



Pyrford Neighbourhood Plan



2016 - 2027

Planning the Future
Of our Village

Contents

List of Maps	ii
Foreword	iii
1. Introduction and Background	1
2. Plan Process and Structure	3
3. Vision and Objectives	6
4. Introduction – Our Neighbourhood	7
5. Village Character and Economy	10
6. Village Infrastructure	12
7. Village Built Environment	18
8. Village Open Spaces	25
9. Village Social and Community Services	36
10. Plan Delivery and Implementation	43
APPENDIX 1 - Community Projects	45
APPENDIX 2 - Pyrford Neighbourhood Forum	47



List of Maps

Map 1. - Pyrford Neighbourhood Forum Area	7
Map 2. - Traffic 'Rat Runs through Pyrford	14
Map 3. - The Mix of Housing Styles found in Greater Pyrford.	22
Map 4. - Pyrford Escarpment and Rising Ground of Landscape Importance	26
Map 5. - Proposed Local Green Spaces	28
Map 6. - Sites of Nature Conservation Importance in Pyrford	31
Map 7. - Green Corridors	32
Map 8. - River Wey Biodiversity Opportunity Area.	33
Map 9. - Ancient Woodland in Pyrford	34



Foreword

Welcome on behalf of the Committee of the Pyrford Neighbourhood Forum which has acted as the Steering Group for the Pyrford Neighbourhood Plan.

In the summer of 2013, the Byfleet, West Byfleet, and Pyrford Residents Association (BWBPRA) was keen to see our three villages establishing neighbourhood plans under the Localism Act 2011 legislation. To this end, the BWBPRA initially allocated £1,000 to each village to cover start-up expenses. This enabled us to propose the formation of the Pyrford Neighbourhood Forum at a public meeting in September 2013.

The Pyrford Neighbourhood Plan Steering Group has been led by local residents (volunteers), with the aim of preparing a Plan that will deliver the long term goals of a balanced and vibrant neighbourhood. Since September 2013 we have held many public meetings, online and paper consultations, to seek the views of local residents and other stakeholders, groups and businesses who share an interest in our neighbourhood area. An active website has allowed everyone to keep up to date with our progress and to make contact with us.

In developing the Neighbourhood Plan we have listened very carefully to the feedback received through all these consultations and have worked hard to ensure that the Plan incorporates and reflects the views of the whole community. What came through, continuously, in the opinions expressed by residents, was the strong sense of community shared by the people of Pyrford. Our community is precious and we must work hard to protect its character, whatever changes may come in the future.

It's been a great achievement and we wish to thank all those 20 or so volunteers from the Steering Group, the Topic Workgroups and others who worked on our Plan with enthusiasm, and provided the resource and expertise needed to collect the information and evidence which form the backbone of the exercise. I want especially to thank the Editorial Team, in particular, Geoff Geaves and Ian Mills for carrying out the unenviable task of distilling down all the contributions and varying opinions submitted to them into this single document. Whilst we know that we cannot satisfy every individual opinion, I believe that this Plan does represent the overwhelming majority view of where residents wish Pyrford to aim towards.

We are also grateful to Borough officers and local Councillors for their support and advice.

Most of all we would like to thank all those who live and work in the community, who have played their part in shaping and supporting our Plan and who helped the team to focus on the most important things that make our Neighbourhood unique and a great place to live. Thanks to the huge response to all the consultations, our NP has genuinely been shaped by the local community, for the local community.

Martin Doyle
Founder and Vice-Chairman of the Pyrford Neighbourhood Forum



NOTES:

1 Plan Introduction and Background

A Neighbourhood Plan (NP or Plan) is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live, work or visit our area.

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011 and the rules governing their preparation were published in 2012. The National Planning Policy Framework (NPPF) states that a Neighbourhood Plan gives the community “direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” (NPPF para 183). It enables us to ensure we get the right types of development in the right locations; and to set appropriate planning policies that will be used in determining decisions on planning applications.



A Neighbourhood Plan is part of the statutory Development Plan for the area and this statutory status gives NPs far more weight than other local documents such as parish plans or village design statements. But a Plan must also comply with European and national legislation and be in conformity with existing strategic planning policy. While every effort has been made to make the main body of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account. A detailed Statement of Consultation and a comprehensive Evidence Pack have been produced to support this NP. These are available on the NPF web site at:

<http://www.pyrfordforum.org/plan-evidence-base/>

Our area still retains much of its village feel and green and leafy rural surroundings and this makes it an attractive and enjoyable place to live and work. We also have the added convenience of being just 25 miles from the centre of London, 15 miles from Heathrow and 30 miles from Gatwick airports, with easy access onto the A3 and the M25 motorway and a good rail service to London Waterloo from either West Byfleet or Woking stations.



There is recognition that sustainable development is not only necessary but desirable, as without it our villages and economies will stagnate, but we want to influence and direct the shape and nature of the development, where it occurs within our NP area.



Our area grew rapidly in the postwar years; however development in more recent years has been less frantic. According to the recent 2011 census, population growth from the 2001 census in our area was less than 2%, relative to a Borough average of 10.4%. The national statistics show an increase in population for England and Wales of just over 7% from the 2001 census to the 2011 census.

Feedback from the local community shows serious concern about the capacity of our neighbourhood to support significant further development, without harming the character of our area and our environment and putting the social fabric of our village at risk. There is already considerable pressure on infrastructure through significantly increased levels of vehicle traffic congestion on our Victorian village roads and a lack of parking provision. In addition, the existing sewerage system is near to breaking point.



A Neighbourhood Plan cannot be used to prevent development but it gives us the opportunity to identify the best ways to deliver it, directing development towards what the local community needs and wants, while protecting our natural environment and cultural assets and ensuring a more sustainable future for ourselves and future generations.



This Plan has been prepared by members of the community with the above goals in mind. We have embraced the NPPF's core principle of "a presumption in favour of sustainable development" and have approached our task as a "creative exercise in finding ways to enhance and improve the places in which we live our lives" (NPPF para 17).





2 Plan Process and Structure

2.1 How the Plan was Prepared

This Neighbourhood Plan was prepared by a core group of around 20 local residents from Pyrford and the surrounding area, who formed a Neighbourhood Plan Committee and Topic Workgroups to work in partnership with the Borough Council and other partners.

The Pyrford Neighbourhood Forum (PNF) was formed in September 2013 with the support of the Borough and under the auspices of the Byfleet, West Byfleet and Pyrford Residents' Association. Its mandate was to consult with the local community and drive the delivery of a Neighbourhood Development Plan. With the support of Woking Borough Council (WBC), our area Neighbourhood Forum has received funding from the government to prepare the Plan.

2.2 Publicity

In the summer of 2013, the Byfleet, West Byfleet and Pyrford Residents' Association set up its customary gazebo at the Pyrford & Wisley Flower Show. A stand was erected to publicise the idea of forming a Neighbourhood Forum for Pyrford. The reaction of the many residents who visited the stall was overwhelmingly in favour. We used the September issue of The Resident magazine, which goes to over 50% of households in Pyrford, to announce the initial Public Meeting.



Notices and posters were also posted on village notice boards and on the Church and school notice boards.

Subsequently we have issued three Newsletters. The first, in March 2014, was delivered to every household in the Area; subsequent newsletters have been e-mailed to all members with e-mail addresses, and have been made available at the Church and at local shops.

A website was created to act as a communications hub and public repository of important documents and news items. Email news updates to all members with email addresses have been a regular feature of milestone events such as the local consultation and response to WBC Site Allocation DPD proposals.

Reports have been filed with local newspapers and announcements have been made on local radio. At all key village events, stalls were set up to help explain progress of the PNF towards producing its draft plan. For the November 2014 public meeting and the local consultation exercise, posters and notice boards were produced and placed near key road junctions and spread across the village in order to maximize local awareness of these important events.



The PNF has publicised events organised and progress in preparing the Plan through the Forum web site, social media (Facebook and Twitter), the Parish magazine and 'The Resident' (the local residents' association magazine) published three times a year. It has used these media as another means of eliciting feedback (e.g. through questionnaires).



2.3 Consultation and Evidence Gathering

Evidence gathering and consultation have, in effect, been continuously interleaved since summer 2013 and throughout the plan preparation process.

As members joined the forum they were asked what their major concerns for the area were and an early analysis of these comments showed that they grouped into four categories:



- The Local Infrastructure
- The Built Environment
- The Open Spaces
- Social and Community

Four work groups were therefore organised to address the issues in each category and develop a plan for each area. Further analysis of members' views led to the development of planning objectives in each area that would need to be researched and addressed in the Neighbourhood Development Plan.

Early in the process all households in Pyrford were leafleted and three simple questions were asked:

- What do you like about Pyrford?
- What don't you like about Pyrford?
- What would you like to see improved in Pyrford?

Forum members were also asked what their wish list would be for the Forum plan. Two further targeted multi-choice questionnaires were circulated to clarify aspects of the original survey and improve understanding of the issues in each workgroup area to determine consultations required and further steer the collection of evidence.

In parallel, local organisations and businesses ranging from The Arbor Centre to the Church of the Good Shepherd and the school were contacted. They were contacted to ensure awareness of the work being undertaken, to offer associate membership if they were interested and understand any concerns they might have for the local community. In this way businesses and organisations catering for a full age range from 5 upwards were engaged in the plan preparation process

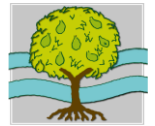
This early work also indicated the objectives appropriate for each workgroup. Consultation on these objectives was carried out through several questionnaires and in a variety of public places, including stalls at the Flower Show and Celebrate Pyrford events, outside the shops, at coffee mornings, through public meetings and by consulting Forum members.

Thus understanding of local concerns across a representative spectrum of the local population and the need for specific policies proceeded interactively whilst the plan was being developed and the conclusions reached ratified in a 6 week local consultation period prior to submission of the Plan to Woking BC.

Landowner organisations and businesses were contacted, after the local consultation, to ensure that all interested parties and stakeholders are fully aware of the final contents of the Plan that follows and the approach being taken by the Forum.

2.4 Report Layout

This report is arranged in three parts. The first part (sections 1-5) introduces the Forum and the area it covers. The second part (sections 6-9) comprises the work undertaken by the four work groups defined in 2.1 above, and is focused primarily on development planning policies



and guidelines. Section 10 indicates how the Forum will approach delivery and implementation of the Plan whilst Appendix 1 indicates the projects the community would like to undertake with the possible assistance of Community Infrastructure Levy (CIL) funding where appropriate.

Ultimately, once ratified, the Neighbourhood Plan will become a legally binding supplement to WBC Development Plan documents. The Pyrford Neighbourhood Plan will contain guidance for developers and WBC planners.





3 Vision and Objectives

3.1 Vision

The vision statement was created by Forum members and is proposed as the Vision Statement for the Plan:

The Plan aims to maintain and enhance the area's distinctive and special rural and residential character (as detailed in section 5 below). It seeks to provide a safe, pleasant and sustainable environment for the community, thereby enriching the quality of the lives of all those who live and work there.

3.2 Strategic Aims and Objectives

This Plan is aimed at 3 audience groups: Woking Borough Council, Developers and Residents. The plan is initially set for the period 2016-2027 to cover the period of the current WBC Core Strategy. However the Plan is not expected to remain static and we anticipate it will be reviewed and updated every 5-10 years.

The strategic aims and objectives of the Pyrford Neighbourhood Development Plan are:

- ensure future developments in Pyrford meet the wishes of the community as expressed in this Neighbourhood Plan;
- ensure residents of Pyrford have greater engagement locally with the planning process;
- provide guidelines for future plans and development that identify the specific areas of concern to the local community as a whole;
- identify achievable action points/projects to improve our village environment, that might be funded by any CIL levies, including lobbying WBC and others in achieving these improvements;
- provide additional guidance for WBC planners to follow, that supports WBC Core Strategy by identifying the particular key values and concerns of the Pyrford community;

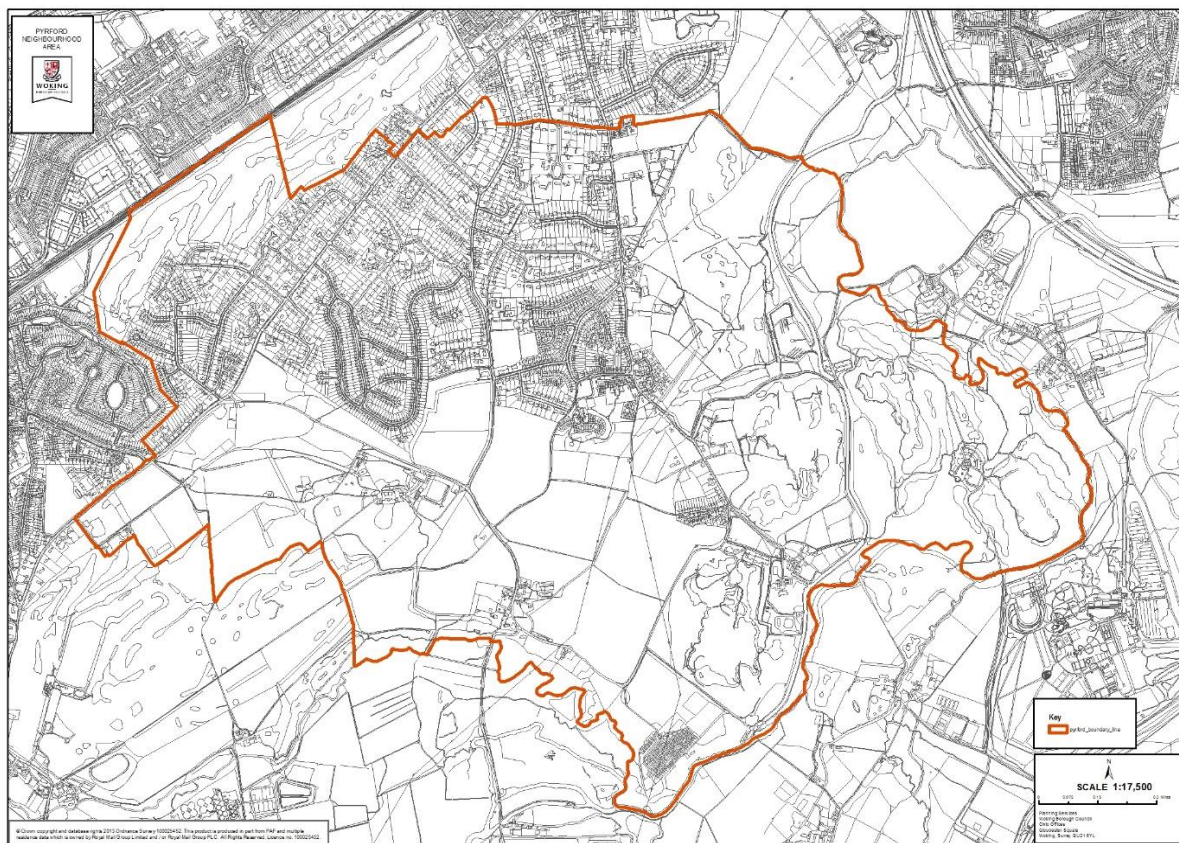
In order to achieve the Strategic Objectives above, each working group agreed a detailed set of objectives. From these, a number of policies were developed to be applicable to the planning process, together with a number of projects that are identified as being desired by the community and which the community will seek to progress with CIL funding and support from other bodies, as appropriate.





4 Introduction - our Neighbourhood

4.1 Pyrford Neighbourhood Area



Map 1. The Pyrford Neighbourhood Forum Area

The Plan area basically comprises the part of the ecclesiastical parish of Wisley with Pyrford which lies within the boundary of the Borough of Woking.

This means that the boundary to the south and east is set by the boundary between the Borough of Woking and the Borough of Guildford. The boundary with other neighbourhoods within the Borough of Woking was, however, less obvious. Possible boundaries considered were postcodes and borough wards. Neither satisfied the majority of residents. Finally, after a spirited set of discussions with the embryonic West Byfleet Neighbourhood Forum, it was agreed basically to use the Parish boundary. Some minor adjustments have been made due to the fact that the Parish boundary was drawn up using straight lines between defined points when part of the area consisted of open countryside. Subsequently, a number of streets were laid out which straddled the Parish boundary, as do even some individual properties. The PNF boundary has tried to minimize splitting of streets and properties.

4.2 History of the Village

The area has a long history with evidence of habitation from pre-historic times. The Pyrford Stone which now stands at the corner by Upshot Lane is thought to be a pre-historic standing stone and the circular hilltop churchyard of St. Nicholas' Church is indicative of an early settlement.



The name Pyrford is derived from the Saxon Pyrianforde which means "the ford by the pear tree". The manor of Pyrford is mentioned in the Domesday Book, and the current church of St. Nicholas dates from Norman times.

Originally the area was mainly heath and woodland used for grazing and timber. The flood plain of the Rivers Wey and Bourne created spring grazing for cattle. Population was sparse because of poor soil and few roads, the main ones connecting to Chertsey Abbey, Woking Palace, Guildford market and the river crossings. For many centuries Pyrford was owned by the Crown or the Church. St Nicholas' Church was established in the 12th Century (possibly on a Saxon site) to command the river crossing and water mills.

In the 15th century, two enclosed Deer Parks were created; one for hunting, from Woking Palace, and the other in Pyrford, to breed deer for it. The latter contained the Manor House. Under Forest Law, most people were not allowed into these Parks and as a consequence, the few farming habitations were established around the church and the edges of the park.

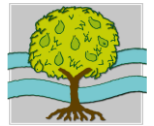
Following the Dissolution of the Monasteries, Pyrford land reverted to the Crown and Queen Elizabeth I gave some to the Earl of Lincoln. He rebuilt a Manor House outside the Park and this became Pyrford Place, demolished in the late 20th century for housing. Under the manorial system of the 15th/16th centuries, medieval yeoman created and tenanted farms and houses throughout Pyrford, especially near the church and the manor house. Roads footpaths and bridle ways were established linking these habitations and the river crossings. This layout is known as a dispersed village, one without a central cluster of houses.

During the 17th and 18th centuries land and manorial rights were sold to aristocratic families as the growth of London made farming profitable and better transport (including the Wey Navigation canal) put the area within reach of the Capital. Up until the construction of the Wey Navigation Canal in 1651-53, the population of Pyrford was less than 200. The majority of Pyrford was Common Land until The Pyrford Act of Enclosure, which took place in 1815. In 1834, just prior to the building of what was to become the London and South Western Railway, the population of Pyrford was 320. The Agricultural Depression of the 19th century, together with the coming of the railway, saw more and more of the land being sold for housing, especially to the north of Pyrford. Along with other parts of Woking Borough, Pyrford began to be developed in Victorian times with the construction of a number of substantial villas each centrally located in its own generous garden of two acres or more. Most of these houses had the luxury of servants' lodges and stabling. In the early years of the twentieth century, more of these villas were constructed by the well-known Surrey builder W G Tarrant Ltd. More modest housing was built around Bolton's Lane and Floyds Lane during the inter-war years.

At the beginning of the 20th century Pyrford Court was built as a summer residence of the 1st Lord Iveagh with views over to the North Downs and his wife's home at Clandon and the Rev Hamilton was very active working on behalf of the local people. In 1921 he built the Pyrford Village War Memorial Hall and this has been a key facility in the village ever since. The remaining farms centred on grassland for dairy herds (rotated with cereals) and market gardens. By the end of the century, these uses of land became uneconomic. Recently, much of the former grassland has been devoted to biofuel production. One consequence of these changes is a major reduction in the number and thickness of hedgerows.

In the 1950's Pyrford Woods were felled for the construction of residential Pyrford and the population expanded to over 5,000. With the large increase in population came the need for new facilities. The Church of the Good Shepherd, the current Primary School on Coldharbour Road and the Arbor Centre, for the young quickly followed.

Early 21st century Pyrford retains much of its dispersed village layout with St Nicholas' Church, several listed buildings (especially late medieval wooden framed houses) and the historic network of bridle ways and footpaths. Fragments of the ditches and fences of Woking Palace



Hunting Park are still visible along the western edge of Pyrford Common and views of the North Downs can still be had. Many of the early and mid-20th century houses with relatively large gardens remain. Local facilities have been added within the residential areas, including the Church of the Good Shepherd, shops, schools, sports facilities, and the Pyrford War Memorial Hall. By the Wey Navigation canal, just downstream of Pyrford Lock, there is a marina. The gardens of Pyrford Court house one of the National Collections of Wisteria.





5 Village Character & Economy

The Forum area comprises a large tract of green belt, nearly 70% of the total area, together with several substantial residential areas all enjoying a peaceful rural setting with tranquil countryside. Farming and estate management is a substantial local industry with some employees but there is a general lack of industry in the area.



The area has one particularly ancient tract around the medieval St Nicholas' Church and the escarpment along Warren Lane and Church Hill. It is believed the area represents one of Surrey's last remaining examples of natural beauty, in a farming setting. The water meadows to the south of the area (Guildford Borough) and the meandering river Wey present a unique scene which must be preserved.

The area around Lees Farm in Pyrford Road contains the second oldest settlement in the Forum area and comprises several varied and attractive old buildings together with traditional barns tastefully converted into modern dwellings.

The main community facilities are sited in the heart of Pyrford, running along Coldharbour Road from the Marshall Parade shops south to Engliff Lane. These include the parish Church of the Good Shepherd, Pyrford Church of England Primary School, the Cricket Ground, the Social Club, the Village Hall and the Arbor Centre.

There are several other built sections of Pyrford which contain property ranging from detached dwellings often with large gardens to smaller detached, semidetached and terraced dwellings. There is a high level of greenery from lawns, hedges to bushes and trees and, in general, property is well maintained.

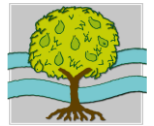


Economically, the area is far from self-contained and is largely dependent for major shopping, entertainment, jobs and local labour on the nearby centres of West Byfleet and Woking. Nevertheless, Pyrford is fortunate that the Marshall Parade shops are able to cater for the everyday needs of residents. While many residents commute to work outside the area, others run successful businesses from home. The local community would like to retain the limited local employment that is available.



The main employers in Pyrford are the Primary School, two nursing homes, three golf courses, the Nuffield health and fitness centre, the shops in Marshall Parade, the marina and The Anchor public house. It is not anticipated that any significant new sources of employment will be added.

Although recognised as a desirable place to live, many feel the area needs some improvement and more facilities to sustain the vibrant, strong and viable local community identity and to secure its future.



Aerial Views of Pyrford & Around



6 Village Infrastructure

6.1 Background

The infrastructure is very variable and can be characterised as follows:

- **Pyrford Village** (St Nicholas' Church Area) – This area dates back to medieval times and the infrastructure has remained similar for countless years. The area is not connected to mains sewerage and is mainly served by cesspits. It also has narrow roads and traditional hedgerows.
- **Greater Pyrford** - The old sewers, drains and services of the conservation area, around St Nicholas' Church, are understood to be barely adequate. The main sewer lines serving the rest of residents in Pyrford, as well as those from the West Byfleet and Sheerwater areas, come together around Lees Farm and cross the Traditions golf course, from where sewage is either pumped, or syphoned under the Wey Navigation to eventually reach the treatment plant at Wisley.
- **Lovelace Estate** (comprises the several roads around Lovelace Drive) - Built in the mid 1950's; this self-contained estate has a good infrastructure standard. It has no public transport and presents a good example of an estate which has retained its identity, without having become clogged with vehicles parked on the roadways which have bedevilled so many other estates, as a result of adequate driveway provision.
- **Greater Pyrford Centre - Coldharbour Lane to Upshot Lane** – This section is the most significant in Pyrford, has most of the main facilities in the village and has the most infrastructure problems. Starting in the north, at Marshall Parade, there is the key group of local shops which provide basic everyday needs for most residents. However the Parade is much in need of attention and partial re-development plans are now in progress. Indeed perhaps more comprehensive re-development could be planned without loss of parking space. The provision of better services would render the Parade much more attractive.



The parish Church of the Good Shepherd, Pyrford Church of England First and Middle School, the Cricket Ground, the Social Club, the Village Memorial Hall and the Arbor Centre are spread along the road going south from Marshall Parade. Pre-school groups meet in the school, Village Hall, and Arbor.

The impact of all of these establishments means that the combination of shortage of car parking places combined with school opening and closing times ensures chronic congestion. The lack of off road school parking provision for parents adds to the problems. Also, there are no bus lay-bys and the road is narrow. The same road carries the only remaining bus route through Pyrford and is the main access south to Guildford for residents' vehicles.

- **Other Built Sections of Pyrford** - The standard of infrastructure in other built sections of Greater Pyrford (e.g. north of Old Woking Road and north-east corner of the area) is



adequate and there is a high level of greenery from lawns, hedges to bushes and trees. Generally houses are maintained to a good standard and this is true across the Forum area.

- **Emergency Service** - availability is good and response times generally short. St Peter's General Hospital in Chertsey is about 20 minutes away by road.
- **Public Footpaths and Bridleways** – There is a good network of well used public footpaths in the area. There are, however, gaps in the existing footpath network. The desired additions need to be fully identified and promoted to the appropriate authorities and landowners.
- **Waste Management** - The services provided by Woking Council for waste management and disposal are adequate and several different bins are provided for residents to use. Re-cycling waste is a priority and the Forum actively encourages this and similar initiatives.

6.2 Road Safety

In general the roads in Pyrford tend to be narrow and there is a high proportion of cars per household. The village hosts three 'rat runs' to the A3/M25 and at school drop-off and pick-up times, the main road through the village becomes very congested. At other times speeding can be a major problem.

This situation has been a long term concern of the community.

6.2.1 Policy

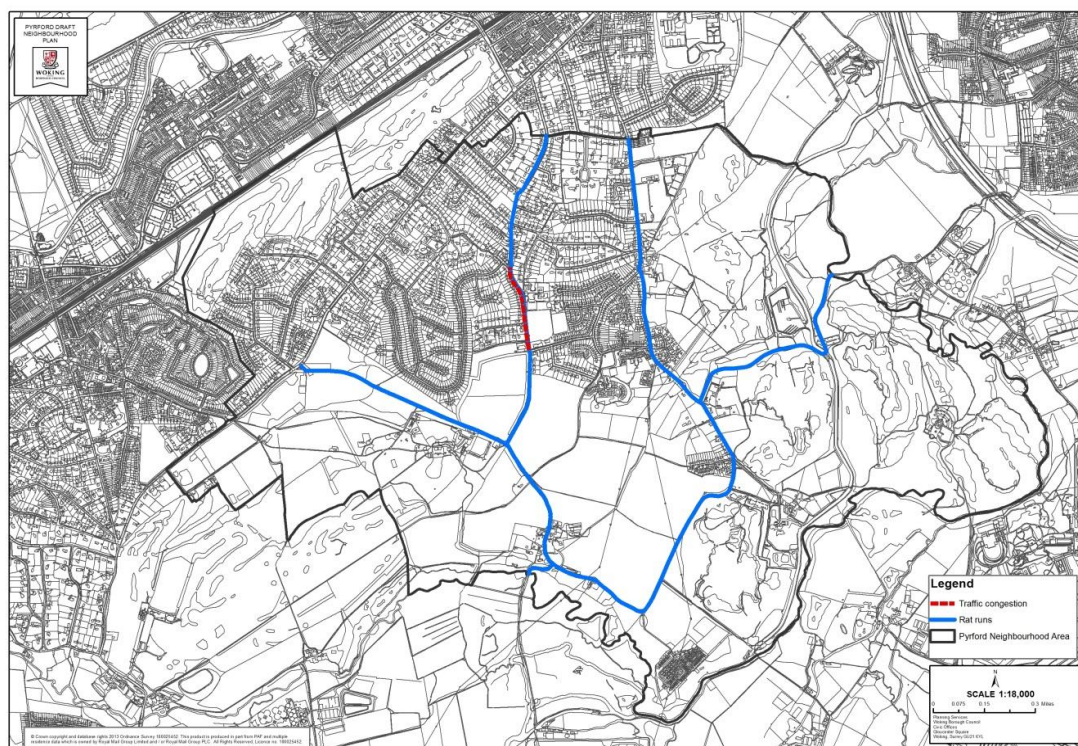
Whilst the narrow roads are an important characteristic of the area the Forum, together with the local Residents' Association, plans to address these concerns with the following policy.

- VI 1 (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.
- (b)** WBC should inform the Forum of proposals, of which it is aware, for adjoining planning areas which might adversely affect Pyrford.

6.2.2 Justification for Policy

Map 2 below shows the three significant 'rat runs' between West Byfleet, or Woking, and the A3 that pass through the Pyrford Neighbourhood Forum area causing major traffic congestion along the B367, Coldharbour Road, through the village centre.

The Woking Borough Council Local Development Framework, Green Belt Boundary Review Sensitivity Test, Strategic Transport Assessment prepared by SCC in January 2015 shows that the most heavily loaded rat run through Pyrford, now and in the future, is the B367 which comprises Newark Lane, Church Hill, Upshot Lane and Coldharbour Road. Other rat runs comprise Pyrford Common Road which is a continuation of Church Hill leading to the Old Woking Road and Warren Lane which branches off Newark Lane and then continues as Lower Pyrford Road, and Pyrford Road, to West Byfleet. A fourth rat run branches off the A3 at Wisley as Wisley Lane, continues into Lock Lane and joins the Pyrford Road leading to West Byfleet.



Map 2. Traffic 'Rat Runs' through Pyrford

There is severe traffic congestion along the B367, Coldharbour Road, in the village centre during school opening and closing hours, which is exacerbated by church funeral services and other local events. There are pedestrian safety issues around the school which does not have on-site car parking, public car parking or bus parking facilities. Parking in the roadway between Marshall Parade and the Village Memorial Hall on the east side means that the carriageway is restricted to one lane only in peak times. There are neither parking restrictions nor regulation around Pyrford Centre, the Arbor Centre, or the Village War Memorial Hall.

Lack of adequate off-street parking has created a number of problems in Pyrford. Coldharbour Road from Coldharbour Lane to Engliff Lane becomes choked at school drop-off and pick-up times. This congestion is exacerbated whenever there are events on at the Church at the same time. Other chronic pinch-points are on Bolton's Lane and on Floyds Lane, notably due to residents' commercial vehicles being prohibited by a covenant from parking in the enclosed area of St Nicholas Crescent / St Martin's Mews. All of these roads are on the 437 bus route.



Results of the local consultation show that over 99% of 550+ respondents approved this policy and some 60 have specific concerns about traffic congestion and parking in the Forum area.



The projected development of 2100 houses on the former Wisley airfield (which is approaching the number of houses in the whole of the Pyrford Forum area) will significantly increase traffic on the B367 through Pyrford as the new residents travel to and from West Byfleet station, the shops and health centre. Studies by several organisations show that car ownership in Surrey will be in the range 1.3 to 1.5 per household by 2020. Hence the Wisley development could add up to 3000 cars to the area some of which will certainly travel along the B367 on a daily basis for school, commuting and shopping trips.



The Forum is aware that planning proposals outside their direct area may adversely impact highway safety and lead to increased congestion. It is appreciated that WBC does not control development applications in adjoining boroughs but can and does comment, through a 'duty to co-operate' where it appears that there could be adverse effects upon traffic both in and through Pyrford.



There do not appear to have been any traffic audits on the B367 to determine the traffic density or pollution levels at peak times.

Cycling provision is non-existent, bus lay-bys are non-existent and pedestrians could be better provided for.

Another area of concern is when pedestrians cross the Pyrford Common Road from the footpath from Hamilton Avenue to Pyrford Common. The traffic moves very fast on this unrestricted road and sometimes people with pushchairs and small children find it difficult and dangerous to cross. WBC has indicated that probably the most effective solution would be a traffic island which could be used as a refuge for pedestrians.

The staggered crossroads where Pyrford Common Road and Norfolk Farm Road meet the very busy Old Woking Road is another concern to residents who live north of the Old Woking Road.

Air pollution from cars is becoming a concern, particularly at peak traffic times on the B367 Coldharbour





Road in the vicinity of the school and the church. It is not known whether WBC have taken measurements here, but in other parts of the Borough such as Knaphill, air pollution has been above permitted levels at times.

Over 1,700 people died on Britain's roads in 2013 and over 20,000 were seriously injured. Road traffic accident rates are substantially higher in rural areas than urban ones.

The current situation is very serious and any additional load caused by new development, without appropriate steps to address these problems, could make new development untenable and cause grave concern about safety.

The Forum is adopting a zero tolerance to any increase in danger on the roads and wishes to ensure that "no harm to highway safety will arise from any development" and hence the need for this Policy.

6.3 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

6.3.1 Policy

To address this issue the following policy is proposed:

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

6.3.2 Justification of Policy

The provision of communications is good with both land lines and cell phone availability. Broadband speed is good with a major telephone exchange in nearby West Byfleet. An optic cable network has been installed in most of the area in the last five years and thus most homes can either use this or rely upon conventional signals and dishes which give good reception in the area.

The OFCOM website gives maps for mobile phone coverage in the PNF for seven operators. Coverage of the PNF area for 2G is generally good outdoors but coverage for 3G and 4G is patchy outdoors with no signal in some places. The OFCOM maps do not show any "not spots" for 2G, but some do exist and are likely to be different for each operator. Mobile phone masts in the Area are sited behind the Arbor Centre and on Pyrford Common by the Rough.

Indoor coverage varies considerably depending on building construction materials, the weather and the signal strength.



Good communications are essential to businesses and for private properties as occupants are increasingly working from home where high speed Broadband is becoming essential.

Residents of Pyrford are well placed to take advantage of working from home as more than 70% have occupations such as Managers, Directors, Senior Officials, Professionals, Technical, Administrative and Secretarial.

Advantages of working at home include savings on many hidden costs associated with going to work such as travel, flexibility to determine your own work hours to some extent, less distractions, proximity to home and family, less stress, more productivity, better health and an all-round better work/life balance.

6.4 Community Action

There have been issues for developments both inside and outside the Forum area arising from inadequate knowledge of utilities and basic infrastructure combined with a lack of communication with the local community. The Forum is committed to encouraging and supporting the delivery and maintenance of sustainable services across the whole Forum area and believes that effective land use examination and analysis in conjunction with the local community, before planning permission is granted, will improve the situation and reduce community disruption.

The Forum will seek to work with WBC on all developments of importance to the community such as a development of five houses or more and all commercial developments. An example recently is the new Marshall Parade application which was 'picked up' by one of the Forum members.

The Forum values planning communications before the event and welcomes the opportunity to discuss plans with WBC and to have fair opportunity to suggest reasonable changes in such development plans. Thus the Forum relies upon WBC to carry out a full and effective validation process and will request copies of relevant papers concerning the infrastructure for developments of more than five houses and for all commercial developments.

In the case of some applications the Forum may request access to WBC files by arrangement. The Forum believes that it may be of assistance to WBC when assessing the impact on infrastructure of a planning application in the light of considerable local knowledge and experience and is included as a local community initiative in Appendix 1.



References:

The Woking Borough Council - Local Development Framework
The Woking Borough Council - Green Belt Boundary Review Sensitivity Test
Surrey County Council - Strategic Transport Assessment



7 Village Built Environment

7.1 Overview

Pyrford Neighbourhood Area is located to the east of Woking, south of the London to Southampton/Portsmouth railway lines and includes the south-western half of the West Byfleet Golf Course. It is bordered by Green Belt to the south and east and by the railway line and West Byfleet to the north. The majority of dwellings lie in the north-western section of the area. Pyrford Village lies to the south of the area and is entirely separate. It is a small dispersed medieval village with a distinctive character dominated by the 12th century St Nicholas' Church that stands atop a small knoll.

7.2 History and Background

With the exception of Pyrford Village, much of the development within the area dates to the early and mid-20th century, with major parts remaining as common land until this time. From Edwardian times, but generally around the inter-war period it was developed as a series of small estates along private roads - many of which remain private to this day. Plots were generally large, although in some parts sub-division has occurred over the years. Trees are a significant feature of the area, particularly species that thrive in the sandy soils of the former heath land such as Scots pine, oak and silver birch.

7.3 Character of the Built Environment

There are a variety of dwellings in Greater Pyrford, including two storey detached, semi-detached, terraced, bungalows and apartments. Hollybank Road (east section), Blackdown Avenue, Redcourt, Pyrford Woods, Pyrford Heath, Hacketts Lane, Ridgway, Thorley Close and Forest Road are all private roads, most of which are of 'Arts and Crafts', mock Tudor, or mock Georgian style.



As the area became more intensively developed, plot sizes decreased and houses became more standardised in appearance, notably Lovelace and Lincoln Drives. In addition there are a number of bungalows generally clustered around cul-de-sacs.

The small retail area of Marshall Parade, to the west side of Coldharbour Road, forms the central focal point. The Church of the Good Shepherd, the Primary School, the Village Memorial Hall, Pyrford Village Social Club, and the Cricket Club – all to the east of Coldharbour Road and The Arbor Centre on the west side of the same road – form the most important roles in the community life of Pyrford residents.



There is very little open space within the built-up area of Greater Pyrford. However, both front and rear gardens can be particularly large and the mature trees within gardens and along verges give an overwhelming impression of a sylvan setting. The cricket ground is a key area, creating a feeling of space with distant views as well as providing a focal point for village activities such as the annual Pyrford and Wisley Flower Show.



Pyrford Village, lying to the south of the area, is largely medieval with some farm buildings converted into dwellings. The Vicarage (now a private residence) is Victorian but most properties are pre-Victorian. Many of the properties are listed buildings. The Village is intersected by the busy B367. In the Village, St Nicholas' Church and the views towards it, as well as its churchyard setting, are important features. The main cluster of Village properties forms an attractive grouping.



The area around Lees Farm in Pyrford Road contains the second oldest settlement in the neighbourhood and comprises several varied and attractive old buildings together with traditional barns tastefully converted into modern dwellings. Regrettably some ancillary old

buildings are in a poor state of repair and the zone needs attention to restore it to its former glory. There are three areas in Pyrford designated by Woking Council as Conservation Areas.

There are a number of nationally listed buildings in the area, several being found in Pyrford Village and others dispersed throughout the Neighbourhood. Pyrford Court and the Bothy are not visually prominent but are significant in being substantial listed buildings surrounded by a grade 2 listed park and gardens.



Earlier versions of the Woking Plan designated a substantial area in the north-western section of Pyrford as an Urban Area of Special Residential Character.

Woking Borough Council has also produced a database of locally listed buildings which includes a number of properties in the Pyrford neighbourhood. These comprise the older properties in the area which fall just short of the standards required for selection onto the Statutory List.





7.4 Built Environment Assets

Pyrford is able to boast one Grade I Listed building (St Nicholas' Church in Pyrford Village) and numerous Grade II Listed buildings. Woking Borough Council has, in the past, also recognised numerous locally listed buildings and buildings of architectural significance, within Pyrford, as illustrated in Table 1 below.

Table 1 – Listed Buildings within the Pyrford Neighbourhood

No.	LOCATION	DESCRIPTION	CLASS
1	Blackdown Avenue	Westerton	AH
2	Boltons Lane	Bluegate & Weem Cottage	GII
3	Broomcroft Drive	Melbury House	AH
4	Church Hill	Church of St Nicholas	GI
5	Church Hill	Church Farmhouse	GII
6	Church Hill	Barn – NW of Church Farmhouse	GII
7	Church Hill	Lady Place Cottage	GII
8	Church Hill	Stone Farm	GII
9	Church Hill	The Vicarage	TM
10	Church Hill	1 & 2 Lady Place Farm Cottages	AH
11	Coldharbour Road	Cold Arbour	AH
12	Engliff Lane	Former Pyrford First School	TM
13	Forest Road	Malmo	TM
14	Hollybank Road	The Thatch	AH
15	Oakcroft Road	The Thatched House	AH
16	Oakcroft Road	Holly Lodge	TM
17	Oakcroft Road	Lee Place	TM
18	Oakcroft Road	Rothbury East	TM
19	Oakcroft Road	The Wickham	TM
20	Oakcroft Road	Pyrford End	TM
21	Oakcroft Road	Green Farm	TM
22	Pyrford Common Road	Pyrford Court Park & Gardens	GII
23	Pyrford Common Road	The Bothy	GII
24	Pyrford Road	Barn – 90yds South of Lees Farmhouse	GII
25	Pyrford Road	The Old House	GII
26	Pyrford Road	Grove Cottage	GII
27	Pyrford Road	Henry VII Cottage	GII
28	Pyrford Road	East Cottage	GII
29	Pyrford Road	Glebe Cottage	GII
30	Pyrford Road	The Garden House	GII
31	Pyrford Road	Abbey Cottage	GII
32	Pyrford Road	1 – 7 Providence Place	AH
33	Pyrford Road	Thorley Cottage	AH
34	Pyrford Road	Lees Cottages (1 – 3)	TM
35	Pyrford Road	Rosebriar	TM
36	Pyrford Road	Elm Cottage	TM
37	Pyrford Road	Toss & Hawthorn Cottage	AH
38	Pyrford Road	Pendennis	TM
39	Warren Lane	Wheelers Farm	GII
40	Warren Lane	Wheelers Farm Barn	GII

Key: GI = Grade I; GII = Grade II; AH = Building of Architectural Significance; TM = Building of Townscape Merit (Locally Listed)



7.5 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:

7.5.1 Policy

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) 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.

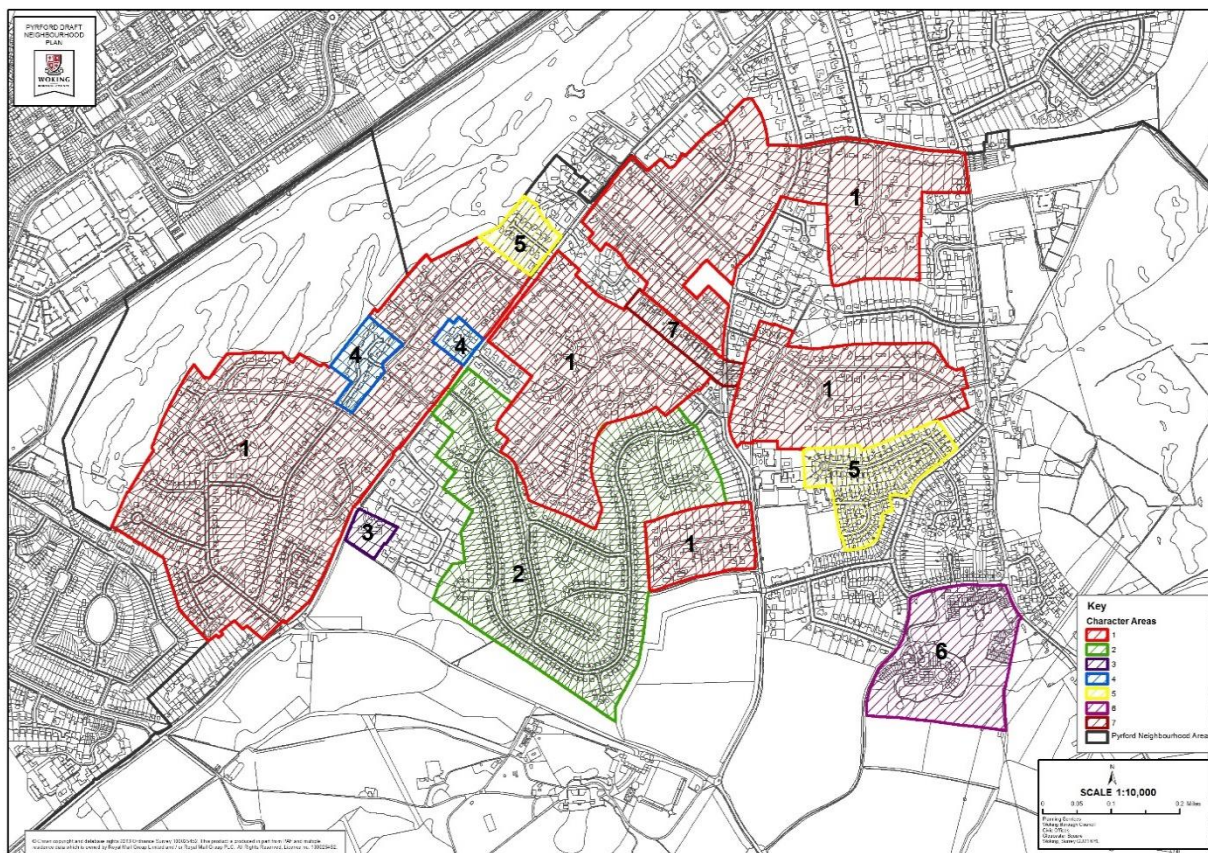
Subdivision of an existing property shall preserve the external character of the building.

Development decisions should take into account the important contribution that Listed buildings make to the character of the neighbourhood.

7.5.2 Justification for Policy

The result of consultations with Pyrford residents clearly indicates that there is a strong desire to retain the Arcadian character of Greater Pyrford and the historical significance of Pyrford Village. This policy conforms to this expressed view and neighbourhood aspirations. It also conforms to the WBC DPD and is consistent with the NPPF.

Residents appreciated the variety of housing styles. Examples of the eclectic character of Greater Pyrford are shown in Map 3 below.



Map 3. The Mix of Housing Styles found in Greater Pyrford.

Key to Map:

- 1 Larger detached houses in substantial sylvan settings, generally with roads having grass verges and mature landscaping.
- 2 Lovelace Drive is a large estate of quite uniform detached houses mostly of red brickwork and red roof tiles built in the 1950's.
- 3 Dean Close has a fine example of an original delightful Arts and Crafts house designed by the early twentieth century Architect CFA Voysey
- 4 Redcourt is a private road in Pyrford consisting of fourteen executive houses built in the neo Georgian style. Dorin Court, also in the neo-Georgian style, comprises of 6 houses
- 5 Golf Close, Romans Way, Peatmore Avenue, and Peatmore are all cul-de-sacs of bungalows on generous plots built since the 1950's
- 6 St. Nicholas Crescent built in the 1990's is a modern development of mainly three storey terraced townhouses with visual scale reduced by locating bedrooms in the roof space with dormer windows.
- 7 Coldharbour Road contains a good example of neo Victorian houses within a group of existing Victorian house creating a pleasant street scene



As already mentioned in 7.5 above, there are three established Conservation Areas within the Pyrford Neighbourhood: Aviary Road, Pyrford Village, and the Wey Navigation Canal. At present, the Conservation Area encompassing Pyrford Village omits inclusion of the two Grade II Listed buildings: – Wheelers Farm and Wheelers Farm Barn in Warren Lane. This omission will be addressed by consultation with the appropriate authority.

The evidence base for the policy is to be found in the associated 2015 Combined Character Study for Greater Pyrford and Pyrford Village and the supporting documentation on the Forum website at: <http://www.pyrfordforum.org/plan-evidence-base/>

7.6 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.

7.6.1 Policy

BE 2 Development proposals should ensure that sufficient parking is provided on-plot to avoid on-street parking.

Additional development that could result in parking on streets shall provide further parking space, especially where the roads

- are narrow
- are already heavily trafficked
- or where such on-road parking would impact on safety
- or adversely impact on the character of the area.

7.6.2 Justification for Policy

Due to the lack of public transport and the size of houses in Pyrford, many families have more than two cars. Visitors are also bound to travel by car due to the lack of alternative modes of transport.

The 2011 census reveals that there are substantially more cars per family in the Pyrford area than the national average. On-road parking has, along some of the roads in Greater Pyrford, resulted in a deterioration of the open nature of the area. Vehicles parked along grass verges result in a deterioration of the verge itself and this defeats the purpose of the facility. Vehicles parked at the kerbside cause congestion and can pose a hazard.

On-road parking is already a serious problem in some parts of Pyrford. This policy seeks to prevent it becoming yet more so.





7.7 Spatial Character

7.7.1 Policy

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) 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.

7.7.2 Justification for Policy

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. The Forum recognises that a high level of advice and guidance on this subject is already available to developers in the WBC Core Strategy and other documents. However, since these may be subject to change at any time, the points important to our community must feature in any Neighbourhood Plan. One new feature held to be of importance relates to the increasing need for the storage of council waste bins, bicycles and domestic white goods. Such items should be stored discreetly but in a manner that allows for modern collection methods.

The above policy encompasses certain key features held to be of paramount importance by the neighbourhood community and is included even though they may replicate the intention and detail of the Core Strategy.

References:

National Planning Policy Framework (NPPF)
Woking Borough Council Core Strategy
Urban Areas of Special Residential Character
Pyrford Neighbourhood Forum – Survey of local opinion



8 Village Open Spaces

The Forum area is fortunate to contain a wide diversity of natural and semi-natural open green spaces, green corridors and attractive landscape. Outdoor pursuits are catered for and there is considerable accessible countryside and amenity to enjoy. The River Wey meanders through some of the area and the water meadows to the south are a unique feature which creates a natural environment of unsurpassed beauty.



The open spaces to the south and east of Pyrford Neighbourhood Area are designated as Green Belt. Woking Borough Council Core Strategy 6 states that The Green Belt plays a key role in providing recreational opportunity, securing the quality of the Borough's landscape setting, and in contributing to the special identity of the area. Green Belt land is highly valued by the local community for its role in retaining the open rural feel of the area and one of the principal wishes of the community, as indicated in our survey evidence, is to see it protected.

Evidence

The emphasis in the NPPF is on sustainable development which requires the planning system to contribute to protecting our natural, built and historic environment and to improving biodiversity.

Woking Borough Council provides specific policy guidance to protect the Borough's diverse habitats, biodiversity, Green Belt and key landscapes such as heath lands, escarpments and the canal/river network.

Key concerns of the community with regard to open spaces have been identified as:

- Protection of the Green Belt
- Protection of recreational space
- Protection of wildlife habitats
- Protection and improvement of footpaths

8.1 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.

8.1.1 Policy

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 (Map 4) will be required to provide a Landscape and Visual Impact Assessment.¹ 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.



8.1.2 Justification for Policy

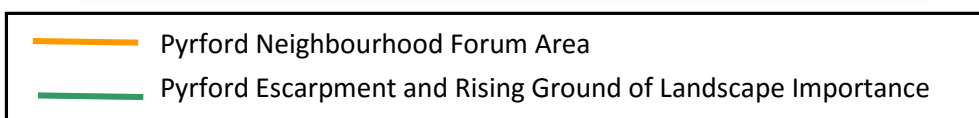
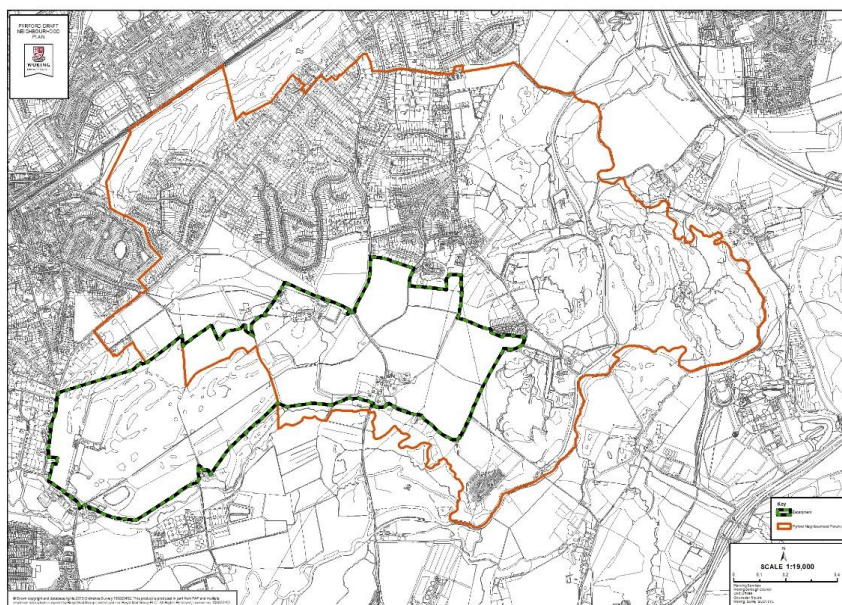
The landscape character of the area has been described in detail in the Landscape Character Assessment produced as a guidance document by members of the community²

Key landscape features of the area include:

- The Wey and Bourne valley.
- The Pyrford escarpment and the extensive views to distant hills.
- The Wey Navigation is a significant asset, drawing people from miles around to enjoy this historic feature.
- A large part of Pyrford Common is designated as a Village Green and is managed by Horsell Common Preservation Society. The remainder is managed by Woking Borough Council as a recreational area. The entire Common is an important accessible open space in the area, which the local community would wish to protect.
- Also making a significant contribution to the character of the area are the verges, many of which contain mature ornamental or native trees.



The escarpment is a very distinctive feature of the area and the views, to and from it, are outlined below in Map 4.



Map 4. Pyrford Escarpment and Rising Ground of Landscape Importance



This map is based on the outline displayed on the Woking Borough Council 1999 proposals map showing the Pyrford escarpment and rising ground of landscape importance.

The character of this area is a priority concern for members of the community and the Forum will support and encourage all efforts to conserve it.

The escarpment affords some of the most striking and valued views in the Neighbourhood Area. The open ground continues to rise above the escarpment to the south west corner of the field bounded by Pyrford Common Road and Upshot Lane (grid reference TQ 03626 58933). Although not included within the escarpment and rising ground boundary, as defined in the WBC 1999 Proposals map and shown above, this area is nevertheless of considerable landscape importance, noted for the extensive, unspoilt views which it provides in winter months and includes the local high spot.

8.2 Local Green Space

8.2.1 Policy

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.

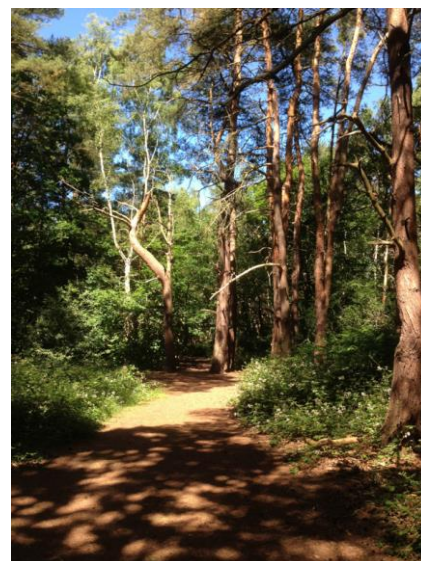
8.2.2 Justification for Policy

The areas selected as Local Green Space have been selected by the community for the special protection that this designation will give them in accordance with Paragraphs 76 and 77 of the National Planning Policy Framework. A number of other sites were suggested but it was considered that these were either too small, as in the many attractive verges around the area, or were extensive tracts of land which are not permitted to receive this designation. The sites chosen are either extensively used by the community or are considered by the community to make a significant contribution to the character of our area.

Two other areas were proposed as a result of the public consultation. These were Dodd's field and Pyrford Green. As Dodd's field is only accessible by means of a public footpath it was felt to be more appropriate to include this in the green corridors section below. Pyrford Green was used formerly by the community and it is still shown on OS maps, but it is not presently demonstrably special to the local community and is not therefore included. The need for a centrally located village green remains.

Pyrford Common

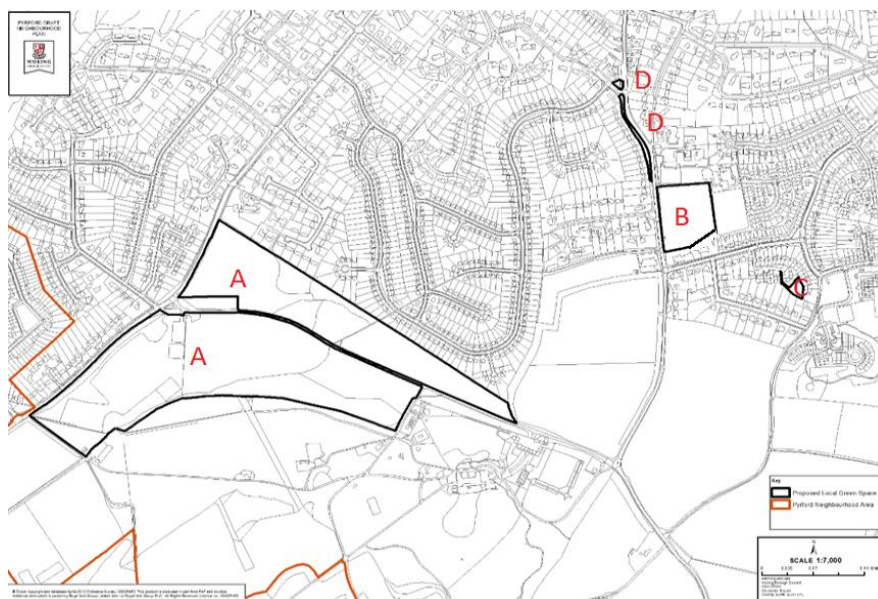
In selecting Pyrford Common for designation as a Local Green Space it has been taken into account that the area already has designation as Green belt, is a Site of Nature Conservation Importance and the part of the site owned by Horsell Common Preservation Society is also designated as a Village Green. The common is the only land on which the community can freely roam and the historical association of the people of Pyrford with the common has given rise to the desire to emphasise the importance of the common in this additional way. Account has also





been taken of the fact that none of the existing designations are reliably permanent in character.

The common meets the criteria for designation as a Local Green Space in that it is adjacent to the more populated areas of Pyrford, it has been considered as common land for many centuries and contains historical features such as the ditch delineating the perimeter of Woking Palace deer park. It has significant recreational value in containing numerous footpaths, a playground and an open field. It is a natural and tranquil area and its boundary is contained within the Pyrford Neighbourhood Area.



Key:
 A. Pyrford Common B. = Pyrford Cricket Ground C. = Sandringham Close D. = Green and Verge next to shops

Map 5. Proposed Local Green Spaces

Pyrford Cricket Ground

Pyrford cricket ground has no protected designations although it is owned by Fields in Trust whose stated objective is to 'protect vital open spaces all across the UK.'

The designation is justified on the grounds that the field is at the heart of the community it serves, it has historical significance in being the home of the Pyrford and Wisley Flower Show and of Pyrford cricket and football clubs, the former being one of the oldest clubs in Surrey. The field also offers an open space in an otherwise enclosed area of Pyrford and affords extensive views.



Sandringham Close Leisure Ground

Sandringham close Leisure Ground has been selected for its central location. It is considered to be a safe play area for young children and is used for this purpose by families in the area.



Green and Verge on Coldharbour Road

This area is at the heart of Pyrford and has particular local significance, providing a highly attractive and distinctive character to the centre of the village. The small green and wide verge provides a sense of beauty and an open feel which, if lost, would significantly affect the character of Pyrford.



8.3 Access

8.3.1 Policy

OS 3 Development should not harm the character of public rights of way.

8.3.2 Justification for Policy



Paragraph 73 of the NPPF states that ‘access to high quality open spaces....can make an important contribution to the health and well-being of communities’. Keys to this access are our footpaths and bridleways. This area has a network of public footpaths, highly valued by residents and visitors in providing access to open countryside, often with distant views, and providing a contrast to other built up areas of the Borough. Many of the footpaths interlink, but occasionally walkers are forced onto

narrow roads made dangerous by heavy traffic.

Specific schemes that the Forum wishes to use some of any CIL contributions to implement, are listed at Appendix 1 below.





8.4 Biodiversity

8.4.1 Policy

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

- (a) Development will not be permitted on Sites of Nature Conservation Importance in Map 6 below. Development proposals which are likely to directly or indirectly adversely affect nature conservation interest in SNCIs will not be permitted.
- (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.

Suitable habitats for bird species listed in Table 2 below should be conserved wherever possible.
- (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 permitted.

Birds of conservation concern known to be present in Pyrford include:

Red List	Amber list
Lapwing	Mute swan
Cuckoo	Greylag goose
Skylark	Mallard
Mistle thrush	Common gull
Redwing	Common tern
Song thrush	Dunnock
House sparrow	Reed bunting
Grey wagtail	House martin
Linnet	Kingfisher
Twite	Swift
Lesser redpoll	Short eared owl
Starling	Tawny owl
Fieldfare	Willow warbler
Merlin	

Table 2 – Endangered birds known to be present in Pyrford

Source: http://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf



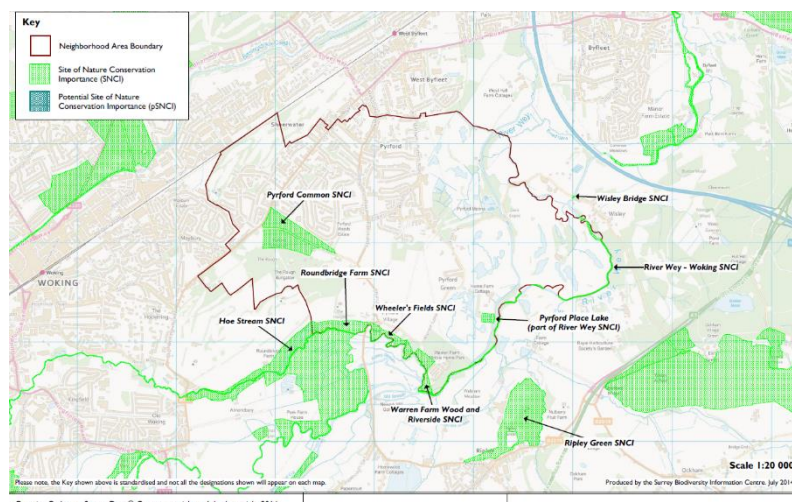
8.4.2 Justification for Policy



Our area includes a number of nationally important habitats such as wet meadows and ancient woodland which enable the area to support a wide variety of different species of animals and plants. The area supports nationally protected species such as badgers, bats and the Great Crested Newt. Woking Borough CS7 and CS8 deal at length with biodiversity. Our policy aims to show our local commitment to preserving and enhancing sites of biodiversity in our area.

Several Sites of Nature Conservation Importance, a local designation to recognize the wildlife value of a site, are found in the Pyrford Neighbourhood Area. These are indicated in the following map supplied by the Surrey Biodiversity Information Centre and included in the guidance document produced by the SBIC³

The sites include Roundbridge Farm SNCI (Grid Reference TQ036576), Pyrford Common SNCI (Grid Ref. TQ030590), Warren Farm Wood and Riverside SNCI (Grid Ref. TQ046575), Wheelers Meadow (south) SNCI (Grid Ref. TQ043579), Wheelers Fields SNCI (Grid Ref. TQ042581), River Wey SNCI (including Pyrford Place Lake TQ051583) and Hoe Stream SNCI (Grid Ref. SU967545 –TQ039581).



Map 6. Sites of Nature Conservation Importance in Pyrford

Another designation of significance is the Thames Basin Heaths Special Protection Area, a European designated site of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable birds and is accorded priority protection and conservation by Woking Borough Council. Pyrford Neighbourhood Area lies within 5 kilometres of Ockham and Wisley Common Thames Basin Heaths SPA and consequently new residential development will need to satisfy the requirements outlined in Woking Council Core Strategy





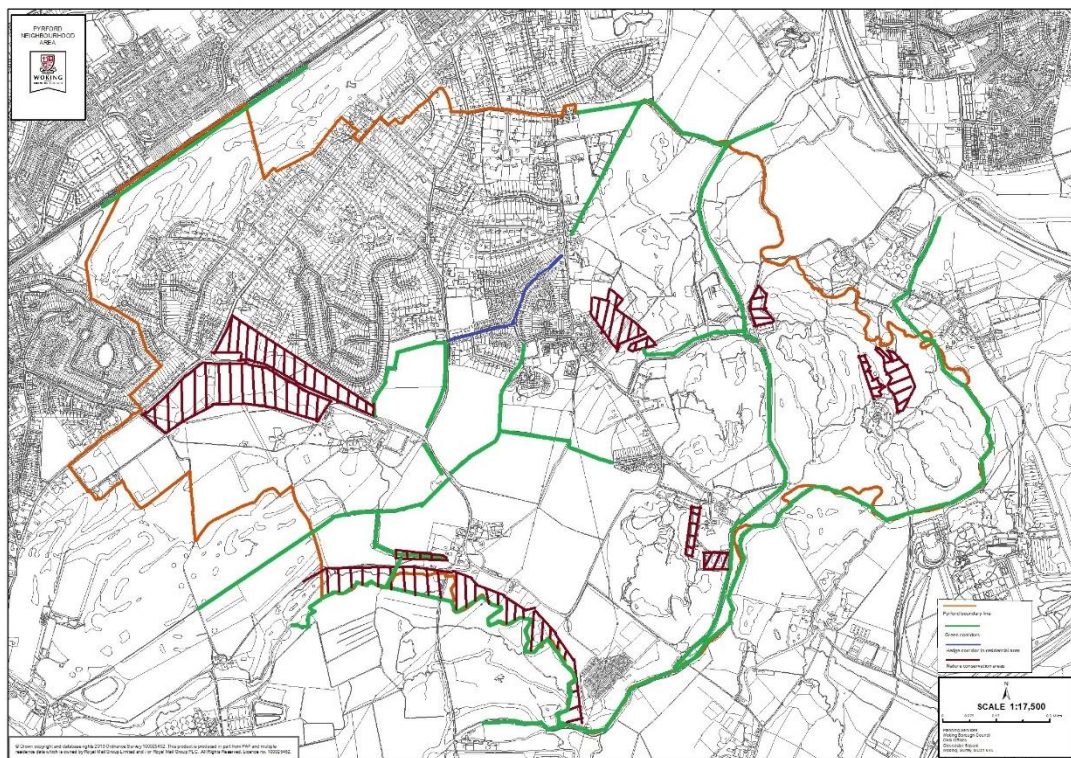
The numbers of many bird species are in significant decline including previously common species such as swallows and swifts. Birds provide a source of enjoyment to many residents of the area and, where it is possible, they would like to retain or enhance breeding populations.



To ensure that habitats do not become fragmented it is important that green corridors in an area are identified and protected. Natural water courses are important corridors since many species need water to survive. In line with Woking Core Strategy (para 5.26) we wish to see the Wey Navigation and river and Bourne stream conserved and enhanced.

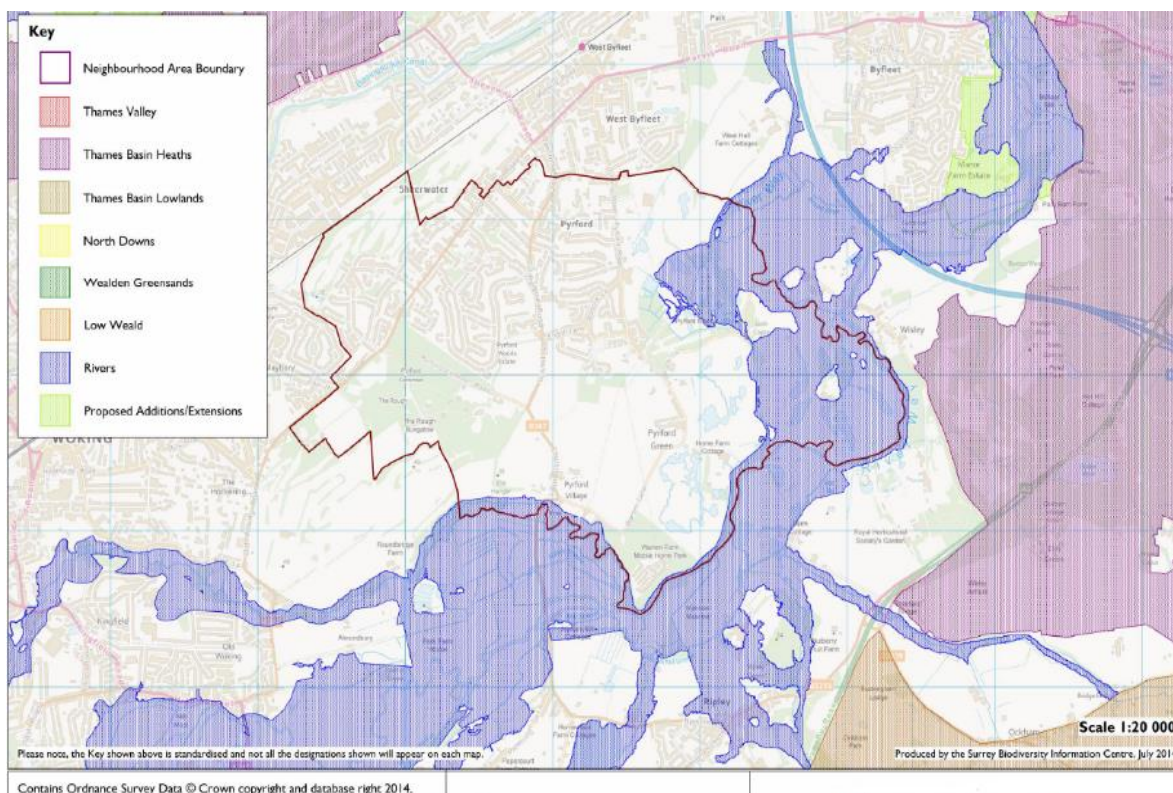
Railway lines are also considered to be important wildlife corridors and should be protected from harmful development.

The criteria for selecting green corridors for inclusion in the map were that they should include water courses, prevent the fragmentation of natural habitats such as ancient woodland, connect to corridors outside the Pyrford Neighbourhood Area and, where possible, that they include public access so that the dual purposes of protecting nature and connecting people with the natural environment are achieved.



Key:			
	= Pyrford Neighbourhood Area		= Green corridors
	= Green corridor in residential area		= Nature Conservation Area

Map 7. Green Corridors



Map 8. River Wey Biodiversity Opportunity Area.

The river Wey corridor has been identified as a Biodiversity Opportunity Area (BOA) and is considered to be strategically important in restoring and creating habitats for wildlife in the South East of England.

8.5 Trees

8.5.1 Policy

- OS 5** The wooded and leafy character of Pyrford is an important asset to the community:
- 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.
 - 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.
 - Development proposals which may adversely affect areas designated as Ancient Semi-Natural Woodland, as defined in Map 9 below, will not be permitted.



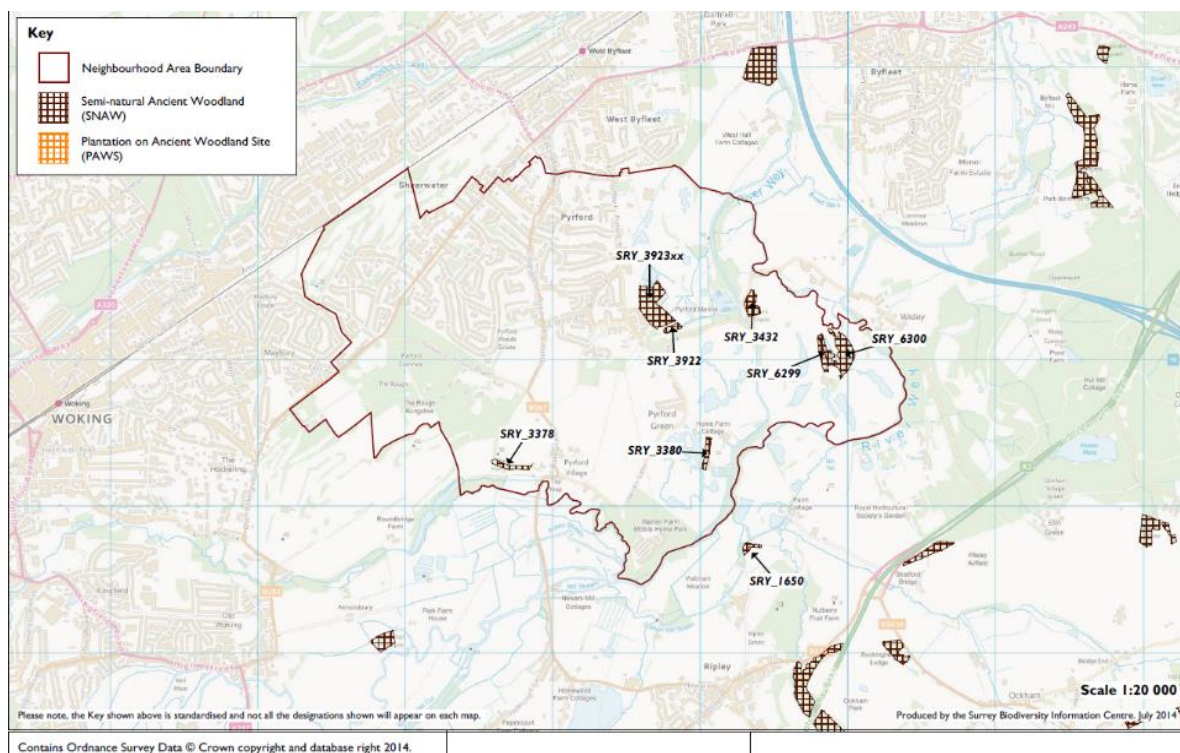
8.5.2 Justification for Policy

The trees in the Pyrford Neighbourhood Area make a significant contribution to the character of the area. The area supports a large number of mature oaks, Scots pine and silver birch trees. In addition to these, a variety of trees are found in the area including hazel coppice, avenues of lime and beech, aspen, ash, sweet chestnut and poplar. The verges of the Area have been planted with ornamental trees such as flowering cherries and native trees such as horse chestnut, which contribute to the pleasure of living in this leafy semi-rural suburb.



Woking Core Strategy has a number of policies including CS7, CS16, CS17, CS21 and CS24 which seek to protect and make provision for new trees. Our local policy is included to ensure that trees are given sufficient consideration in any development proposals. Policy OS5 recognises the significant importance of trees to the local character of Pyrford and provides specific advice to help steer future development in the Neighbourhood Area.

The Revised Ancient Woodland Inventory for the County shows there to be seven areas of Ancient Semi-natural Woodland in the Pyrford Area.



Map 9. Ancient Woodland in Pyrford

The Ancient semi-natural woodland areas include the southern section of The Hanger near Church Hill (Grid Ref TQ036582), the strip of woodland between Pyrford golf course and Pyrford Place (Grid Ref TQ050583), Lock Copse opposite the Anchor adjacent to car park (TQ053593), the avenue of trees on Traditions golf course (Grid Ref TQ048592), Peatmore Wood, close to the Old House (Grid Ref TQ047593) and woodland around the area known as The decoy, Wisley golf course (Grid Ref TQ058590)



There is strong support for retention of trees in the area. In addition to aesthetic considerations, trees support a diverse range of birds and insects and also have a role in mitigating the effects of climate change by absorbing carbon dioxide.

References

National Planning Policy Framework (NPPF):

NPPF 9: Protecting Green Belt land

NPPF11: Conserving and enhancing the natural environment

Woking Borough Council Core Strategy:

CS6: Green Belt

CS7: Biodiversity and nature conservation

CS8 Thames Basin Heaths and Special Protection Areas

CS17: Open space, green infrastructure, sport and recreation

CS24: Woking's landscape and townscape

The following guidance documents are available for inspection on the PNF website at:

<http://www.pyrfordforum.org/plan-evidence-base/>

Pyrford Neighbourhood Area Landscape Character Assessment, 2014

Pyrford Neighbourhood Area - Biodiversity Report Surrey Biodiversity Information Centre, July 2014.



9 Village Social and Community Services

9.1 Introduction

Pyrford developed as a community slowly until early in the 20th Century when Rev. Cuthbert Hamilton and his wife were instrumental in developing fundamental health care and community spirit through the Pyrford War Memorial Village Hall. For full details reference the Evidence Base at: <http://www.pyrfordforum.org/plan-evidence-base/>



Analysis of the 2011 Census shows a relatively wealthy community living in 3-4 bedroom houses that are usually detached and with an age demographic that is markedly biased towards the over 60's. It is worth noting that whilst dependent children (under 18) are only slightly less than the national norm, the proportion of adults under 35 is significantly smaller than anywhere else. There is, then, a significant increase in the proportion of older adults and this proportion steadily rises until it peaks at 9.5% over the

national norm for retirees aged 65 and over. For full details reference the Evidence Base at: <http://www.pyrfordforum.org/plan-evidence-base/>

In summary, we see a community comprised of older adults, who raise a fairly normal number of dependents, and choose to stay on in retirement after the children have gone.

Today Pyrford is known for its vibrant community spirit based around a ¼ mile stretch of Coldharbour Road comprising Marshall Parade, the Church of the Good Shepherd, Pyrford Primary School, the Pyrford Cricket Club, Pyrford and District Social Club, The Arbor Centre, and the Pyrford Village War Memorial Hall. These facilities, at the heart of the community, are the foundation of the social infrastructure and greatly prized by residents.



The policies that follow are designed to reinforce the community structure, ensure that it is sustainable and address issues starting to emerge as a consequence of the age demographic.

9.2 Community Facilities

The community infrastructure centres around a number of community facilities that are all particularly strong and valued by the community. Importantly they play an important part in maintaining a sustainable community and a local identity. Hence they must be encouraged and supported.



9.2.1 Policy

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

- (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.
 - 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 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.

9.2.2 Reasoned Justification

Today there are over 100 local voluntary, commercial, charitable and leisure organisations available to Pyrford residents, of which 81 are centred in the village. Of these, the 7 core community facilities listed below were steadily developed over the last 100 years and are located in a block in the centre of the community, at the heart of all community activity:

- **The Cricket Club** – was established in 1868 and is now a valuable sporting asset to both young and old. It contributes very significantly to the village feel of the community and, following the 2012 Olympics, has recently created a new event (Celebrate Pyrford) to promote cycling and entertain the population whilst the annual Surrey 200 cycle race passes through the village. The club is currently examining options for rebuilding the pavilion.
- **Pyrford Village War Memorial Hall** – is a substantial hall, established by the Rev. Hamilton in 1921, which has a long tradition of providing meeting facilities, of all types, at the centre of the village.
- **The Pyrford and District Social Club** – was developed on land owned by Pyrford War Memorial Hall in the post-WWII era. It lies at the heart of the village and is an important local rendezvous, without which the area would be devoid of a watering hole.





Pyrford and Wisley Flower Show



- **The Arbor Centre** – primarily the venue of Scouting and Guiding in Pyrford, it offers good meeting facilities for an important range of local groups
- **The Church of the Good Shepherd** – continues its leading role in the community and offers valuable meeting facilities for a wide range of activities.
- **Pyrford C of E Primary School** – thrives as a successful school for our children.



The Pyrford Forum recognizes the importance of these facilities and believes that they must be protected in line with:

- The NPPF which sets out policies and provides a clear framework for the maintenance and development of community facilities covering local shops, community meeting rooms, sports facilities, places of worship and public houses.
- Woking Borough Council policies to maintain and enhance sustainable communities and resist the loss of important social infrastructure:



‘The Council will work with its partners to provide accessible and sustainable social and community infrastructure to support growth in the Borough. It will do so by promoting the use of social and community infrastructure for a range of uses.’

Having regard to Chapter 8 of the NPPF, it should be noted here that the facilities referred to above are treasured by the community and their safeguarding is essential to the ongoing health of the local community. Each of these 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 satisfactorily protect their continued operation.

9.3 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.

9.3.1 Policy

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.



9.3.2 Reasoned Justification

Pyrford experienced a significant house building programme in the 1950's extending to 300+ new units in the NW corner of the area – the Lovelace Estate. However little thought was paid to the impact additional population would have on recreational facilities for the young. As a result Lady Iveagh gave land for the Arbor Centre and Pyrford Common was given over to the Church of the Good Shepherd and WBC for the recreation of Pyrford people. Whilst this is now a very valued resource used by many residents from across both Pyrford and Maybury it is located far from the centre of the community and is difficult for young mothers to access on foot via rough tracks and across dangerous roads. The same mistakes must not be made again and the Forum is committed to working with our partners to ensure this does not happen. A children's play park/skate park complex needs to be provided in a safer more central location. Any proposals for such a facility would need to demonstrate that it is central to the community and safe from misuse. It should be easy to access and close to the school. The policy above is designed to ensure any planning applications consider and build on these aims.



9.4 Healthcare and Wellbeing

9.4.1 Policy

SCS 3 Given the older demographic, healthcare and transport are priorities:

- 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 demographic have been considered, with specific regard to healthcare and public transport.
- 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.

9.4.2 Justification for Policy

Overall, Pyrford is a wealthy area with a large proportion of owner-occupied residences and a population biased towards dependent children, those over 55 and the retired. This is reflected in the 2011 census as analysed in Appendix 4.2 of the Consultation Statement.

These demographics indicate that Pyrford has an unusually high proportion of over 55's who stay on in the community in retirement. As this population ages, health and wellbeing becomes a growing priority and reliance on public transport for access to retail centres grows in importance.

Whilst the younger generation has no difficulty with the fact that a car is required to visit healthcare facilities in West Byfleet this becomes increasingly difficult for the older generation and ever greater life expectancy.



Key issues recognized by the community include:

- **Health Care** - The local primary care health centre is situated in the nearby West Byfleet Health Centre (1 ½ miles). It is comprehensively equipped and provides a high level of service. Secondary health care is provided by the Ashford and St Peter's NHS Trust, some 6 miles by road. However there is no healthcare facility within Pyrford and residents have to rely upon car, bus or ambulance. A volunteer car taxi service is available but there is very limited car parking and no stand for mini buses at the West Byfleet Health Centre. Better public transport is needed for an aging population. For full details of the aging demographic reference the Evidence Base at: <http://www.pyrfordforum.org/plan-evidence-base/>.

It is appreciated that nursing staff carry out home visits and that the NHS objective is to attend to as many people as possible in their own homes. However no day care facilities are provided in Pyrford and it is hoped this can be rectified. It is understood that SCC will shortly vacate the Pyrford Centre premises on Engliff Lane and the Forum will make every effort to work with WBC and SCC partners to establish clinic and daycare facilities there. In addition any significant development must be obliged to consider and plan with appropriate authorities community services to support a growing population of older people.

- **Well Being** - The local library, situated in West Byfleet, is a valuable asset and serves Pyrford well. However, in due course it is hoped that remote computer bays (similar to a library) can be provided at a Pyrford location to enable residents without a personal computer, to easily access ever more public services over the internet.

The Church of the Good Shepherd, centrally and conveniently situated in Coldharbour Road, and the historic St Nicholas' Church with its own small but operational graveyard are the places of worship. The former also has a wide range of modern facilities and hosts many local groups who hire its various halls and meeting rooms throughout the week.



- **Transport** - Pyrford is served by a single bus route No 437 which runs between Woking and West Byfleet stations and on to Brooklands and Weybridge - daily service of 10 departures per day in each direction – and should be developed to ensure the mobility of an aging population. The Forum will support improved services to both healthcare and retail centres in Woking, West Byleet, Byfleet and Brooklands.
- **Retirement Housing** – The Forum's analysis of the 2011 census shows a large population of owner occupiers in the over-55 category and in fact shows a greater proportion than any other area in the SE. Further evidence from the various drop-n events held and the local consultation shows a large number of family housing units are currently occupied by single people, in the older demographic. Many of these residents want to remain in Pyrford but complain that they can find no appropriate smaller properties, in Pyrford, into which they might downsize. This clearly constrains the



development and regeneration of the community, is an inefficient use of housing assets and is a concern for many older residents.

- **Education** - The Forum area is well served by the Church of England Primary School which is located right in the centre of the village and plans to re-build it are now under way utilising central Government funds. These plans are responsible for considerable concern in the community arising from disruption and the impact upon an already congested road. Also there is concern about the apparent lack of car parking and pupil access facilities for both the current school and any future school on the site. The Forum believes that as far as possible adequate off-highway 'drop off' areas for all school attendees should be provided to minimise road congestion on Coldharbour Road. Buses should be utilised for transporting children where possible and 'walking bus' provision made so that parents can drop off children close by to school and rely upon the walking bus to convey children and deliver them safely to school.

There are no secondary schools within the Forum area with children having to be conveyed to schools some distance away and not in adjoining forums or wards. Local schools are under pressure of numbers and residents do place a high value upon the availability of school facilities within easy reach so that as many children as possible can walk or cycle to school. Local road congestion makes cycling unduly hazardous at busy times during the day.

- **Shops and Amenities** - Whilst the general level of commercial activity is in line with the wishes of residents, a coffee shop would be a definite attraction and with an aging population there is an increasing need for a daycare centre for the more elderly and less mobile.

Many of these issues involve other organisations and are not just about land use planning. The Forum intend to address them through the list of Community Projects listed in Appendix 1.



References:

National Planning Policy Framework (NPPF):

NPPF 4: Promoting sustainable transport

NPPF 8: Promoting healthy communities

Woking Borough Council Core Strategy:

CS4: Local and neighbourhood centres and shopping parades

CS13: Older people and vulnerable groups

CS17: Open space, green infrastructure, sport

CS19: Social and community infrastructure

PNF: Survey of local opinion



10 Plan Delivery and Implementation

The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. It is not a rigid “blue-print” and provides instead a “direction for change” through its vision, objectives and strategy. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect, the review period will be crucial.

In terms of the key areas of action the following summarises the PNF’s approach to delivery and implementation. Each is important in shaping Pyrford in the months and years ahead. These comprise:

Administration:

- Need to incorporate PNF as a limited company in order to be able to hold assets and make disbursements etc.

Relationships:

Once the plan has been adopted, the PNF will need to:

- define its role after the Plan implementation. This will involve not only scrutiny of significant planning developments in the Area but also use of Community Infrastructure Levy (CIL) funding, which is payable on every new development.
- establish a working relationship with Woking Borough Council and Surrey County Council. This should cover regular meetings and reporting of planning applications and decisions.
- develop a co-operative relationship with the BWBPRA and the two other local forums (West Byfleet and Byfleet)
- develop a co-operative relationship with the voluntary and community (third) sector which will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- work with landowners and stakeholders to ensure future developments enhance the character of the village.
- work with appropriate bodies to ensure that wildlife and the countryside surrounding Pyrford are protected and enhanced.
- work with Horsell Common Preservation Society to ensure that Pyrford Common is managed in such a way as to maximize benefit for both wildlife and the community.

Use of Community Infrastructure Levy:

Priorities for the use of Community Infrastructure Levy (CIL) funding, will include:

- Investment in, and management of, public services, assets and other measures to support local services for the village.
- Support for existing community organisations, including contributions to running costs and help with new investment
- Contributions towards the Community Projects listed in Appendix 1.
- Support towards the provision of affordable housing within the Area.
- Support towards the upgrading of the village infrastructure, including footpaths and traffic management.
- Organising new surveys relating to the Village Infrastructure, Open Spaces, Built Environment and Social & Community Services.



Future Evolution of the Plan:

It is anticipated that the Neighbourhood Plan will need to be reviewed and updated over the years. It is likely that there will be a need to review the effectiveness of the terms of the Plan and the extent of its scope within a few years of the first Plan's adoption.



APPENDIX 1 - Community Projects

During the preparation of the Plan, a number of initiatives were proposed by local people for the improvement of our area that are outside the specific remit of a Neighbourhood Plan. While these Projects may not have planning weight, they are included in this section of the Plan to provide a focus for community action and, where possible, the application of any CIL funding that may accrue.

We propose to drive these Projects forward over the coming years through community action in partnership with the Borough, County Council and/or other appropriate partners.

1. Footpaths

It is important to the community that existing footpaths are protected, maintained and clearly signposted to allow year round use. This includes addressing flooding of low lying stretches and impassable “mud pits”. It is also important that the character of the existing footpaths is retained.

The community aspires to improve access to and connectivity of footpaths in our area. To this end we have identified a number of aspirational projects. These being:

Footpath 80 from Walsham gates to Warren Lane should be linked with Footpath 75 by means of a footpath along a stretch of Warren Lane.

Create and promote a Pyrford footpath loop connecting Pyrford Common to the canal to enhance recreational opportunities.

There is a traditional footpath in use in the area, running from Pyrford Common to Coldharbour Rd, emerging at the back of the Arbor Centre building, which would, if formalised, improve pedestrian access and add amenity value.

2. Infrastructure Planning

There have been issues for developments both inside and outside the Forum area arising from inadequate knowledge of utilities and basic infrastructure and lack of communication with the local community. The Forum is committed to encouraging and supporting the delivery and maintenance of sustainable services across the whole Forum area and believes that effective land use examination and analysis in conjunction with the local community before planning permission is granted will improve the situation and reduce community disruption.

The Forum will seek to work with WBC on all developments of importance to the community such as a development of five houses or more and all commercial developments. An example recently is the new Marshall Parade application which was ‘picked up’ by one of the Forum members.

3. Locally Listed Buildings

The Forum will work with local authorities to ensure that ‘Locally Listed Buildings’ are regularly inspected and that the Locally Listed Building List is maintained and regularly updated.

4. Recreational Area

The requirements and best location for a new recreational area close to the centre of the community will be investigated.

5. Day Care Centre

Woking Borough Council and Surrey County Council will be lobbied to provide a centre specifically for the more elderly and infirm in the area.



6. Public Bus Transport

Any proposal to reduce existing transport services will be strongly resisted and improved links to West Byfleet, Woking and Brooklands shopping centres will be encouraged.

7. Healthcare and Wellbeing

The Forum will work with its WBC, SCC and other partners to lobby for:

- retention of the Pyrford Centre as an important community resource;
- enhanced healthcare facilities/daycare facilities designed to support the aging population;
- enhanced public transport services to Woking, Byfleet and Brooklands and more self-help mobility services.



APPENDIX 2 - Pyrford Neighbourhood Forum

This plan has been compiled and assembled by an Editorial sub-committee of Pyrford Neighbourhood Forum comprising:

Derek Berriman
Graham Chrystie
Pauline de Marco
Brian Dodd
Martin Doyle
Carole Gale
Geoff Geaves
Ian Mills
Ian Whittle

Work has been based on the generous support of other Committee members and a great many Pyrford residents to whom extend our wholehearted thanks.

This plan is proposed on behalf of the current Committee of the Pyrford Neighbourhood Forum:

Geoff Geaves – Chairman
Martin Doyle – Vice Chairman
Ian Whittle – Vice Chairman
Joy Sachak – Treasurer
Yvette Bolton – Secretary (Co-Opted)
Yvonne Geaves – Membership Secretary (Co-Opted)
Cliff Bolton – Press and Events Officer
Carole Gale – Webmaster
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