



## Minutes

### PNF Meeting with Burhill Estates

**Hoebridge Golf Club 16:00 27 August 2015**

**Present:** Paul Barnes – Burhill Estates  
David Mcfarlane – SP Broadway  
Councillor Graham Chrystie  
Martin Doyle – Chairman Pyrford Neighbourhood Forum  
Ian Mills

This was an informal meeting with a general exchange of points of view.

Some Points

#### **From Forum Representatives**

The Forum representatives indicated that the meeting had 2 purposes :  
FIRST to consult concerning the PNF Plan and  
SECOND to discuss the Site Allocations Development Plan Document (DPD)  
of Woking Borough Council (WBC) . Burhill said they had already formally  
responded to the Plan and were satisfied in principle with the PNF proceeding to  
have the Plan adopted.

The Forum representatives gave an overview of our response to the DPD

There was particular concern that WBC had not acknowledged any of the letters  
expressing misgivings about the report prepared by their consultants on land to be  
taken out of green belt to meet potential future housing need.

The Borough had over provided land to safeguard future housing needs after 2027  
and safeguarding was not even a legal requirement. Only a provision to 2027 was  
necessary and safeguarding could blight large areas of adjoining land.

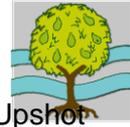
We expressed the need for any new development to ensure that necessary  
infrastructure was assessed and provided upfront.

We stressed that there were already severe traffic flow and parking problems in the  
area and especially Pyrford. This would be made much worse if and when the  
proposed development on Wisley Airfield went ahead. The east end of the Borough  
was faced with potential traffic gridlock.

Concern had also been expressed about the inability of Pyrford Primary to cope with  
a large influx of new pupils and the new school was scheduled to cater only for  
current pupil requirements. Local medical facilities stretched at present and there  
was an absence of day-care facilities

Feedback to our consultations had identified a need for housing suitable for older  
residents to downsize and the Plan would be adjusted to take this into account.

## Pyrford Neighbourhood Forum



The proposed development of over 400 houses on the fields either side of Upshot Lane was being fiercely opposed to the PNF and WBC by local residents.

### **From Burhill Representatives**

Burhill had always considered the development of the two fields in tandem. The WBC consultants, Peter Brett, had rejected the lower field but supported the upper (Randalls) field. WBC had themselves belatedly inserted the lower field in the DPD.

They explained that the paving of the roads leading off Pyrford Common Road had been financed by the owner of Pyrford Court as a quid pro quo for being allowed access over these roads. Burhill had instructed the work. There was no suggestion of Burhill developing the land adjacent to the road, as they had always assumed this would never get approval. Minor modification was needed to the road as built. The felling of trees adjacent to these roads was some 20% thinning as part of normal husbandry and approved by the Forestry Commission. The intent was to thin trees throughout the Rough up to the Common but no release from Green Belt was proposed nor was any building envisaged.

The only development that they could envisage south of Old Woking Road was a primary school near Shey Copse if pushed by WBC. They also pointed out the substantial expansion of the International School which was not their concern

They expressed an interest in presenting their plans to the local residents of Pyrford and asked if the Forum would be involved in this. We said that we did not think this would be appropriate at present as it could be construed as supporting the process towards any development. Burhill indicated that they would be prepared to provide recreational and associated facilities in the field behind the Arbor and also to improve footpaths etc and this would be part of any building plans.

The PNF would always encourage change which enhanced the village provided the character was maintained. However large scale housebuilding would change the character. Burhill confirmed that WBC had set out the number of houses on the 2 fields but they accepted that fewer was feasible and the PNF felt this would make little difference.

The parties were both committed to enhancing the village and maintaining its character but clearly had different visions as to how this could be accommodated.

The meeting closed around 18:15