but I do not think it appropriate for the Plan to prescribe the nature of SUDs systems which will need to take account of the nature of any proposed development.
- Re VI 1 (a): In addition to a survey I would like to see an action plan resulting from the survey showing what action would be taken (and when), with regard to existing infrastructure issues such as sewers.
- There must be sufficient sewage facilities to accommodate any planned development
- How is the sewage and water network to support additional housing, assume this needs to be upgraded and will cause even longer disruption and congestion, as in Old Woking.

Telecons (3)

- A choice of high speed telecoms, which is to say fibre and copper local loop. Despite having a fibre junction box at the end of our road, Virgin & the developers (Antler) refused to co-operate.
- Subject to no impact to tree roots and no significant disturbance/impact on existing properties.
- Also for existing properties.

Overall Infrastructure (11)

- Infrastructure first, and then the house and householders!
- V1 (a) - should apply to even a single unit.
- I have, with some reservation, supported VI 1 (a). My concern is what is meant by 'a full infrastructure survey'.
- Any major development will need roads, a new school, and new doctors' surgery. All those facilities at the moment are already overfull.
- Provision of adequate infrastructure is paramount to prevent chaos reigning in the existing environment - whether that be roads; public transport or local services such as schools; health centres or shops. Parts of Pyrford have narrow lanes and no



pavements to access the current very limited public transport service. If the Wisley Airfield development were to go ahead, the impact on Pyrford safety and traffic levels via the cut through to West Byfleet and Woking amenities would be huge. Any housing proposal for Pyrford would have to be considered in tandem with the authority responsible for Wisley.

- Impacts on current services should be baselined now. It is difficult to get doctors appointments and find NHS dentists. School places etc already at capacity. Therefore further population growth would still need investment in base services.
- To some extent the age of the local population is irrelevant. Any increase in the local population should be accompanied by a commensurate improvement of the local , already overstretched, infrastructure. This includes transport, roads, schools, and health facilities, including hospitals. Also with a larger community more emphasis should be placed on local children attending the school nearest to where they live! This should be the main admission criterion.
- I am against any development outside the existing village infrastructure. Only development that should go ahead is on existing building (demolition).
- Agree with policy but reluctant for major development proposals in the first instance.
- I agree about providing for the young and for older people. Older people would probably welcome plenty of seats in attractive places, so that if they are not strong walkers, they can rest along the way to the shops, church, the pub etc. All bus stops need seats, so that the elderly and infirm, pregnant ladies etc can sit down comfortably while they wait for the bus.
- What type of additional services?

Built Environment (56)

Housing Standards - Marshall Parade (9)

- I have supported BE 1 but I am not happy with BE 1 (b). The words 'any development or refurbishment' is very sweeping. Also Marshall Parade has 2 faces - in Coldharbour Road and Lincoln Drive. I am not sure that the Coldharbour Road aspect should necessarily be the dominant one.
- Marshall Parade should be kept as shops, never replaced with residential. Tarrant built houses or those of similar character/age that are so symbolic of this area, must not be demolished and replaced with modern houses without the agreement of neighbouring residents. We have seen beautiful character properties in our road destroyed in recent years.
- Pleased to note that when the new Townsend cottages were built they were in keeping with the architecture of the old post office building.
- I am not sure why any redevelopment of Marshalls parade should be designed on the basis of the Townsend street cottages as this style is not the dominant style
- Disagree that Townsend Cottage area should be preserved. Need shops more. Area is already mixed development.
- BE1b Totally agree.
- The current "Parade" is not exactly in keeping anyway. Ideally any new development at Marshall Parade should look aesthetically "pleasing", but as the current Parade is not in keeping with the Victorian scene on Townsend Cottages, it is functional, and we need small shops.
- BE1b does not appeal to us. We find the surrounding other houses more attractive.



- Disagrees with BE1b. Any development /refurbishmen to of Marshall Parade should, in our opinion, be in architectural harmony with the existing Arts & Crafts designs which are more prevalent & pleasing in Pyrford. They should not be like the present cheap block style architecture of the 1960s. Neither should the style be in the "one off" original cramped 8 Victorian Artesan cottages, which are not representative of houses in Pyrford: and the three new Townsend style properties were designed so they could obtain planning permission with no objection & were inexpensive & small so they could be shoehorned into the space available. Any more of these industrial style terraced buildings , would in our opinion, not be sympathetically in keeping with the open & more elegant feel in Pyrford..

Housing Standards - Maintain drainage (3)

- I understand the need for new housing and re-developing brownfield sites. Where possible could we avoid the following: If any grass or vegetated area is covered with a hard surface, could it please be porous, so that we minimise local flooding and allow rain to percolate naturally through to the soil bedrock below. Could we encourage or at least permit solar panels? eg where the site permits, have sloping south-facing roofs.
- SCS 1 (b) All hard standing areas should be of a porous nature to avoid excess run-off.
- Gravel driveways should be encouraged.

Housing Standards - Conform to Surroundings (12)

- Ideally all new developments should have a brick/tile external appearance and tile / slate roof in sympathy with existing street scene.
- The height of new development should also be considered i.e. light, overlooking current building etc.
- Any new development in a road already designated as an "urban area of residential special character" must maintain the character of the local housing stock. i.e. in some roads WBC have insisted that Surrey farm house style must be built to blend in with the existing houses versus submission for "futuristic" type housing which is out of character with the existing in a road.
- I am not averse to redevelopments that are modern and interesting alongside Victorian surroundings. Look at the spectacular results of ultra modern buildings in London next to period
- In BE1 above this wouldn't necessarily mean that the architecture should strictly follow the look and feel of the surrounding properties.
- height of existing buildings
- Having said that, I would like any new developments to be well built and spacious to enable young families to have a good quality of life - something lacking in a lot of new houses and flats that are put up for a quick buck by a lot of developers.
- Quality of design and materials is important
- VI 1b: we wouldn't want phone masts impacting on existing housing
- Keeping with original character is not essential. Modern designed dwellings can still be appropriate if well designed.
- Planning restrictions on the extension of existing dwellings seem virtually non-existent. This has resulted in some inappropriate and unsightly development of properties. It also has the effect of lifting these properties out of reach of people at the lower end of the housing ladder.



- Keeping with original character is not essential. Modern designed dwellings can still be appropriate if well designed.

Housing Standards - Street Features (3)

- It's a shame that the new black Victorian lamp posts were not continued all the way along Coldharbour Road. They are very attractive.
- Roads, bridges, canals (civil engineering) and so on are important parts of the look, feel and functionality of the built environment, but all the items above appear to stop at the 'front fence' and don't consider these elements. For example, the main document comments favourably on the recent bridge rebuilding near Newark Abbey, but it is not clear (at least to me) that any of the proposed policies would have spoken to that development.
- Street lighting should be in keeping with the area. Any street furniture/signage for events in the area need to be in keeping with our village look and feel. Good example are the poppies on the lampposts, wouldn't want large sponsored boards.

Housing Standards – Density (3)

- The current density of housing in Pyrford with respect to green areas and is highly regarded. This should not be reduced by any development and if a proposed development should reduce this then it should not be supported.
- The character of the whole of Pyrford and any developments would be helped by a strictly enforced minimum plot size. For example the properties in Pyrford Heath were covenanted to have a minimum plot size of one third of an acre.
- I do not support development proposals that would increase density of housing or increase vehicles under any circumstances.

Housing Standards - 10 residential units (5)

- Ref V1: If infill within the village boundary is conducted, then I would disagree that more than 10 residential units would be appropriate. Any development outside the boundary should be resisted.
- Multiples of developments comprising 10 or more units
- Proposals for developments comprising 10 or more residential units should be required to demonstrate an installed capacity for renewable energy generation of greater than 20% of the new load - to cover both electrical and thermal demand.
- What is developments are restricted to 10 houses at a time?
- 10 units seems too many - depending on nature of units - so a lower threshold may be appropriate to ensure infrastructure isn't overwhelmed if a number of such developments occur.

Housing Standards - No more building (4)

- Although this has been completed we feel that NO MORE BUILDING should take place in this area.....The question is 'WHEN IS ENOUGH, ENOUGH ?' Do we in Britain just continue to build or will there come a time when the planners will say there is no more reasonable land space available. As an Island with lovely pastures and coastline it is about time we said we do not have the room to continue building?
- No development should take place unless it is on existing buildings.
- We are against any large scale housing developments in the area or indeed multiproperty development.



- Developments to be kept to a reasonable minimum and in areas of no drawback to existing countryside.

Housing Standards - Need for (affordable) housing (11)

- Re BE3 (e): I would like to see similar, if not the same, requirements for storage facilities as those on the traveller site template so that there is equality of treatment.
- There is an acute shortage of new property in our area. We need flexibility in planning, not restriction
- There is a housing shortage that is preventing even well paid, young professionals from getting on the housing market in aspirational areas like Pyrford. It should be accepted that new developments will be required to meet this need, and trying to prevent this on grounds of aesthetics not conforming to historic norms should be discouraged.
- If we apply this throughout England then very little development will take place. You will then have to accept your children will not afford new houses or move to undesirable locations
- Consideration must be given to the demographics and if attracting first time buyers offering suitable next steps housing.
- BE1 suggests that any new dwellings should be in keeping with dwellings already prevalent. Bearing in mind most properties now fall into the upmarket category, this to a large extent, would prevent the development of affordable housing.
- Any developments should concentrate on affordable housing, rather than upmarket properties. In relation to increased traffic safety isn't the only issue.
- It is not clear what is meant by "development". Does it mean flats (how many storeys?) houses (terraced, semi-detached, detached) or other types of buildings. Therefore cannot state "agree" or "disagree".
- Given the pressure for additional housing we need to accept new developments can differ from the houses around them.
- We do need more small family houses in Pyrford. The Lovelace Drive estate is mostly 4 bedroomed housing now. Before it was 3 bedroomed & suitable for 1st or 2nd time buyers.
- I have been concerned for a good while that we have a situation of house blocking in Pyrford! Many people love living in Pyrford and don't want to leave the area if their circumstances change but there are very few smaller properties in the village to downsize down to! I understand that the new development on the Oakfield School site has 5 luxury apartments which cost a fortune and they are all spoken for!! Just a thought!

Housing Standards - Strengthen Policies (4)

- This is all too flexible, replace should with must
- This is all too flexible, replace should with must
- I would prefer to see the replacement of "should" with "must".
- After "Development of these sites will not be permitted, other than" changed "in very special circumstance" to "in any circumstances".



Historical Areas (2)

- Several historical areas in Pyrford could be designated Conservation areas to protect these areas for future generations. The Old House and the Lees farm buildings and Warren farm are two particular sites that come to mind.
- St Nicholas Church & Old School

Open Spaces (91)

No new development (7)

- Any kind of replacement of the natural habit or green environment by building development will not be supported, and will be strongly opposed.
- The green belt is 'under review'. Development will adversely affect all of Pyrford's open spaces. Please show me a 'development' that has resulted in an improvement to the 'wooded and leafy character' or 'attractiveness of public rights of way' of Pyrford.
- There should be no development on the Pyrford Escarpment as this is recognised by the Council as being an important landscape feature which contributes to the character of the area.
- Developments should never be permitted in any circumstances.
- While agreeing with SCS1 that our assets are highly regarded I would not accept further development proposals which were put forward with some small support for asset renewal should be accepted. Why would we accept new development at all? All new development should be brownfield.
- I oppose any green field development in our area.
- Pyrford Common with the exception of the field, childrens play area & car park, the rest is now under the management of Horsell Preservation, am hoping that this will now be "Green Belt", and then perhaps Woking Council will make the field 'Green Belt' as well.

Need for new houses (2)

- I have supported the sentiment of OS 4 but I feel (b) - particularly the second sentence - is rather too sweeping. However I have difficulties with OS 5 as worded. We need houses desperately and, if it is unavoidable, I do not believe that the loss of a few trees, if unavoidable, should take precedence over the need for new houses.
- Couldn't see the map. We must allow more houses to be built somewhere. Why not opposite Pyrford Common.

Preserve farmland (6)

- Farm land is a limited non renewable natural resource, of economic importance to the nation; once used for building it is lost for ever. Building should not be permitted on farmland.
- Absolutely no building a huge housing development on fields currently owned by Burhill Gold Ltd. It would totally destroy the village and undermine the infrastructure.
- Surrounding private farm land should be included as safeguarded assets as they make up the area.
- We must try to stop any more farm land or natural woods being destroyed for houses. Pyrford is a lovely village - we do not want to become Woking lite.
- My worry is building on farm land on Church Hill area also on land around Parvis



Road.

- Strongly object to any development plans on fields in Upshot Lane. Suggest Wisley Air Field (with its own infrastructure) is better option.

Flood plain (11)

- That the River Wey Flood Plain is utilised for extending the open space facilities such as sports pitches (football, rugby, etc) --- albeit mindful of the fact that its primary use as a flood plain is not compromised. All clubhouse / changing facilities to be built on the fringe of such area to avoid excessive build costs on flood plain land and to avoid any development excessively altering the landscape.
- Disagree to any developments on flood plains
- Please AVOID building on the Wey flood plain if possible. It's an important open space, and natural flooding is better for the flora and fauna than artificial drainage systems.
- Building on flood plain should be avoided to maintain the natural balance of the area and landscape
- VI3 Development should not be allowed at all on the flood plain.
- Development should not be allowed at all on the flood plain.
- I do not agree with any proposal to develop the River Wey Flood Plain. I do not want any Development in this area!!!
- No development should be allowed on the flood plain at all.
- There should be no building on the flood plain.
- River Wey flood plain must be preserved/protected - Building development would create problems not solve them.
- No buildings should ever be put on flood plains - nature will always win.
- Open Spaces

Biodiversity (8)

- Trees are important for bats, woodpeckers, squirrels and insects as well as for themselves. If a tree is chopped down for development and another one cannot be planted on the development site, there should be an obligation to plant one somewhere else (ie require offset as a last resort, somewhere in Pyrford.)
- Preservation of bat sites - surveys, etc to comply with existing rules
- OS4 b) should include other species, for example, Bats, Bees. Management of green spaces/wildlife habitat should be formalised, to cover such things as maintaining and reintroducing local species of flora, eg. introducing native bluebells.
- Sensitivity to the area regarding eco-friendly solutions, not fields of solar panels/wind turbines. Village continuing to be green. VI 3 Any development/drainage system should not put existing wildlife and habitat at risk.
- Golf courses in Pyrford have important wildlife. Special care taken by these places to protect their wildlife is imperative. Too many times around here at courses such as Traditions, wild flowers have been strimmed and trees have been cut down. It is also of utmost importance that these places feel responsible for protecting our wildlife. Both Traditions and Pyrford Golf club are situated on low lying areas and rely on ditches to drain their own land and the land around them. It is important these ditches are maintained, which has often not happened.
- Is the last section really necessary in the context of a more general plan?



- I feel that special attention (BE3a) to using hedges on all plot separations as hedges will encourage all wild life especially hedgehogs to roam from garden to garden.
- Implied agreement with OS4a and OS4c, but disagreement with OS4b and ? against OS4d.

Green spaces (14)

- Residents don't only need homes but also green places to walk and exercise in and to breathe open air as well
- The fields alongside the footpath from Dodd's lane have not been mentioned. These are valued areas of open space that I would want to be preserved as contributing to the rural and green nature of Pyrford. Development here would significantly impact on Pyrford Road.
- New developments must respect, and accommodate existing public footpaths.
- Well done to those who put the survey together. It is so important for Pyrford to keep our green and village environment.
- OS2: The inclusion of Sandringham Close Leisure Ground appears counter to the criteria and risks a loss of credibility. The area is not easy to find or signposted. Teggs Lane field is a very valuable open space, and while not covered in the above if lost would have a significant detrimental impact on Pyrford. The danger with not mentioning it in this process may imply that development on this land would be acceptable.
- Agree: Old Pyrford Green should be protected.
- 1. Pyrford Common on both sides of Pyrford Common Road 2. Rowley Bristow land. 3. Old Pyrford Green
- Maintenance of public footpaths & bridleways must be supported. They offer part of the richness and quality of life that are part of Pyrford's assets.
- Additional parking must not encroach on green space.
- Very important we keep our green spaces.
- Hold green spaces. No mention of Pyrford Green - the field & footpath alongside Henry VII Cottage.
- I should like the green spaces either side of Upshot Lane and of Church Hill to be included in OS2.
- Concern about the land and public footpath & wood with access from Dodds Lane/Nuffield Health. What is happening to the field/wood. Is this Pyrford or West Byfleet forum?
- Some (if not all) of this is in place where Aviary Road Conservation Area extends

Strengthen policy (20)

- I would like to see the removal of the phrases 'will not normally be permitted' and 'where possible'; it provides a loop hole for developers and allows them to avoid meeting the criteria.
- What defines "special circumstances"?
- I would prefer to see the removal of the words giving a get-out for developers e.g. "other than in very special circumstances", "wherever possible", "will not normally be permitted" and the replacement of "should" with "must".



- Ref OS2: development of these sites should not be permitted full stop - there should be no "special circumstances". Ref OS4: there should be no development that impacts on Sites of Nature Conservation Importance.
- Such proposals should only be allowed in exceptional circumstances (need) and not where it is merely inconvenient for the developer. Where such exceptional circumstances (need) can be demonstrated then the mitigation measures should be greater in scale than the site lost to ensure that the community at large gains amenity value from the development rather than losing amenity value. The nature and extent of the mitigation should be determined by a competent body independent of the developer, such as Natural England or the Surrey Wildlife Trust.
- Although I agree with the sentiment and principle of policy OS1, terms like 'harm' need better definition.
- I do not believe that development should happen at a cost of landscape character or nature conservatory and simply asking for a mitigation in such cases isn't good enough.
- I will only agree with this question if the last sentence is deleted. This written to allow development on these spaces.
- Same comment. Has ringed "will not normally be permitted".
- Same comment. Has ringed "will not normally be permitted".
- Crossed out "wherever possible".
- Agreement on the sites monitored should read "never" be permitted.
- Delete "other than in very special circumstances" in the last sentence.
- Delete "other than in very special circumstances" in the last sentence.
- Crossed out "seek to" in "Development proposals should seek to maintain the connectivity of all green corridors".
- Crossed out "normally" in "loss of trees of good arboricultural and amenity value will not normally be permitted".
- I would leave out "wherever possible" (OS4c). These are ancient pathways going back decades and should be preserved.
- Replace "other than in very special circumstances" by "at all" after "Development of these sites will not be permitted,".
- Add "and after consulting locally". Who defines "very special circumstances"?
- What "special circumstances" are envisaged for giving permission to build? How do you define special? One person's special is another person's necessity. Omit that sentence.

Trees (23)

- Trees are critical to the area and must be protected for the future of our community.
- A variety of trees, native and non-native, is the best solution as they provide different levels of CO2 absorption and biodiversity.
- Thank goodness that the two trees on the grass verge by Coldharbour Lane have recently been replaced but I fear for their well being with huts and building materials from the gas pipe laying company laying along side.



- The preservation of the wooded areas in Pyrford Common and the woods between the Common and Dean Close and Pyrford Woods estate should be seen as a key objective of this plan.
- Particularly agree with point b about re-planting of trees of local species in keeping with character of the area. Some of the trees are reaching old age and whilst a balance between maintaining the leafy character and safety must be maintained - a regular replanting plan should be adopted to ensure next 10, 20 , 50 , 100 years of leafy surround
- On OS3, there are a number of rights of way that have become badly overgrown (eg the one off Walsham Lock) or badly signed.
- Replacement of dead and dying trees should be conducted more regularly on the Lovelace estate
- Tree preservation orders should be applied to those trees planted within any new development and existing orders rigorously upheld
- Find a way of protecting full grown trees both in public and in gardens. The number of beautiful trees I see being destroyed as I walk and cycle around the district really disturbs me.
- Unauthorised removal or damage to trees should be subject to fine, particularly where they are subject to preservation order (Pine trees as an example).
- Trees have also been removed in Lincoln Drive area of Pyrford & not all have been replaced & there are likely to be more trees going the same way due to their age.
- We could do with more trees on Lovelace Drive and the pavements could be retarred. It is virtually impossible to walk on the pavements as they are disintegrating.
- Given that new developments are by their nature starting from a clean sheet, it should be mandatory that any development must have a good planting of trees as part of the scheme. Builders do not like trees!!
- There is little evidence that recent new developments have included a replacement tree policy.
- There should be a policy of tree replacement for the village - much of the existing stock is old and being cut down on safety reasons - no evidence of replanting taking place.
- We can afford to lose occasional trees for development if they are replaced elsewhere within 5 miles.
- Providing new trees are not planted too close to proposed new buildings, thereby reducing light when full grown.
- We do not believe Scots Pines are suitable trees for suburban gardens. Dr. Biddle, the respected arboriculturist, considers many of our Scots Pines are beyond their natural life in this area.
- The tall trees along the Church Hiill slope should be lopped to expose the beauty of St Nicholas Church to all approaching Pyrford from Ripley along Newark Lane.
- Agree for new developments, but existing householders should not be restricted from removing trees as necessary.
- OS5a Any replacement tree must be maintained for a 5 year? period or a further replacement provided.
- In some circumstances, I believe trees should be removed. I've seen several new developments with tiny gardens that house a huge tree. This is ridiculous for the



resident but also would soon damage the foundations of the home. Of course, trees should be planted to compensate for the loss. We feel there are too many trees in parts of Pyrford and that developers should be allowed to thin out the number of trees sympathetically to ensure the health of the remaining trees.

- Many of the trees have never or should have preservation orders. Same consideration given as with flood plains in that it is unwise to build near particularly large trees.

Social & Community (70)

Bus Services (16)

- Improved Bus Service
- Public transport is very poor through the village, the bus service doesn't start early enough in the morning and is too infrequent during the day.
- A bus service along Old Woking Road would be appreciated. West Byfleet shopping area to Pyrford Common Road there are no bus services - although we do have a pull-in for a bus! I understand that there once was a service. I think all the suggestions are good, but, if we do get more facilities for the elderly, we will need transport to get them there.
- A timetable change to the bus service about three/four years ago made the service less convenient. I think from observation that I am not the only person who uses it much less often now, and suspect that the aim is to reduce usage to such an extent that County can say it is not justifiable economically and so discontinue supporting it. Or am I being too cynical? A more frequent service (say half-hourly) where, as used to be the case, buses run alternately along (a) Coldharbour Road/Pyrford Common Road and (b) straight along Old Woking Road (so catering for people north of the road) might well lead to increased usage because people would be more willing to switch from car to bus.
- If Pyrford is having to cease to enjoy the village atmosphere that is already fast slipping away, then better transport needs to be provided, so that we are actually properly linked with West Byfleet and Woking. The buses are too unreliable and not acceptable for students attending Fullbrook. I am not sure how this will ever happen when the Peter Bus has already been discontinued, and I hear that the Bustler is also under threat.
- Just a note on lack of public transport to West Byfleet in the morning particularly for school children travelling to the Station. The bus runs regularly from Pyrford during the day but not at peak time in the morning, meaning that additional traffic is created as parents run children to the station.
- Social amenity such as a place to meet informally and ensure that bus stops are frequent and accessible and give some protection from the weather / seating. I often see older members of the community standing at a bus stop with no rain or wind protection and there is a limit to the length of time they are able to stand - hence lots of them stop being able to use public transport
- On SCS3, given the strain on council spending for the foreseeable future, the public transport aspect is a worry. The narrowness of Warren Lane does not help; and it has to be said that the use of public transport is lower than I think is necessary to keep the 437 service viable. The use of the bus by residents of Warren Farm does not appear in my experience to be very high.
- More bus stops please, and a bus stop between Warren Farm and Floyds Lane



- Public transport
- It would be nice if we had a better bus service.
- We need a more frequent and reliable bus service.
- We understand that the local bus service is going to be discontinued later in the year. This is not very satisfactory for villagers who do not own a car.
- Bus service 437 needs too be enhanced to be more frequent and to serve weekends better. Also the route should be extended to cover a greater area than Woking to West Byfleet to give more flexibility to passengers and so to make the route destinations more attractive so attracting more passengers, and thereby relieve some of the road congestion by encouraging less car use.
- The ageing population in Pyrford is increasing and many have had to abandon their cars. Bus route 437 has already been decimated and the Peterbus is no longer in use. Every effort should therefore be made to improve Route 437 - to extend the service to Brooklands and replace the route from Pyrford to Woking with stops at Community Hospital and Woking Road Stand. Such a change would avoid the necessity of aged and infirm members of the Pyrford community having to cross busy and dangerous roads. And bring back the Pyrford Post Office, Woking.
- Very pleased to hear that the bus service 437 will continue. It is the only bus that operates through Pyrford & would be sadly missed, especially by elderly people. Also delighted to hear that the route will be extended to include Brooklands & Weybridge. Good News!

Schools & Medical Facilities (3)

- The impact of any major housing development will not only necessitate more recreational facilities but would almost certainly have implications for primary and secondary school places. Developers should be required to indicate how their development(s) will address for these issues especially where local schools are already oversubscribed. Likewise for local surgeries/health centres.
- I assume infrastructure includes school and medical facilities.
- SCS 3 Doctors surgeries and schools may become issues as house building increases.
- Social & Community

Schools (8)

- SCS1. I assume Pyrford Primary School also includes the First School.
- Pyrford Primary School is designated as outstanding by Ofsted. If substantial building is allowed the standing of the school must not be put at risk and further consideration be given to a new school, not built on the cricket field.
- Does the proposal include further school provision at both primary and secondary levels - if not then it must before any developments
- What school provision is proposed to ensure adequate and properly anticipated child numbers.
- What provision is proposed to give adequate school places for current and future children, all local schools are over subscribed and each of the primary schools is being extended.
- School places
- Any significant housing development would, no doubt, necessitate the expansion of



Pyrford School. Any such expansion should not result in a reduction in area of the playground/sports field.

- The increased size of Pyrford school will cause even more traffic and parking problems as the catchment area will be extended.

Medical Facilities (7)

- The provision of sufficient healthcare is a major issue. West Byfleet Medical Centre is good but facilities and opening hours should be maintained/increased to accommodate any growth in population. I feel there is good provision for young people with parks at Pyrford Common and Cricket Ground/Village Hall providing activities such as brownies.
- It is very difficult to obtain an appointment with local GPs due to the high demand - does the proposal address this issue as there is an ageing population in the village
- Hospital & Dr services
- I take healthcare in its widest sense - so safe places to walk, cycle with benches to rest, to enjoy the outdoors. These sorts of things help to create a community and great health.
- If there is to be any new housing development the Health Centre Care facilities need to be improved!!!
- SCS3 Access to healthcare is relevant regardless of age. There is inadequate GP access presently, a considerable deterioration in the last 15 years we have lived here e.g.5 - 7 days for a telephone only GP appointment.
- It is very clear that the West Byfleet Health Centre is very overloaded and it is impossible to get a "non urgent" appointment in Parishes Bridge Surgery in under 3 weeks. With any new developments in the community there will be an enlarged population putting even more strain on the Health Centre. I would wish that any new housing development not only includes the infrastructure you have set out in NF Plan but also includes a doctors surgery, other than the West Byfleet Health Centre

Shops & Pub (3)

- I am all for village amenities such as shops. I think the Marshall Parade needs to be modernised to attract shoppers and retain existing businesses.
- A village pub (a nice pub) would enhance the village feel!
- We need a pub.

Pyrford Common (4)

- SCS1a) Pyrford Common is an important community asset.
- SCS2 Pyrford Common/playground is a good recreational space. Maybe increase facilities, eg public loo/picnic tables/benches - not skate park
- There is a good play area at the foot of Pyrford Common ; it could be increased in size. There is insufficient parking for the elderly at Health Centre & Waitrose gets very full now too.
- The playground area on Pyrford Common needs to be added to the list.

Pyrford Cricket Club (3)

- Any enhancement could mean replacement or combining of.... For example: the Arbor facility is not economic today (I speak as an Exec member of the Scout group, but if the cricket club were to better developed, then that facility could host the needs of the Arbor whilst enhancing the cricket club (I speak as a committee member of PCC) and



freeing up the Arbor space for car parking and/or leisure facility for the community (eg child's play area).

- Pyrford cricket ground should never be considered for any development. It is integral to the village, and the ground is the centre of village outdoor activities.
- Feel it is a shame that there is no play area on this side (Floyds Lane) of Pyrford. Quite a little walk to Pyrford Common. Would love a small play area on corner of cricket ground.

Need for new facilities (9)

- Do we have to wait for a new development before we get new recreational facilities for children?
- Agree there could be more enhancements to the recreational facilities for the young and more support for the elderly within Pyrford fully support this thank you
- SCS 2 "Little recreational space now" may be a bit overstated.
- SCS 2 New sports and hobbies facilities are really needed for Pyrford's young people and at little or no cost to the users and should be made essential when any significant development is planned.
- SCS 2 New facilities for young people - sports, hobbies - are desperately needed and should be free or low-cost.
- SCS2 Play areas designed to prevent the entry of dogs, & protect land from any influx of gypsies.
- I think Pyrford is attracting more young families and therefore the need of the future for these young people needs to be addressed.
- I think Pyrford is attracting more young families and therefore the need of the future for these young people needs to be addressed.
- Re SCS2 the additional recreational facilities should be part of the development area and not the pretext or rationale for extra impinging into essentially country or green belt area.

Concern about impact on neighbouring properties (6)

- Regarding SCS 2, my experience is that recreational space for the young, especially teenagers, results in additional noise, litter and graffiti which only serves to lower the tone of the neighbourhood. I don't think our residents would welcome such a development.
- SCS2. I agree there should be recreational space, but my fear is they would use the part of the field next to Teggs Lane which would affect the housing in Pyrford Heath that backs onto it.
- SCS2. The land next to Teggs Lane I expect would be used as a recreational area for the new housing development and Pyrford residents. This is something that would impact greatly on the houses backing onto and fronting Teggs Lane.
- Regarding SCS2 a conditioned response on this... so far as young child play areas etc is concerned all fine but NOT for facilities such as skate parks as these attract undesirables and antisocial behaviour and are a very bad neighbour to any existing residential.
- I, and many other people move to Pyrford because of its peacefulness. I object to any new buildings (clubs, pubs etc.) that would encourage noise. For those whose only way of enjoying themselves is to make a lot of noise, I would hope they will leave Pyrford and go somewhere else. It is bad enough having to put up with continual



fireworks for 3 months each year and kept out of your own garden through the summer due to continual smoke from barbeques. So please, keep Pyrford peaceful.

- Re recreational sites for young, these must be carefully chosen for low impact.

Other (11)

- Re. SCS3 - Major new developments should cater for the needs of ALL Pyrford's population, not just the elderly. To do otherwise would seem to be undemocratic.
- SCS3 consider increased accessibility to open spaces for the less able.
- Recreation space and services for older demographic should be provided in some other manner than developer lead incentives and support buying.
- Re SCS 1. Assets are surely buildings. In that case : - should The Old School Room by St Nicholas be included since it is currently rented by community groups. - Pyrford and Wisley Flower Show is a valued ACTIVITY rather than a physical asset. Does it belong in this list ?
- No mention is made of either of the two golf courses that are either in or partially within the Pyrford boundaries is there a reason for this? I used the on-line form as I am overseas at the moment. But I do get emails from John Parker in Blackdown Avenue.
- Although I agree with the sentiment of policy SCS3, I do not see how this is a reasonable requirement on developers. As a general point there should be a priority list for any S 106 contributions.
- Large scale development will have an adverse effect on 'social and community' structures. The biggest threat to our community is that the younger generation cannot afford to stay here. None of the developments proposed will meaningfully improve this situation, it is actually contradictory to the aims of the developers and will not improve while government policy encourages such a massive increase in the population of the South East.
- Agreement on SCS1 is dependent on the assumption St Nicholas & the School House are already covered by being in a designated Conservation Area.
- To remove doubt, perhaps the Pyrford community assets that are highly regarded (and will be safeguarded) should be listed?
- Opportunity should be sought to 'combine' and bring up to date the local amenities (Arbor, Cricket Pavilion, memorial hall, social club) into a more modern facility serving the community.
- We have green bins - The anti-social, air polluting practice of burning garden waste should be made illegal.

General (50)

Supportive (16)

- Many thanks to all those who have given their time to pull this all together for us.
- Nothing more thank you
- No nothing thank you
- No nothing more thank you
- Thank you for your excellent work.
- Overall a well balanced document that is not against future development, but sets out parameters for it to help improve the community.



- Not that I can think of.
- On the whole a well thought through set of proposals I think.
- This is a good set of aspirations. I only wish they had been available when I moved here over fifty years ago. Pyrford would now be a better place. Still it is better late than never.
- I would just like to say thank you for all the time and effort that has been devoted to this initiative.
- Many thanks to all members for doing this.
- My wife and I wish to thank and congratulate the Steering Committee on their hard work and the completeness of the survey.
- Good luck.
- Many thanks to all those who are giving so much thought, time, and energy to developing the neighbourhood plan.
- Just to thank the members of PNF for their exhaustive coverage of this highly complex subject.
- This is a very professional piece of work - well done.

Critical (11)

- Do let me know when you're looking at how we develop a plan to deliver a tangible impact on 1. Road Congestion at peak school times 2. Renewing pavements and walkways 3. Seeking Private/Public investment in local amenities 4. Improving public transport links 5. Tackling the rat-run through the Pyrford Woods Estate 6. Providing dog waste bins
- SCS policies are well-meaning but un-enforceably woolly. SCS 1 (b) ... Proposals MUST provide off street parking, ... SCS 2 addresses young persons, but SCS 3 states "Given the older demographic" and seeks to address their needs. Traffic volume is a major issue for the working age population, for which appropriate policies will benefit all ages.
- SCS 2 applies to "significant development", SCS 3 applies to "major new development". Needs better definition eg "more than 20 residential units". Developers are unlikely to be able to influence healthcare or public transport provisions within the scale of developments consistent with Pyrford Village, other than additional nursing care or sheltered housing.
- {Final point it is confusing having this questionnaire in a different format to the paper copy i.e. the VI and BE are opposite ways around}
- A lot of leading questions. Found it hard not to tick boxes (agree).
- Very obvious isn't it.
- This is not a good survey with the use of the comments that I have highlighted. As I agree with most statements but not with the rider.
- I agree with all the questions but not one would involve this side of Pyrford Woking!
- Sounds like SoNCI are already earmarked for destruction. If the site is "important" then say NO not "normally be permitted". Again who decides? This is hardly an obstacle to irresponsible development is it?



- That "not normally be permitted" phrase again. This is hardly making it difficult to destroy important assets is it? The general tenor of this is, I'm afraid, a bit lame. It smacks of lip service, which is probably unfair, but I've not been that involved in the deliberations.
- Use of English is abysmal! Try plain English.

Questioning Impact (11)

- In our experience, Woking Council seem to make residents jump through hoops to prune trees, let alone remove them completely, whilst seemingly having no problem with older, character houses being demolished. These priorities seem rather hard to understand.
- Would be very interested to see the objectives of the forum and what they aim to deliver. The policy appears to be aligned to the local councils planning regulations and only really enforces what already exists. However, I very much appreciate all the hard work that's been done here and I sincerely hope you can make a difference to local residents in respect of any new local planning schemes.
- As the Pyrford Press article "A Brief History of an English Village" demonstrates, Pyrford is a genuine village with much history and as such should be carefully preserved from becoming part of Woking's urban sprawl.
- The above proposals are fine in principle, but are only worthwhile when appropriate enforcement measures are maintained; I have very little confidence that there is sufficient political will to ensure that appropriate resources will be allocated to ensure that enforcement measures will be pursued.
- I submitted a questionnaire about 4 weeks ago completed by hand. Since then Woking Borough Council have held their Green Belt meeting and from nowhere an additional site has appeared in Pyrford south of Aviary Road. You are aware of it. It blows out "democracy and process" and needs to be strongly/vigorously challenged.
- I disagree in principal with development in the PNF area. Development on the scale proposed cannot be 'in keeping with the original'. It is pointless trying to dictate the style of proposed development because the developers are only interested in maximising profit and will build what they want, often flouting agreements made at the start of the project. This has happened on countless occasions in the past.
- I am unclear what weight future Planning Committee of the Council will have to give to the Neighbourhood Plan and perhaps more importantly what weight will future Secretaries of State have to give to the Plan when considering developers' appeals.
- The future of Pyrford is in the hands of national and local government. Whatever the residents want will not influence government rulings. Keep in mind that our children would like to live here too!
- Why should the good character of Pyrford be compromised by a council need for more housing.
- Who defines "very special circumstances"? Developers are not above greasing a few palms.
- Completing a survey is one thing. Taking the findings into consideration in approvals is another!



Queries (8)

- What are swift bricks?
- Where on earth is this?
- Where is the leisure ground in Sandringham Close??
- Where is in B1 7.3 and 7.4 above.
- Not sure where 7.3 and 7.4 are above. On The website? Unclear - not on the form.
- There are several infill areas in Pyrford.
- Where? against sections 7.3 and 7.4 in BE1.
- Not sure what Sandringham Close leisure ground is?

Other (4)

- I moved to Pyrford 12 years ago now and in that period have seen what was a semi-rural community become rapidly urbanized. Traffic congestion.
- Not sure whether this section or infrastructure but any development must demonstrate how local healthcare generally
- Ensure that any rented homes remain for families and not HMO which thereby increases car volume
- As a general comment, I welcome the work which the Steering Group are doing. However although I have ticked the "Agree" box on all the proposals above, I am concerned that these may be interpreted so as to restrict any future development whatever. I am conscious that nationally the country needs to build a lot of new houses & that none of the houses where I live would have been built if similar restrictions had been in place in the 1950's.