



Summary of Policies Contained in the Final Referendum Version of The Pyrford Neighbourhood Plan

1. INFRASTRUCTURE

Road Safety

Whilst the narrow roads are an important characteristic of the area the Forum, together with the local Residents' Association, plans to address these concerns with the following policy.

VI 1 Proposals that will result in significant amounts of vehicular movements must demonstrate that the proposal will not severely adversely affect highway safety.

Communications

The Forum is committed to encouraging and supporting the delivery and maintenance of high speed communications across the whole Forum area and particularly for new developments where consideration at the planning stage could avoid the disruption of installing cables at a later date.

VI 2 The provision of high speed telecommunications within all developments will be supported.

2. BUILT ENVIRONMENT

Maintaining the Character of the Village

Pyrford comprises a rich and varied built environment within a distinct and very green landscape and includes a considerable number of historically interesting buildings shown in Table 1 above. In addition, there are three established Conservation Areas within the Pyrford Neighbourhood: Aviary Road, Pyrford Village, and the Wey Navigation Canal.

The unique character is highly valued by the community who seek its protection and preservation with the following policies:

BE 1 To maintain the character of the area, all new developments should:

- 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) seek to maintain reasonable residential privacy and the character of the area by:
 - i. preserving existing grass verges, front boundary hedges and tree screens where practicable;
 - ii. providing sufficient off-street parking but not at the expense of removing boundary treatment which is important to the character and appearance of the Area.

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.

Parking Provision

Pyrford suffers from traffic congestion and a shortage of parking arising from the narrow roads, the density of commuter traffic and school drop-off and pick-up trips.



BE 2 Development proposals must demonstrate that they will not result in on-road parking to the detriment of highway safety or adverse impact on the character of the area.

Spatial Character

Pyrford is a very eclectic mix of different building areas and styles none of which are far from a very rural landscape serviced by many well used footpaths. Indeed a great many residents were attracted to Pyrford because of this and are keen to stay on in retirement for the very same reasons. Thus the Neighbourhood Plan must reflect the importance of the spatial characteristics of the area to the community.

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) 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) All development proposals should include facilities for waste bins to be concealed from publically accessible locations.

3. OPEN SPACES

Community Character

As outlined above, the Pyrford community values the green and open spaces in Pyrford. The objectives of the following policies are to protect the existing look and feel of the area that is so highly valued by the community.

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 or the Pyrford escarpment (Map 4) 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 supported.

Local Green Space

OS 2 The following sites, shown on Map 5 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 except in very special circumstances.

Access

OS 3 Proposals that impact on the character of a right of way should be accompanied by an assessment of the effect of the proposal in this respect, and development that would cause significant harm will not be supported.

Biodiversity

OS 4 Pyrford's flora and fauna are valued highly by the community:

- a)** Development within Sites of Nature Conservation Importance (SNCI) in Map 6 will only be supported if it can be demonstrated that development would not have an

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adverse impact to the integrity of the nature conservation interest that cannot be mitigated.

b) To be supported development proposals must demonstrate they will not result in a net loss of bird nesting habitat for declining species or nest loyal species.

c) Development proposals should ensure that connectivity between green corridors is maintained. Principal green corridors are outlined below in Map 7.

d) Development proposals which harm identified Biodiversity Opportunity Areas along the Wey corridor, as identified on the map (Map 8) below, will not be supported.

Trees

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 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.

(b) Where possible, the planting of additional trees should be included in new developments, particularly local species that are significantly represented in the Ancient Semi-Natural Woodland areas defined in Map 9 below.

(c) Development proposals which may adversely affect areas designated as Ancient Semi-Natural Woodland, as defined in Map 9 below, will not be supported.

4. SOCIAL AND COMMUNITY SERVICES

Community Facilities

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

(a) Development proposals that result in the loss of, or loss of a significant part of 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.
- Pyrford Village War Memorial Hall.
- Pyrford and District Social Club.
- The Arbor Centre.
- The Church of the Good Shepherd.
- Pyrford C of E Primary School.

(b) The provision of additional community facilities and services within the area will be supported where they 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.

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Recreational Space

Pyrford lacks good recreational facilities for the young. For the young, there is a play park on Pyrford Common but it is located on the far edge of the area and is difficult to reach. The common is a valuable resource for adolescents in the area and plays host to three self-built BMX tracks, but there is no formal facility for this and a safer environment is required nearer the centre of the community. Any development must be cognisant of this situation and hence the following policy is proposed.

SCS 2 New recreation facilities for children will be supported. To be supported major development proposals (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015) must include recreation facilities appropriate for use by children.

Healthcare and Wellbeing

SCS 3 Given the older demographic, the provision of new healthcare and wellbeing facilities, including the provision of retirement housing, will be supported.

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20 November 2016