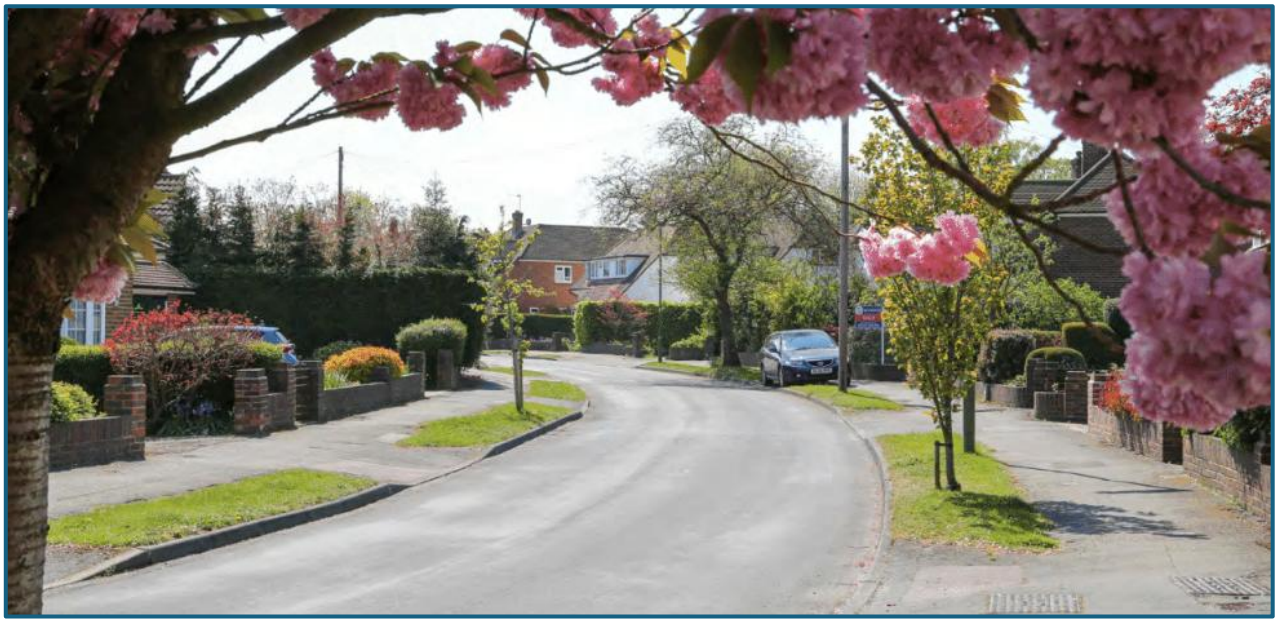
Pyrford Neighbourhood Forum



Pyrford Neighbourhood Plan
(Updated 2026)

2026 – 2042

Reg 16 version - September 2026

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Foreword

The original Pyrford Neighbourhood Plan was officially adopted by Woking Borough Council as a made Plan in February 2017 following a referendum in December 2016. In that referendum, 96.53% of residents who voted answered 'Yes' to the question: 'Do you want Woking Borough Council to use the Neighbourhood Plan for Pyrford to help it decide planning applications in the Neighbourhood Area?'

As a result, the Pyrford Neighbourhood Plan became part of the statutory development plan and has carried legal weight in the determination of planning applications. Since its adoption, the Plan has been used successfully in the assessment of planning proposals, and its policies have also been used by planning inspectors when determining appeals.

This document updates the made Pyrford Neighbourhood Plan. It proposes a number of targeted modifications to ensure the Plan remains effective and aligned with current national and local planning policy. The review does not replace the existing Plan in its entirety, rather it has strengthened and enhanced some policies. The supporting text has been amended to reflect factual changes in the area.

The updated Plan has been prepared by volunteers from the Pyrford Neighbourhood Forum (PNF or Forum). Work began in January 2025, and a programme of consultation was undertaken throughout the year to establish whether residents continued to support the vision and objectives set out in the original Plan. The results confirmed that residents continue to value Pyrford's distinctive semi-rural character, open landscapes, Green Belt setting, heritage, mature trees, hedges and biodiversity, network of footpaths and rights of way, and strong village identity and community spirit. Residents also continue to expect new development to respect and reinforce these qualities.

Many of the concerns raised during the preparation of the original Plan remain relevant today and, in some cases, have become more acute.

The changes proposed in this update are intended to strengthen and reinforce the original policies in order to continue delivering the vision and objectives of the Plan.

Two new sections have been added:

Section 8 - Heritage

Since the original Plan was adopted, substantial work has been undertaken to prepare a Pyrford Area Heritage Appraisal based on a Landscape and Townscape Character Appraisal, A Heritage Appraisal and Baseline Assessment and a Map Regression and Aerial Photo Analysis. These studies now form part of the evidence base for the Neighbourhood Plan and have informed a new set of heritage policies that build upon and strengthen the previous Infrastructure and Built Environment policies.

Section 10 - Biodiversity and Nature

Since 2016, national planning policy has placed increasing emphasis on the protection and enhancement of biodiversity. Reflecting this growing importance, the Nature and Wildlife policies previously included within the Open Spaces section have been brought together within a dedicated Biodiversity and Nature section.

The Regulation 14 consultation on the updated Pyrford Neighbourhood Plan ran for six weeks from Monday 6 July 2026 to Sunday 16 August 2026. Please see the Consultation Statement on the Pyrford Neighbourhood Forum website for details of the responses that were received. Every response was carefully considered, and changes were made to the Plan, as appropriate.

The Plan has now been submitted to Woking Borough Council for further public consultation and examination.

Gillian McCalden
Vice Chair of the Pyrford Neighbourhood Forum and Lead on NP Update Group

1 Plan Introduction and Background

A Neighbourhood Plan (NP or Plan) provides local people with the opportunity to shape a shared vision for the future of their area and to establish a framework for delivering sustainable development that benefits those who live, work and visit here.

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, August 2026, PM5) states that

"Neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. They should do this by:

a. Allocating land to meet the development needs of their designated area, where it is appropriate to do so; and

b. Setting out policies which address particular local issues. These should relate to site-specific matters or, where appropriate, may cover wider issues such as the provision of infrastructure and community facilities, regeneration opportunities, design requirements (including design codes), local environmental improvements and the conservation of local heritage assets.

The contents of a neighbourhood plan should not result in less development than specified in other parts of the development plan which cover the same area."

The Pyrford Neighbourhood Plan provides the community with an opportunity to develop a shared vision for the future of Pyrford and to influence the way development takes place in the Pyrford Neighbourhood Area. It enables the community to help ensure that development is appropriate to Pyrford, that the right types of development are delivered in the right locations, and that the distinctive character and environment of the Parish are protected and enhanced. Once made, the Neighbourhood Plan will form part of the statutory development plan and its policies will be used, alongside national and local planning policies, in determining planning applications in Pyrford.

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.

Our area still retains much of its village feel and green, leafy rural surroundings, and this makes it an attractive and enjoyable place to live and work. We also benefit from being approximately 25 miles from the centre of London, 15 miles from Heathrow Airport and 30 miles from Gatwick Airport, with convenient access to the A3 and the M25 and regular rail services to London Waterloo from 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 post-war years; however, development in more recent years has been limited. According to the 2021 Census, population growth in our area since the 2001 Census was just over 2%, compared with a borough average of 10.4%. National statistics show an increase in population for England and Wales of just over 7% between the 2001 and 2021 Censuses. 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 Medieval and Victorian village roads and a lack of parking provision. In addition, the existing sewerage system is operating under significant pressure, and concerns remain regarding its capacity to accommodate further growth. 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.

The preparation of this Plan has been guided by the principles of sustainable development set out in national planning policy and by the objective of enhancing and improving the places in which we live and work.

Since the original Neighbourhood Plan was adopted, Pyrford has continued to evolve. Many of the issues identified by residents during the preparation of the original Plan remain relevant today. Concerns about traffic congestion, pedestrian safety, pressure on infrastructure, the protection of Pyrford's distinctive character and environment, and the availability of housing that meets local needs continue to be raised by the community.

This updated Neighbourhood Plan builds on the strong foundations of the original Plan. It reflects changes in national and local planning policy, incorporates new evidence relating to heritage, townscape, landscape, biodiversity and local infrastructure, and has been informed by further engagement with residents and stakeholders. While many of the original policies remain relevant and have been retained, this review ensures that the Plan continues to provide an effective framework for managing change, supporting sustainable development and safeguarding the distinctive character, environment and community assets that make Pyrford a special place in which to live, work and visit.

2 Plan Process and Structure

2.1 How the Original Plan was Prepared

The original Pyrford Neighbourhood Plan was prepared by the Pyrford Neighbourhood Forum, a group of local residents established in 2013 and formally designated in February 2014. The Forum was redesignated in December 2025 by Woking Borough Council. The Forum worked in partnership with the Borough Council, local organisations, businesses and residents to develop the Plan through a programme of evidence gathering, consultation and community engagement. The original Plan was subsequently examined, approved at referendum and made by Woking Borough Council.

2.2 Original Consultation and Evidence Base

The original Plan was informed by extensive community engagement undertaken between 2013 and 2015. This included public meetings, questionnaires, workshops, community events and consultation with local organisations, businesses and landowners. The evidence collected helped identify the key issues facing Pyrford and informed the objectives and policies contained within the original Plan. Full details are provided in the original Consultation Statement and Evidence Base documents.

2.3 Review of the Original Plan

Since the Plan was made, its policies have formed part of the statutory Development Plan for the area and have been used in the determination of planning applications. The Plan has proved effective in influencing development proposals and is regularly referenced in Planning Officers' reports and planning decisions. This successful implementation provides a strong foundation for the updated Plan.

Since the adoption of the original Plan, national planning policy has evolved, local planning policy has been updated, and new evidence has become available relating to matters such as heritage, landscape and townscape character, biodiversity, housing needs and infrastructure. The 2021 Census has also provided updated information about the population and characteristics of the neighbourhood area.

The Pyrford Neighbourhood Forum has continued to monitor the operation of the Plan and engage with Woking Borough Council regarding planning matters affecting the area. Through this process it became clear that, while many of the original policies remain effective and continue to reflect community aspirations, some updates would help strengthen the Plan and ensure that it remains relevant and effective in addressing current planning challenges.

2.4 Community Engagement and Evidence Gathering for the Update

The review of the Pyrford Neighbourhood Plan has been informed by ongoing engagement with residents, local organisations, businesses, landowners and Woking Borough Council. Since the original Plan was made, the Pyrford Neighbourhood Forum has continued to review planning issues affecting the area and to maintain regular communication with the local community.

The Forum has made extensive use of its website, email communications and social media channels to keep residents informed of planning matters and the progress of the Plan review. The Forum's mailing list has continued to grow and now reaches approximately 900 residents, providing an effective means of sharing information and inviting feedback on emerging proposals.

In addition to online engagement, the Forum has continued to participate in community events, including the Pyrford and Wisley Village Show, local fairs and Forum Annual General Meetings. These events have provided valuable opportunities to discuss local issues, explain proposed changes to the Plan and gather residents' views on matters affecting the future development of Pyrford.

The review has also been informed by updated evidence relating to population change, housing, heritage, landscape and townscape character, biodiversity, transport and local infrastructure. New mapping resources have been utilised to improve the presentation and analysis of spatial information throughout the Plan.

The Forum has worked closely with officers of Woking Borough Council throughout the review process to ensure that the updated Plan reflects current national and local planning policy. This collaborative approach has helped identify those policies that remain effective, those that require amendment and areas where new policies are needed.

The updated Plan has therefore been prepared on the basis of both new evidence and continued community engagement. Together, these have ensured that the Plan remains responsive to local priorities while providing an up-to-date framework for managing change and supporting sustainable development in Pyrford.

Full details of the consultation undertaken and the evidence supporting the updated policies will be provided in the accompanying Consultation Statement and Evidence Base documents.

2.5 Housing Requirement Figure

At the time of writing this update to the Plan, Woking Borough Council (WBC) does not consider it appropriate to allocate a housing delivery figure. This is because doing so would require an update to the Green Belt boundary, which is a matter for the Local Plan. WBC considers that housing allocations are best dealt with through the Local Plan due to the cumulative impacts on infrastructure. The Pyrford Neighbourhood Area has seen a number of windfall developments in the last ten years, and these are expected to continue. This aspect of the Plan has been discussed with WBC throughout the preparation of the update Plan. It is explored in more detail in the Statement of Common Ground.

2.6 Structure of this Updated Plan

This updated Neighbourhood Plan is organised into three main parts.

The first part (Sections 1 to 5) introduces the Neighbourhood Plan, describes the Pyrford Neighbourhood Area, explains the planning policy context and sets out the vision and objectives that have guided the preparation of the Plan.

The second part (Sections 6 to 11) contains the planning policies that will be used in the determination of planning applications within the Pyrford Neighbourhood Area. These policies address the key issues identified through community engagement and evidence gathering and seek to guide development in a manner that supports the vision and objectives of the Plan. Some policies from the original Plan have been retained, while others have been updated or supplemented in response to changing circumstances, new evidence and revisions to national and local planning policy.

Appendix 1 identifies community aspirations and projects that the Forum would like to see delivered over the Plan period. These projects are not planning policies but

represent priorities identified by the local community and may be supported through partnership working, external funding opportunities and, where appropriate, the Neighbourhood Community Infrastructure Levy (NCIL).

Appendices 2 to 5 contain detailed information to support key areas in earlier sections.

The Plan should be read as a whole. The policies are supported by the accompanying evidence base and consultation documents, which explain the issues considered, the evidence gathered and the reasons for the approach taken.

2.7 The Nature of the Modifications

Legislation governing Neighbourhood Planning came into force in 2012, so there have been a growing number of Neighbourhood Plans across England that have now been "made" for a number of years and are now being updated. Planning Policy Guidance has been updated to recognise this fact and provide guidance for how a Neighbourhood Plan can be updated. The guidance highlights that there are 3 types of modification which can be made to a neighbourhood plan:

- Minor (non-material) modifications: those which would not materially affect the policies in the Neighbourhood Development Plan. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.

- Material modifications: which do not change the nature of the neighbourhood plan would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications: which do change the nature of the neighbourhood development plan would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

Whether modifications change the nature of the plan is a decision for the Independent Examiner. Where material modifications do not change the nature of the plan (and the Independent Examiner finds that the proposal meets the Basic Conditions (or would with further modifications)) a referendum is not required.

Whilst our updated Plan differs in structure and looks different to the original Plan, the changes are relatively minor. There is a change to the timeframe to cover the period up to 2042, and changes to ensure that the Plan conforms to the latest national and local planning policy and other prescribed requirements. There are no changes to the vision, and the strategic aims and objectives remain unchanged.

A Modifications Statement setting out all the changes to the Policies since the 2016 Plan can be found on the PNF website - pyrfordforum.org/reg16/

3 Vision and Objectives

3.1 Vision

The Vision Statement below was developed through extensive community engagement during the preparation of the original Pyrford Neighbourhood Plan. As part of this review, the Forum has considered whether the Vision remains relevant in light of changes that have occurred since the Plan was first made.

The consultation and evidence gathering undertaken for this update indicate that the Vision continues to reflect the aspirations of the local community and therefore remains unchanged.

The Plan aims to maintain and enhance the area's distinctive and special rural 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

The strategic aims and objectives established for the original Pyrford Neighbourhood Plan have been reviewed as part of this update. The Forum has concluded that they remain relevant and continue to provide an appropriate framework for guiding development and managing change within the neighbourhood area.

Accordingly, the strategic aims and objectives set out below remain unchanged and continue to underpin the policies contained within this Plan.

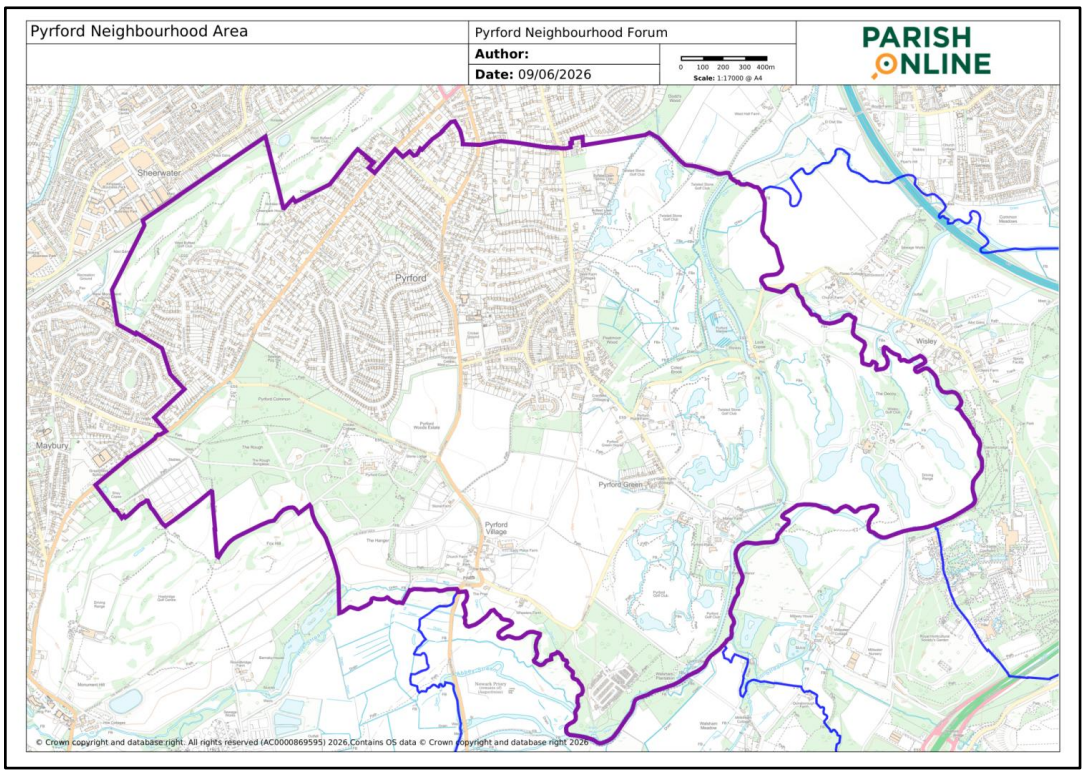
The strategic aims and objectives of the Pyrford Neighbourhood Plan are to:

- 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;
- promote locally specific policies to be taken into account by decision makers in determining planning applications and appeals.

The policies contained within this Plan have been developed to support the delivery of these strategic aims and objectives. They are informed by evidence gathering, community engagement and an assessment of local planning issues. In addition to planning policies, the Plan identifies a number of community aspirations and projects that the Forum and its partners will seek to progress.

4 Introduction - our Neighbourhood

4.1 Pyrford Neighbourhood Area



Map 1: The Pyrford Neighbourhood Area

4.2 Historical Development and Settlement Character

Pyrford has a long history of settlement, reflected in heritage assets including St Nicholas' Church, listed buildings and the historic landscape associated with the Rivers Wey and Bourne. The village developed as a dispersed settlement rather than around a single centre, with farms, cottages and later houses connected by a network of lanes, footpaths and bridleways that remain an important characteristic today.

The Wey Navigation and later the arrival of the railway in nearby Woking influenced the area's growth during the nineteenth century. Large, detached houses set within generous plots became a defining feature of parts of Pyrford, particularly through Victorian development and the work of W.G. Tarrant in the early twentieth century.

Significant residential expansion occurred during the mid-twentieth century, particularly following the development of former woodland and open field areas. Despite this growth, Pyrford has retained a distinctive village character, with mature landscaping, extensive hedge and tree cover, open spaces, historic routes, heritage assets and important views towards the North Downs from the locally designated Pyrford Escarpment, Rising Ground of Landscape Importance in the area.

These historic and landscape characteristics continue to define the identity of Pyrford and have informed the policies contained within this Neighbourhood Plan.

The Pyrford Neighbourhood Area (PNA) 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 boundary tried to minimize splitting of streets and properties.

The area is approximately one third residential dwellings in the North and two thirds rural Green Belt.

The PNA area now forms the area of Pyrford Parish Council which will come into being on 1st April 2027.

5 Village Character & Economy

Pyrford is characterised by its distinctive rural setting, extensive areas of Green Belt land, and attractive residential neighbourhoods. Approximately 70% of the Pyrford Neighbourhood Area lies within the Green Belt, providing an important landscape setting that contributes significantly to local character, biodiversity and recreation.

The area contains several locations of particular historic and landscape significance. Around St Nicholas' Church, Upshot Lane, Church Hill and Warren Lane, the historic settlement pattern reflects Pyrford's medieval origins and forms one of the most distinctive heritage landscapes in Surrey. The River Wey and its associated water meadows create a unique and tranquil riverside environment which contributes strongly to the area's identity and should be conserved and enhanced for future generations.

The area surrounding Lees Farm and in Pyrford Green on Pyrford Road contains one of the earliest historic settlements within Pyrford. It includes a number of attractive historic buildings and former agricultural structures that have been sensitively converted to residential use, reflecting the area's agricultural heritage.

Pyrford's principal community facilities are concentrated along Coldharbour Road, extending from Marshall Parade to Engliff Lane. These facilities include the Church of the Good Shepherd, Pyrford Church of England Primary School, the Cricket Ground, the Social Club, the Village Hall and the Arbor Centre. Together, they provide an important focus for community life and contribute significantly to local wellbeing and social cohesion.

The wider residential areas of Pyrford comprise a varied mix of housing, including detached, semi-detached and terraced homes, and bungalows. In recent years there has been limited new development. The new dwellings that have been built have been small, in-fill developments or the conversion of larger homes to apartments. One notable trend has been the replacement or extension of single-storey bungalows to create larger two-storey dwellings. While this contributes to housing renewal, it can also alter the established character of some streets.

Mature trees, hedgerows, gardens and other green features are prominent throughout the area and make an important contribution to its character, visual amenity and biodiversity. The quality of the local environment is enhanced by the generally well-maintained appearance of properties and public spaces.

Economically, Pyrford is closely connected to the wider Woking area. Residents rely on nearby centres, particularly West Byfleet, Brooklands and Woking, for a wide range of employment, retail, leisure and service opportunities. Nevertheless, Marshall Parade provides a valued resource for shopping and services particularly for the young and elderly who are less mobile that meets many day-to-day needs and contributes to the vitality of the community. In addition, a growing number of residents work from home or operate small businesses, reflecting changing patterns of employment and advances in digital connectivity. There are two examples of redundant farm buildings being converted to small business units and a Dog Day Care Centre.

Pyrford C of E Primary School was rebuilt in 2016, providing modern educational facilities. At the same time, the Squirrels Nursery was established on the school site, expanding local early years provision. More recently, changing demographics and financial pressures have contributed to the closure of two local pre-school groups, reflecting wider challenges facing community services.

Pyrford's agricultural heritage has been reinforced by the reintroduction of cattle grazing and growing associated food crops on farmland to the south of the neighbourhood area, helping to maintain the traditional pastoral landscape character of the locality.

Local employment opportunities are provided by a range of organisations and businesses, including Pyrford C of E Primary School, residential care facilities, golf courses, health and fitness facilities, local shops, the marina, hospitality venues and other small enterprises. While significant employment growth is not anticipated within the area, the retention and support of existing local businesses and services remains important to maintaining a sustainable and resilient community.

Pyrford is widely recognised as an attractive and desirable place to live. The community places a high value on its rural character, heritage assets, green spaces and community facilities. Future development and investment should seek to protect and enhance these qualities whilst supporting the provision of services, facilities and infrastructure necessary to sustain a vibrant, inclusive and resilient community.

6 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. It is not connected to fast cable broadband and has poor mobile coverage.
- **Greater Pyrford** -The main sewer lines serving the residents in the wider Pyrford area, 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. The urban residential areas have fast cable and Openreach broadband but very variable mobile coverable depending on the network operator
- **Lovelace Estate** (comprising the roads around Lovelace Drive) - Built in the mid 1950's; this self-contained estate has a good infrastructure standard. It has no public transport. It presents a good example of an estate which has retained its identity, but in recent decades it has become clogged with vehicles parked on the roadways, as in many other 1950 estates, even though there is reasonable driveway provision. The issue has grown more acute as adult children live at home longer.
- **Greater Pyrford Centre - Coldharbour Lane to Upshot Lane** – This section is the most significant in Pyrford. It 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. The Marshall Parade shops were extended and four more flats added in recent years, but without the provision of additional public parking spaces. The provision of better services would render the Parade much more attractive.



- The Church of the Good Shepherd, Pyrford Church of England Primary School, Squirrels Nursery, the Cricket Ground, the Social Club, the Village Memorial Hall and the Arbor Centre are spread along the road going south from Marshall Parade.
- The impact of all of these establishments means that the combination of a shortage of car parking places and 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, as is true across the Forum area.

- **Public Footpaths and Bridleways** –

  There is a good network of well used public footpaths and bridleways in the area. There are, however, gaps in the existing network. The desired additions need to be fully identified and promoted to the appropriate authorities and landowners. A welcome recent addition was Footpath 422 which was created formally in August 2024 and runs from Coldharbour Road behind the Arbor Centre to Pyrford Common.



- **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 Traffic and Road Safety

In general, the roads in Pyrford tend to be narrow and there is a high proportion of cars per household. The 2021 census data indicate there are nearly 2 cars per household in Pyrford, compared to 1.5 cars per household in Surrey, and 1.2-1.3 in the UK. 42% of households own 2 cars and 19% have 3 or more cards. 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, Coldharbour Road, becomes very congested. At other times speeding can be a major problem.

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

Although, since 2016, there has been little development within The Pyrford Neighbourhood Area there has been significant development proposed or delivered close to its boundaries, such as Wisley Airfield near Ripley, Sheerwater Centre, and Broadoaks, Botanical Place and West Hall in West Byfleet, which has exacerbated the problems of traffic, speeding and parking. The original policy VI 1 requires strengthening, as shown below.

It is proposed that the old policy VI 1 be replaced by the following three policies:

6.2.1 Infrastructure Policy 1 (I1)

Infrastructure Policy 1 - Transport and movement infrastructure

Purpose: Ensure safe, sustainable, and integrated transport networks. Encourage walking and cycling to school and reduce short car journeys. Increase use of public transport and reduce car journeys. Ensure connectivity of new development.

Policy:

a) Promote sustainable travel

Development must support walking, wheeling, cycling and public transport by providing safe, direct routes; integrating pedestrian/cycle links to key destinations; including EV charging; meeting local parking standards; and avoiding adverse impacts on safety or congestion. Major schemes must include an Active Travel Plan demonstrating how walking, cycling and public transport use will be prioritised and encouraged. Facilities should be within 15 mins (800m) walk.

b) Enhance cycle paths and facilities

Development proposals should contribute to the provision, enhancement, and connectivity of safe, convenient, and well-maintained cycle paths within Pyrford and linking to neighbouring areas by:

- Creating dedicated off-road cycle routes separated from motor traffic where feasible;
- Improving cycle infrastructure such as secure parking, signage, and lighting;
- Connecting residential areas with key destinations including schools, shops, and public transport hubs.
- Safe routes to all our primary and secondary schools should be a particular priority, with the inclusion of traffic calming measures and pedestrian crossings near schools and minimising road safety risks through appropriate design and visibility.

6.2.2 Infrastructure Policy 2 (I2)

Infrastructure Policy 2 - Traffic management on narrow lanes

Purpose: Improve road safety, reduce congestion, and protect the rural character of local lanes while supporting safe options for active travel for residents, visitors, cyclists, and pedestrians.

Policy: Development proposals that are likely to generate additional traffic movements on narrow country lanes will only be supported where a transport assessment shows that the proposal will not lead to a material increase in traffic congestion, safety risks, or conflict between different road users. Where minor adverse impacts are identified, the proposal should include suitable mitigation measures such as improved visibility splays and passing places designed to rural character standards, signage or road markings that alert drivers to shared use by pedestrians, cyclists, and horse riders. Speed management interventions appropriate to rural settings (e.g. gateway features, discreet chicanes, or natural traffic calming through planting) should be included. On-site or physical infrastructure improvements identified in the transport assessment would be supported notwithstanding any financial contributions.

6.2.3 Infrastructure Policy 3 (I3)

Infrastructure Policy 3 - Traffic, parking and road safety

Purpose: To ensure that new development does not adversely affect road safety, traffic flow, parking capacity or residential amenity, and supports active travel throughout the area.

Policy: Development proposals must demonstrate that they will not result in unacceptable impacts on road safety, traffic congestion, parking stress or residential amenity.

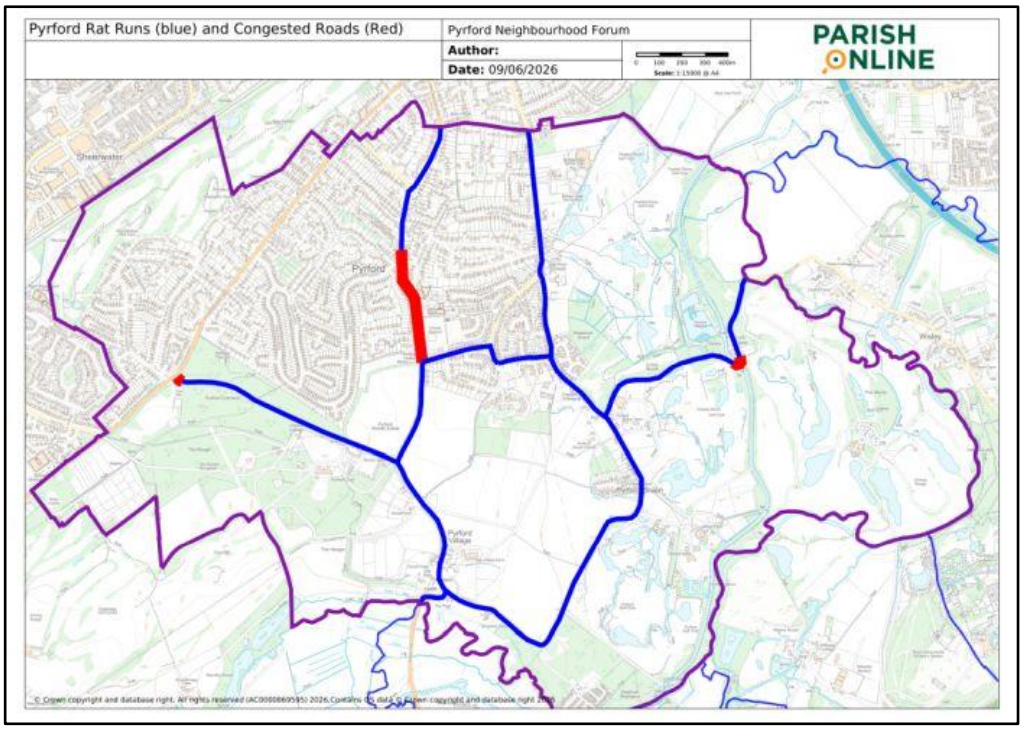
Development proposals will be supported where they:

- provide adequate off-street parking in accordance with parking standards (see Policy BE5 below);
- avoid unacceptable parking pressure or displacement onto surrounding streets;
- minimise traffic impacts on residential roads and narrow rural lanes;
- incorporate appropriate measures to improve pedestrian, cycling and road safety;
- provide necessary transport and access infrastructure alongside development; and
- encourage sustainable travel and reduce reliance on private car use.

6.2.4 Justification for Policies I1, I2 and I3

Map 2 below shows the significant 'rat runs' (in blue) between Ripley, West Byfleet, Woking and the A3 that pass through the Pyrford Neighbourhood Forum area. The roads shown in red are the areas of significant congestion – the junction of Pyrford Common Road with Old Woking Road, the narrow bridge over the canal in Lock Lane, and Coldharbour Road between the Marshall Parade shops and Engliff Lane.

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 Pyrford Road but previously known 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' (blue) and Congestion (red) through Pyrford

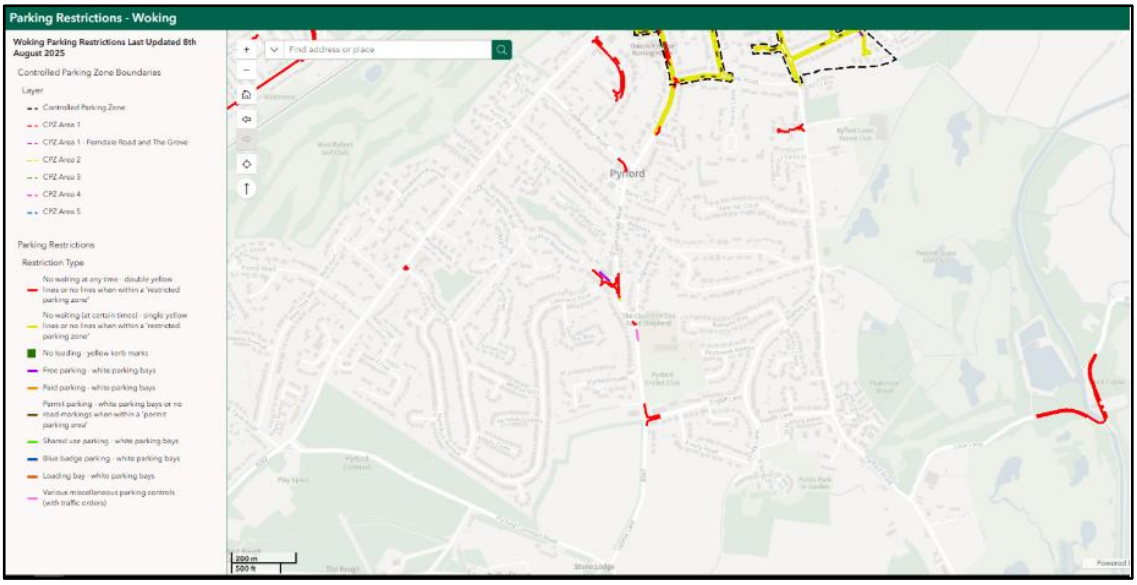
Pyrford experiences severe traffic congestion on the B367 (Coldharbour Road), particularly during school drop-off and pick-up times. Congestion is worsened by church funerals and other local events. The school has no on-site parking for use by parents (there are spaces for staff) or bus parking facilities, creating additional pressure on surrounding roads and raising pedestrian safety concerns.

Parking along the east side of Coldharbour Road between Marshall Parade and the Village Memorial Hall reduces the carriageway to a single lane at peak times.

Since the previous Plan, there are now parking restrictions in the form of double yellow lines, around the Pyrford Centre, the Arbor Centre and the Village Memorial Hall, the Marshalls Parade shops, Lock Lane, Woodlands Road, Lincoln Drive and along Coldharbour Road between the shops and the Church of Good Shepherd. Also, there are controlled parking bays outside the Coop. These are shown on Map 3 below.

The concern is that there is very limited enforcement by the Surrey County Council Parking Civil Enforcement Officers who only visit the village once a day, mainly patrolling Coldharbour Road. When resources are limited, there are no visits for many days.

The area of greatest congestion and concern is in Coldharbour Road outside Pyrford Primary School. Whilst parking on double yellow lines is illegal, picking up or setting down is not. In practice the Officers will wait 10 mins before issuing a Penalty Charge Notice. The yellow lines have not therefore alleviated the school issues, and the lines rely heavily on law-abiding citizens.



Map 3: Yellow lines in Pyrford

Other chronic congestion points include Boltons Lane and Floyds Lane. These issues are compounded by restrictions preventing some residents from parking commercial vehicles within St Nicholas Crescent and St Martin's Mews and a number of dwellings without driveways. All of these roads are served by the 437 bus route, meaning delays affect public transport as well.

Results of consultations carried out in 2026 showed that residents are concerned about traffic congestion, parking and road safety in the Forum area.

The approved development of 2,100 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 and the Pyrford Road as the new residents travel to and from West Byfleet station, the shops and health centre. The 2021 census shows that car ownership in Surrey is 1.5 cars per household and 1.9 cars per household in Pyrford. The Wisley development could add up to 3,000 cars to the area, some of which will certainly travel along the B367 or Pyrford Road on a daily basis for school, commuting and shopping trips.

The Forum is aware that planning proposals outside its direct area may adversely impact highway safety and lead to increased congestion. It is appreciated that WBC (or West Surrey Council, when this replaces WBC in April 2027 due to Local Government Reorganisation) does not control development applications in adjoining boroughs, but can and does comment, through a "duty to cooperate" where it appears that there could be adverse effects upon traffic both in and through Pyrford. WBC (or West Surrey Council) should where relevant and reasonable notify the Forum of proposals outside the Pyrford Neighbourhood Area, and in adjoining neighbouring authorities, of which it is aware, that might adversely affect road safety and traffic flows through Pyrford.

Additional pressure is being put on our road system by the all too frequent diversions from the M25 due to accidents or roadworks. Although the official diversion routes do not go through Pyrford, motorists seek ways to avoid the congestion on the official routes and find themselves on our narrow roads.

There do not appear to have been any traffic audits on the B367 or the Pyrford Road to determine 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. The junction of Boltons Lane and Pyrford Road has also been raised as a concern for pedestrians trying to cross to the single pavement near blind bends.

The problems associated with high traffic density on narrow roads are well known locally and are a regular cause for concern. High traffic volumes can lead to severe congestion, with implications for road safety, and these problems are likely to increase as a result of further development both within Pyrford and in immediately adjacent areas. Encouraging a shift away from private car use towards public transport, cycling and walking could help to reduce these pressures.

School drop-off and pick-up times are a particular concern, especially on Coldharbour Road, where congestion can cause significant disruption and increase the potential for accidents.

Although the Pyrford Neighbourhood Forum area has a higher-than-average elderly population, many of whom have access to free bus passes, use of the local bus network remains relatively low. The main barriers are the limited routes, infrequent services and unreliable journey times, particularly during busy periods. A significant improvement in the frequency, reliability and coverage of bus services would be needed to encourage greater use and create a more sustainable and viable public transport network.

Increasing the use of cycling could also help reduce reliance on private cars, and there is support for providing more cycle routes and facilities. However, many of the local roads are too narrow to accommodate dedicated cycle lanes. There are also concerns about the interaction between cyclists and other road users, as well as between cyclists and pedestrians. In particular, the need for cyclists to show greater consideration for pedestrians when using pavements has been raised as a safety concern.

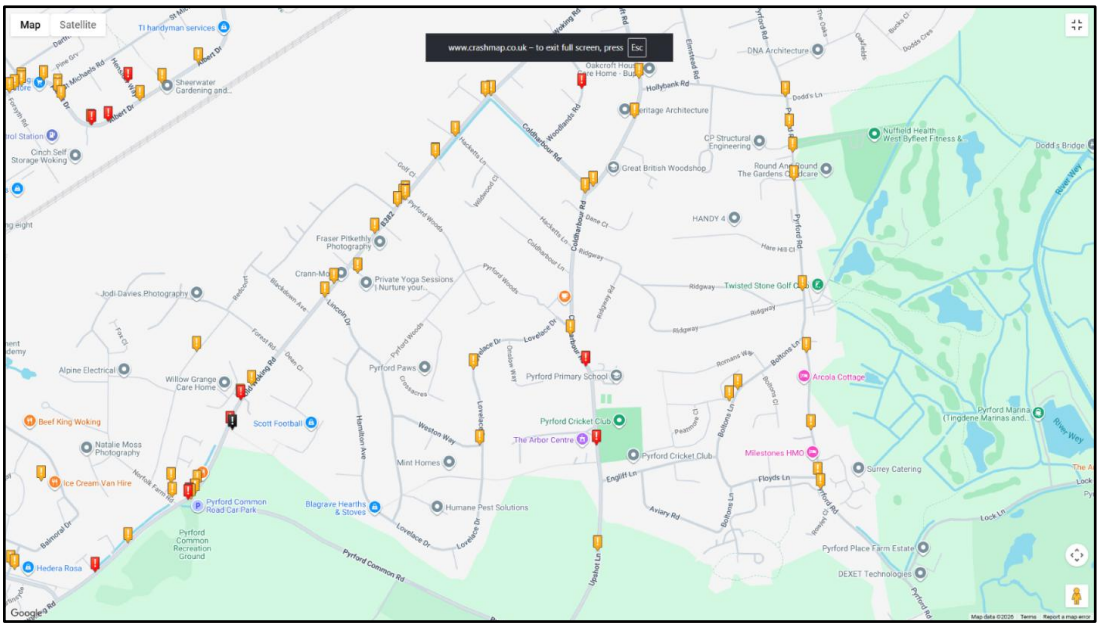
There is mixed support for the introduction of 20 mph speed limits, other traffic-calming measures and additional double yellow lines. Any such measures therefore need to take account of local circumstances and the potential impact on residents and road users.

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 has taken measurements here, but in other parts of the Borough, such as Knaphill, air pollution has been above permitted levels at times.

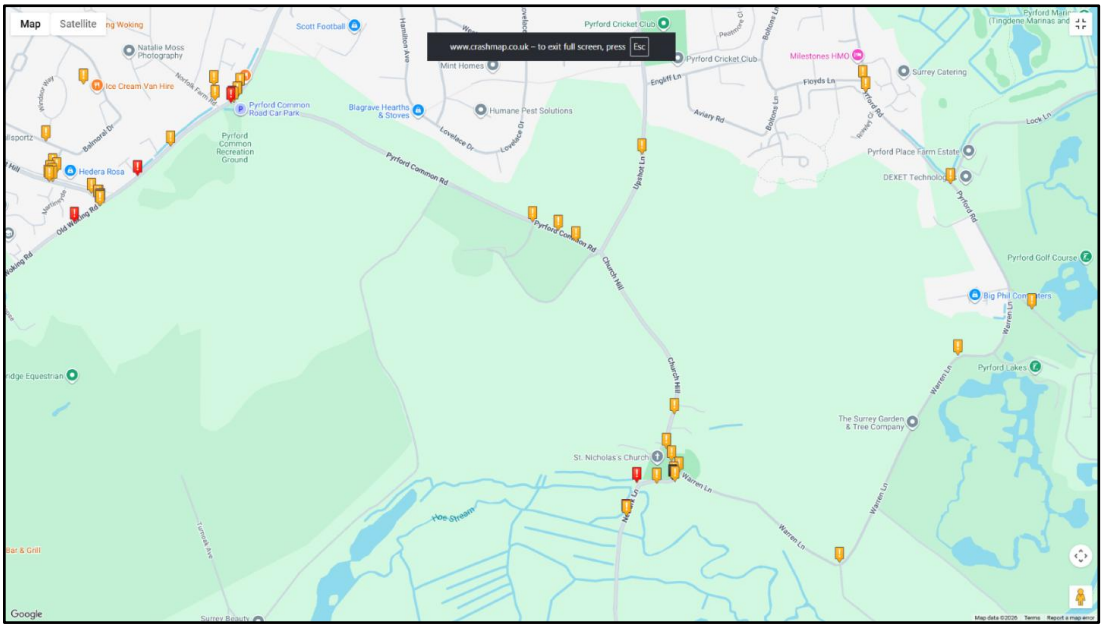
Since 2015 there have been 3 fatalities and 13 serious crashes on the key roads in Pyrford Neighbourhood Area. These are summarised in the table below -

Road	Fatal	Serious	Notes
Church Hill	1	4	
Coldharbour Road		3	
Lock Lane		1	
Pyrford Road		1	
Old Woking Road	3	13	40mph Average Speed Camera installed in 2024 from Woodlands Road to Pyrford Common Road

Individual incidents are shown on the two maps below split into North and South Areas. Source www.crashmap.co.uk.



Map 4: North PNA Crash Map



Map 5: South PNA Crash Map

The current traffic and pedestrian safety 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 committed to improving road safety by promoting active travel and improving connectivity to local services.

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.

To address this issue the following policy is proposed: The original policy VI 2 has been replaced by Infrastructure Policy 4, using up-to-date terminology.

6.3.1 Infrastructure Policy 4 (I4)

Infrastructure Policy 4 - Digital connectivity and smart infrastructure

Purpose: Ensure reliable, high-speed digital access that can adapt to future needs.

Policy: All new development must include high-quality broadband and mobile coverage. Developers should provide the highest speed service, install ducting to allow for future upgrades, and design infrastructure so new equipment can be added with minimal disruption. Where possible, equipment should be shared and positioned to reduce visual impact.

6.3.2 Justification for Policy 4

Pyrford has generally good communications infrastructure. Residents and businesses have access to landline and mobile phone services, and broadband speeds are good. Most of the area now has access to fibre-optic broadband, installed over recent years, while conventional broadband and satellite services also provide reliable connections.

Mobile phone coverage is generally good outdoors, although signal strength can vary depending on the network operator and location. While most of the area has coverage, some locations experience weaker signals. Indoor reception can also vary depending on building materials, weather conditions and signal strength.

The coverage varies by network. Details are shown on our website www.pyrfordforum.org/mobile

Good digital connectivity is increasingly important for both businesses and residents. Fast and reliable broadband and mobile services support modern ways of working, learning and communicating.

Many Pyrford residents work in professional, managerial, technical or administrative occupations. As more people work from home, access to high-quality digital communications has become essential.

Working from home can reduce commuting time and costs, provide greater flexibility, improve work-life balance and support wellbeing. Reliable communications infrastructure helps residents and businesses take advantage of these opportunities and contributes to the long-term sustainability of the community.

7 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. Pyrford until the modern developments in the late 1950's, was a dispersed medieval village with a distinctive character over three areas; Pyrford Village, dominated by the 12th century St Nicholas' Church that stands atop a small knoll, Pyrford Green and Lees Farm, now the Twisted Stone Clubhouse.

7.2 History and Background

With the exception of Pyrford Village, Pyrford Green and Lees Farm, 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 and hedges 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 houses, bungalows and apartments. Ash Close, Hollybank Road (east section), Birch Grove, Blackdown Avenue, Coldharbour Lane, Crossacres, Redcourt, Pyrford Woods Road, Pyrford Woods Close, Pyrford Heath, Pyrian Close, Peliforde Place, Hacketts Lane, Heathdown Road, Holmes Mead, Ridgway, Ridgway Road, Rowley Close St Martins Mews, Sandringham Close, St Nicholas Crescent, Thorley Close, Timber Close, Wood Riding Close, and Forest Road are all private roads, some 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, on 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 important parts of the community life of Pyrford residents. The Old Pyrford School at the top of Engliff Lane is used by Surrey County Council as a Pupil Referral Unit

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 Village 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 (now Lees Farm Barn) 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 – Aviary Road, the Wey Navigation and Pyrford Village.

There are a number of nationally listed buildings in the Area, several are found in Pyrford Village and Pyrford Green and others are 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 II 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 (Supplementary Planning Guidance Urban Areas of Special Character Adopted April 2000).

Woking Borough Council has also produced a database of locally listed buildings in December 2025, updating the 2002 Heritage list, which includes a number of properties in the Pyrford Neighbourhood Area (See Appendix 3). These comprise the older properties in the area which fall just short of the standards required for selection onto the Statutory List.

Pyrford Forum has also reviewed other buildings in the Pyrford Neighbourhood Area and made suggestions to Woking Borough Council for inclusion, during the Autmn 2024 public consultation. These are listed in this revised Plan (See Appendix 3).

7.4 Built Environment Assets

Pyrford is able to boast one Grade I Listed building (St Nicholas' Church in Pyrford Village), one Grade II* 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. These two lists are shown in Appendix 3.

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 Appendix 3. In addition, there are three established Conservation Areas within the Pyrford Neighbourhood Area: Aviary Road, Pyrford Village, and the Wey Navigation.

The existing policy BE 1 has served Pyrford well since 2016 in maintaining the character of the village, but we now feel it would be more appropriate to add a Design Code. This will enable us to give more detail and to differentiate

between the requirements for minor developments, major developments, householder applications and conservation areas.

In addition, one of the strong themes to emerge in our 2025 consultations was the need for homes for young families and smaller properties for older people. The loss of bungalows was a concern.

There has been a recent trend to convert family homes to HMOs, which can have a detrimental impact on the character of the area and increase the need for on-street parking.

We therefore propose the addition of four new policies to address these points, to replace original policy BE 1.

7.5.1 Built Environment Policy 1 (BE1)

Built Environment Policy 1 - Use of the Design Guide

Purpose: To ensure high-quality design and protect and enhance the local character

Policy: Development will only be supported where it clearly complies with the Pyrford Neighbourhood Plan Design Guide. Proposals must show how the Design Guide has informed the design approach, including scale, form, materials, street layout and the relationship with surrounding buildings and landscapes.

7.5.2 Built Environment Policy 2 (BE2)

Built Environment Policy 2 – Housing mix and type

Purpose: To meet the need for a sustainable community the mix of any new developments should include affordable homes to support young families; homes for single occupants; bungalows; and dwellings for older people down-sizing.

Policies: Residential developments of 6 or more dwellings must provide a mix of housing types, including smaller homes (1-2 bedrooms), apartments and bungalows to meet local needs. Proposals should prioritise accessible and adaptable housing for older residents, residents with restricted mobility and first-time buyers. Proposals should meet both the nationally described space standards and the relevant accessibility and adaptability standards in Part M of the Building Regulations, including M4(2) and M4(3), where required by development plan policy.

7.5.3 Built Environment Policy 3 (BE3)

Built Environment Policy 3 - Protecting residential character and amenity from Houses of Multiple Occupation (HMOs)

Purpose: Protect existing housing stock, maintain the local character of the area and protect community cohesion

Policy: Proposals for HMOs must demonstrate that the external appearance of the property will remain in keeping with surrounding dwellings; adequate off-street parking is provided (minimum 1 space per bedroom); private outdoor amenity space is retained for occupiers; bin and cycle storage is provided and screened from the street; there will be no significant increase in noise, traffic, or anti-social behaviour. The conversion of bungalows, family-sized dwellings, or affordable homes into HMOs will not be supported where this would reduce the availability of housing for families or older residents; conflict with policies protecting the housing mix in the area; or undermine the character of established residential streets. A management plan to address noise, waste and tenant behaviour should be provided.

7.5.4 Built Environment Policy 4 (BE4)

Built Environment Policy 4 - Protection of existing bungalows

Purpose: To protect the contribution of existing bungalows to the community, particularly where they form cohesive groups, and to prevent inappropriate redevelopment that would erode their distinctive low-density character.

Policy:

Proposals involving the demolition, significant alteration or replacement of existing bungalows will only be supported where they:

- Retain or enhance the bungalow's single-storey form and low-profile character;
- Do not result in a material increase in height, scale, or massing;
- Preserve the existing plot layout, spacing, and front/rear garden sizes;
- Preserve one bedroom and bathroom on the ground floor
- Do not harm the character of the surrounding streetscape, especially where bungalows form a cohesive group.

Where bungalows make a positive contribution to local character, their replacement with higher-density or significantly taller development will not normally be supported.

7.5.5 Justification for Built Environment Policies 1, 2, 3 and 4

The result of consultations with Pyrford residents clearly indicates that there is a strong desire to retain the current housing mix, the Arcadian character of Greater Pyrford and the historical significance of Pyrford Village. These policies conform to the expressed view and neighbourhood aspirations. They also conform to the WBC DPD and are consistent with the NPPF, August 2026.

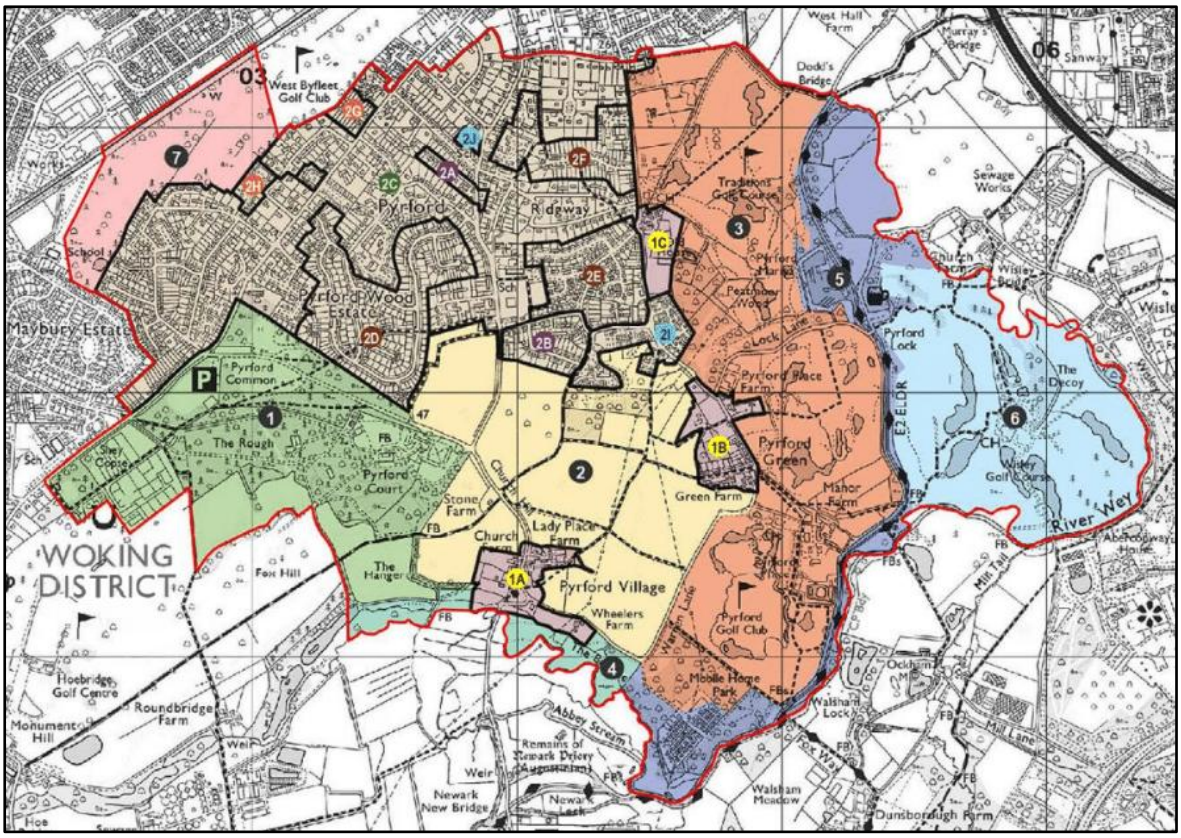
Residents appreciate the variety of housing styles. Examples of the eclectic character of Greater Pyrford are shown in Map 6 below, which was produced for the 2025 Pyrford Neighbourhood Forum Landscape and Townscape Character Appraisal.

A number of planning applications since the last Pyrford Neighbourhood Plan have been made and approved to change bungalows and chalet bungalows into larger two storey homes. Whilst these applications have been to single bungalows or in small groups of bungalows in mixed residential roads, there are several roads which were built in the 1950s with 100% bungalows. These roads are Peatmore Avenue, Peatmore Close, Boltons Close and Romans Way. These single storey dwellings are important to the elderly and those with limited mobility for step free access and are key part of the mix of dwellings in the area. To help protect these it is suggested that an Article Direction should be sought. Bungalows are rare and there is a key demand for downsizers. Their availability helps maintain the sustainability of the area as retired people downsizing frees up family homes.

The Regulation 14 consultation identified that keeping bungalows, which represent 15% of the housing mix, is important to residents.

The Forum believes there is a strong argument to lobby Woking Borough Council (or its successor West Surrey) to implement an Article 4 Directive in those roads with a significant majority of bungalows, in particular Romans Way, Peatmore Avenue, Peatmore Close and Boltons Close which are a contiguous cluster.

See www.pyrfordforum.org/bungalows for details of bungalows in the Pyrford Neighbourhood Area.



Map 6: The Mix of Housing Styles found in Greater Pyrford

Extracted from the Landscape and Townscape Character Appraisal, conducted for the Pyrford Neighbourhood Forum, published in 2026.

For full descriptions of the housing in each of these areas please see the full document on the PNF website here:

www.pyrfordforum.org/ltca

LEGEND

Pyrford Neighbourhood Area [1]

Landscape Character Types and Areas

Settled and Wooded Sandy Farmland Landscape Character Type

- LCA 1. Pyrford Common
- LCA 2. Pyrford Village Farmland
- LCA 3. Pyrford Green

River Floodplain Landscape Character Type

- LCA 4. Upper Bourne
- LCA 5. River Wey Navigation and Lower Wey
- LCA 6. Wisley Golf Course and Lower Wey

Urban Greenspace

- LCA 7. Pyrford North Woodland

Townscape Character Types and Areas

Dispersed Villages of Medieval Origin Townscape Character Type

- TCA 1A. Old Pyrford Village
- TCA 1B. Pyrford Place
- TCA 1C. Old House / Lees Farm

Residential Suburb Townscape Character Type [2]

- TCA 2A. Coldharbour Lane
- TCA 2B. Aviary Road & Engliff Lane
- TCA 2C. Pyrford Centre
- TCA 2D. Pyrford Woods Estate
- TCA 2E. Boltons Lane
- TCA 2F. Hare Hill Close
- TCA 2G. Golf Close
- TCA 2H. Redcourt & Dorin Court
- TCA 2I. Rowley Bristow & Wexfenne Gardens
- TCA 2J. Holmes Mead

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. This is an issue that has worsened considerably in the last ten years.

We propose strengthening the original parking policy BE 2, with a new policy to address this issue.

7.6.1 Built Environment Policy 5 (BE5)

Built Environment Policy 5 – Parking Standards for Residential (including HMOs) and Non-residential Development

Purpose: To ensure that all new development provides sufficient parking to meet the needs of future residents while preserving the rural and historic character of the area.

Policy:

Residential Development (Planning Use C3)

The following minimum parking standards apply:

Residential houses	
Dwelling size	**Minimum off-street parking requirement**
1 bedroom	1 space
2 bedrooms	2 spaces
3 bedrooms	3 spaces
4+ bedrooms	4 spaces
Residential flats or apartments	
1 bedroomed flat	1 space
2 bedroomed flat	2 spaces
3+ bedroomed flat	2-3 spaces, depending on location

- Parking should be within the plot and not dominate street frontages.
- Garages will only count towards provision if they have minimum internal dimensions of 3m x 6m and are suitable for current vehicle use.
- Visitor parking should be provided at a rate of 1 space per 4 dwellings, located either on-plot or in shared bays that do not obstruct the streetscape.
- There should be access to a dedicated 7kW Mode 3 fast EV charger per off street parking space or garage

Residential Development (Planning Use C4 Houses of Multiple Occupation)

There should be **one and a half parking space per bedroom** and visitor parking should be provided at a rate of **1 space per 4 bedrooms**, located either on-plot or in shared bays.

Residential Institutions (Planning Use C2)

There should be **half a parking space per bedroom** and visitor parking should be provided at a rate of **1 space per 4 bedrooms**, located either on-plot or in shared bays.

Non-Residential Development

- Sufficient off-street parking must be provided to avoid overspill onto local roads.
- Parking provision should take account of:
  - The scale and type of use (e.g. churches, schools, day nurseries, medical facilities, equestrian, retail, offices or community centres)
  - Typical peak usage times
  - Accessibility by walking, cycling and public transport

7.6.2 Justification for Policy 5

Due to limited public transport and the size of houses in Pyrford, many families have two or more cars – the 2021 Census showed over 60% of households had two or more cars and 19% had three or more. Families who moved to Pyrford with small children ten years ago now have young adults at home, who also need cars. Visitors are also bound to travel by car due to the lack of alternative modes of transport.

The 2021 census reveals that there are substantially more cars per family in the Pyrford area than the national average. Pyrford has 1.9 cars per household, compared to the UK average of 1.2 to 1.3. 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 through development.

The great majority of the Pyrford Neighbourhood Area is over 1km from the nearest railway station in West Byfleet.

The 437 bus runs hourly through parts of the village between Woking Railway Station and West Byfleet Railway Station but it is only operative from c 07:00 to c 17:00 hours Monday to Saturday making it unsuitable for commuting locally or further afield like London.

The only effective means of travelling from Pyrford is by car, hence the high ownership.

7.7 Spatial Character

The original policy BE 3 has been extensively quoted in planning reports by case officers and inspectors when assessing applications. We are therefore only reformatting that policy here:

7.7.1 Built Environment Policy 6 (BE6)

Built Environment Policy 6 – Spatial character

Purpose: To protect the street scene

Policy: All new development must respect:

- 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;
- established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;
- the separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties;
- local character and appearance, with particular regard to using landscape to ensure that developments blend into, and do not appear incongruous with, their surroundings;
- all development proposals should include facilities for waste bins to be concealed from publicly accessible locations.

7.7.2 Justification for Policy 6

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 2011 Census data shows that in the Pyrford Neighbourhood Area 91% of dwellings are owned, 84% of those have three or more bedrooms, 77% have 6 or more rooms, and 29% have 9 or more rooms. Over 75% are detached dwellings compared to 23% in England & Wales and 30% in Woking. Since 2011 only around a dozen new dwellings have been built in the Pyrford Neighbourhood Area, so the picture of an area of mostly large, detached houses remains statistically valid.

7.8 Expiry and Validity of Supporting Evidence in Planning Applications

7.8.1 Built Environment Policy 7 (BE7)

Built Environment Policy 7 - Expiry and validity of supporting evidence in planning applications

Purpose: To ensure that planning decisions are informed by proportionate, robust and up-to-date evidence reflecting current site and local conditions.

Policy:

Where it is required, the following supporting information will normally be expected to have been prepared or updated within the periods indicated below for all types of planning applications involving 5 or more dwellings:

- Transport and traffic impact assessments – within the previous 2 years;
- Parking surveys – within the previous 2 years;
- Environmental and ecological surveys – within the previous 1 year and, where relevant, appropriate seasonal survey periods;
- Flood risk and drainage assessments – within the previous 3 years;
- Noise and air quality assessments – within the previous 2 years.

Where older data is submitted, the application must clearly demonstrate that the data remains valid and reflects current conditions; there have been no material changes in local circumstances; and that no more recent data is available.

7.8.2 Justification for Policy 7

Planning decisions should be based on up-to-date information so that proposals are assessed against current site conditions. Outdated surveys may no longer reflect changes to habitats, flood risk, traffic conditions, land levels or surrounding

development, leading to poor planning decisions and avoidable environmental or safety impacts.

Key reasons for requiring current survey data include:

- **Ecological change:** Habitats and protected species can change over time. Current ecological surveys help avoid harm to wildlife.

- **Site conditions:** Accurate topographical and boundary information ensures developments are correctly positioned, maintain safe access and respect neighbouring properties.

- **Environmental risks:** Flood risk, contamination and other environmental assessments should reflect the latest evidence, climate data and site conditions.

- **Planning validation:** Local Planning Authorities may refuse to validate applications supported by surveys that are considered out of date.

Traffic is a significant concern for Pyrford residents, and transport assessments should be based on recent survey data to provide a reliable picture of existing road conditions.

Current traffic data is needed to:

- **Reflect changing travel patterns:** Travel behaviour, public transport use and home working continue to evolve.

- **Account for cumulative development:** Recent and committed developments, including Broadoaks, Sheerwater, Botanical Place, Wisley Airfield, Garlick's Arch, and proposed developments at West Hall, Ripley and Send, can significantly affect traffic levels.

- **Support safe highway design:** Junctions, visibility splays, roundabouts and other highway infrastructure should be designed using current traffic flows.

- **Provide representative baseline conditions:** Surveys should be undertaken under normal traffic conditions, avoiding school holidays, major roadworks or other abnormal circumstances.

- **Produce reliable transport modelling:** Forecasts of traffic flows, congestion and journey times are only as reliable as the data used to calibrate them.

8 Heritage

8.1 Overview

Pyrford possesses an exceptional range of heritage with an architectural integrity spanning over 800 years. Today this heritage is evident in the semi-rural nature of the area and the network of paths and bridleways providing access to a great many people across the borough. The contrast between its elevated sandy plateaus, steep escarpment, winding lanes, and historic built form creates a highly distinctive character that requires robust protection and sympathetic management to ensure future generations can enjoy this unique and beautiful area. This plan therefore takes an holistic approach to heritage believing it comprises built assets, the landscape and the nature it supports. This focus of this section is on the built assets whilst other parts of the plan consider both the landscape and the nature to be found in the area. The section should be read in conjunction with the following important elements of the evidence base for a Pyrford Conservation Area Appraisal:

1. Landscape and Townscape Character Appraisal by LDA Design
   https://pyrfordforum.org/landscape-townscape-character-appraisal/

2. Survey of Heritage Assets Map Regression and Aerial Photo Analysis by Headland Archaeology
   https://pyrfordforum.org/pyrford-conservation-area-appraisal-evidence-base/

3. Heritage Appraisal and Baseline Assessment by Headland Archaeology
   https://pyrfordforum.org/pyrford-conservation-area-appraisal-evidence-base-5/

4. Aviary Road Conservation Area Appraisal and Management Plan by Pyrford Neighbourhood
   https://pyrfordforum.org/aviary-road-conservation-area-appraisal-and-management-plan/

8.2 History and Background

Pyrford is defined by a predominantly rural landscape of pastoral and arable farmland, ancient woodlands, and open water meadows. Historically, it is a "dispersed village of medieval origin" with three distinct rural clusters: Pyrford Village, Pyrford Green, and The Old House/Lees Farm area. Its historical focal point is the Grade I listed Norman Church of St Nicholas, which sits on an elevated escarpment overlooking the River Wey and Newark Priory. Beyond the medieval origins, the area features exceptionally well-preserved Edwardian residential suburbs, such as that developed by W G Tarrant in the early 1900s and the conservation area of Aviary Road. These homes showcase high-quality early 20th-century Edwardian and Arts and Crafts architecture enabled by the arrival of the railway. Development continued between the world wars and accelerated after WWII with 1950s development on Surrey Heathland in the northern part of the area.

8.3 Issues and Concerns

Threatening issues include pressure from development of green belt areas that are a key part of the heritage; pressure from infill development that disrupts the character; and the introduction of modern maintenance methods and material that detract from both the character and utility of assets. Traffic volume and speed on narrow historic

routes like the B367 (Church Hill) cause noise, vibration, and hazards to pedestrian safety. The area also faces pressures from parking demands, and in the open rural areas, the potential loss of traditional hedgerows and boundary vegetation is in danger of further compromising this ancient landscape and community.

Hence, the following policies are seen as important and necessary additions to the original plan.

8.4 Heritage Policies

8.4.1 Heritage Policy 1 (H1)

In addition to nationally listed heritage assets that are stipulated for management by the NPPF there are two more lists of non-designated heritage assets:

1. Local list of non-designated heritage assets recognised by the Local Planning Authority.

2. A further list of local heritage assets recognised by the Neighbourhood Plan and representing future candidates for the Local List of non-designated heritage assets or perhaps nomination as a nationally listed asset. This list can be found on the Pyrford Forum website at www.pyrfordform/Reg16.

This policy is aimed at these two categories of non-designated heritage assets listed and mapped in Appendix 3.

Heritage Policy 1 – Non-designated heritage assets (Local list)

Purpose: To recognise and protect locally valued heritage assets not formally designated.

Policy: Development proposals having a positive impact on non-designated heritage assets will be encouraged.

Development proposals affecting a non-designated heritage asset must be designed sympathetically, respecting its form, scale, materials, and setting; and conform with the Design Guide. The benefit of proposals will need to outweigh the impact on the asset(s).

Loss of a non-designated heritage asset will only be supported where it can be demonstrated that the benefits of the proposal outweigh the harm to its significance.

The retention, repair and sensitive reuse of such assets will be subject to Heritage Policy 4.

8.4.2 Justification for Heritage Policy 1

The purpose of this policy is to ensure that heritage assets of local significance receive appropriate consideration within the planning process, recognising that many buildings, structures and spaces make an important contribution to local identity despite not being nationally designated. The policy provides a locally distinctive framework for managing change while remaining consistent with national planning policy.



The policy aligns with the NPPF (August 2026), HE7, which requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, including non-designated heritage assets, and to make balanced judgements having regard to the scale of any harm and the significance of the asset. It also reflects the Planning (Listed Buildings and Conservation Areas) Act 1990 by encouraging conservation of the wider historic environment.

By requiring proposals affecting locally listed assets to respect their form, materials, setting and character, the policy reinforces the importance of good design and ensures that development responds positively to local distinctiveness. Reference to the Heritage Design Guide provides a consistent framework for applicants and decision-makers while avoiding unnecessary prescription.

The policy does not seek to prevent change. Instead, it recognises that alteration, adaptation and, in exceptional circumstances, loss may be acceptable where the public benefits demonstrably outweigh the harm to the heritage significance of the asset. This balanced approach reflects established heritage planning principles and provides flexibility while ensuring that locally valued assets are not lost through incremental erosion or avoidable neglect.



Supporting the retention, repair and sensitive reuse of non-designated heritage assets also contributes to sustainable development by reducing waste, conserving embodied carbon and maintaining the historic character that underpins community identity, tourism and local economic vitality. Together these measures strengthen the resilience of the historic environment while providing clarity for applicants and decision-makers.

8.4.3 Heritage Policy 2 (H2)

As documented in the Townscape and Landscape Character Appraisal there are a number of important and distinct character areas where any new development must respect nearby heritage assets, their setting and the amenity value of views. This policy is aimed at addressing these requirements.

Heritage Policy 2 – Local character, distinctiveness and design

Purpose: To ensure new development reinforces local character and distinctiveness whilst maintaining the historic landscape and views to protect the wider context and setting of heritage assets.

Policy: Development must respond positively to the local character and historic context of the area. Proposals must:

- Retain historic street and plot patterns where they contribute to significance.
- Use materials, detailing and roof forms characteristic of the locality.
- Respect traditional building lines, scale, and massing.
- Street furniture, surfacing, and lighting design must respect the local character and context of surrounding development and conform to the appropriate Design Guide.

Where development is adjacent to a conservation area, proposals must preserve or enhance the area's character and appearance as defined in the Conservation Area Appraisal:

- Protect key views, landmarks and skyline features identified in the Character Assessment.
- Conserve the contribution made by setting to the significance of heritage assets, including important views, vistas, and landscape features.
- Proposals that would intrude upon, or obscure identified key views, or diminish the appreciation of heritage assets within their setting, will not be supported where they would result in unacceptable harm.

Planning applications should meet the following conditions:

- The Design Guide and appropriate character appraisal are shown to be respected.
- A Design and Access Statement is included which references heritage character.
- A heritage impact assessment for proposals visible from key viewpoints is provided.

8.4.4 Justification for Heritage Policy 2

This policy seeks to ensure that new development reinforces local character and distinctiveness by responding positively to the historic environment, settlement pattern and landscape setting. It recognises that the quality of design is fundamental to conserving heritage significance and maintaining the distinctive identity of the neighbourhood.

The policy reflects the design objectives of the NPPF (August 26), DP2 which requires development to be sympathetic to local character, history and landscape while creating attractive, sustainable places. It also supports the statutory duty to preserve or enhance

the character and appearance of conservation areas and recognises that the setting of heritage assets often extends beyond their immediate boundaries.



The policy identifies those characteristics that define local distinctiveness, including historic street patterns, plot layouts, building scale, massing, roof forms, materials and traditional detailing. These are essential components of historic character and provide a clear basis for assessing whether proposals respond appropriately to their context. Protection of key views, landmarks and important landscape features further recognises that appreciation of heritage assets frequently depends upon their wider setting.

Reference to the Design Guide, Conservation Area Appraisals and Character Assessments ensures that applicants use established evidence to inform design proposals rather than relying solely on subjective judgement. Requiring Design and Access Statements and, where appropriate, Heritage Impact Assessments provides proportionate evidence demonstrating how proposals have responded to local character and heritage significance.

The policy does not discourage contemporary architecture. Instead, it promotes well-designed development that draws upon local characteristics without requiring imitation of historic styles. This approach encourages high-quality design while ensuring that new development contributes positively to the evolution of the historic environment.

By protecting character, setting and important views, the policy helps safeguard those qualities that support community identity, environmental quality, tourism and investment while providing a robust and transparent basis for planning decisions.

8.4.5 Heritage Policy 3 (H3)

Surrey Historic Environment Records include areas of Potential Archaeological Interest and these represent areas which may or may not have been investigated archaeologically (see Appendix 4) but have been judged to be of potential archaeological interest. Any development must respect these areas, and this policy is designed to ensure that such considerations are always taken into account before planning permission is sought and on methods and best practice for pre-planning discussions.

Heritage Policy 3 – Archaeology and site allocations

Purpose: To ensure early consideration of archaeological potential.

Policy: Where development is proposed on sites with known or potential archaeological interest, appropriate desk-based assessment and, where necessary, field evaluation must be undertaken prior to submitting the planning application and in conjunction with the County Archaeologist in pre-application discussions. Significant remains must be preserved in situ; where loss is unavoidable, adequate investigation and recording shall be undertaken, where proportionate and appropriate to the significance and potential of the site.

8.4.6 Justification for Heritage Police 3

This policy ensures that archaeological considerations are addressed at the earliest stage of the planning process, enabling informed decisions before development proceeds. It recognises that archaeological remains are an irreplaceable resource whose significance may not always be apparent from surface evidence.

The requirement for desk-based assessments, and where necessary field evaluation undertaken in consultation with the County Archaeologist, reflects established professional practice and ensures that planning decisions are based on proportionate evidence. This enables archaeological constraints to be identified early so that significant remains can, wherever practicable, be preserved in situ through sensitive site design.

Where preservation in situ is not achievable, the policy requires appropriate investigation, recording and publication before remains are lost. This reflects the long-established principle that archaeological evidence, once destroyed, cannot be recreated, and that proper recording contributes to the public understanding of local history and heritage.

The policy also provides certainty for developers by establishing clear expectations at the pre-application stage, reducing the risk of unexpected archaeological discoveries causing delay or additional cost during construction. Where necessary, archaeological works can be secured through planning conditions or legal agreements to ensure timely implementation.

Overall, the policy balances the need for sustainable development with responsible stewardship of the archaeological resource, ensuring that evidence of the area's historic development is properly understood, conserved where possible and recorded for future generations.

8.4.7 Heritage Policy 4 (H4)

The maintenance and repair of heritage assets can often get overlooked as minor works which in fact can impact its character and setting very significantly. This policy seeks to underline the importance of such activities in a sympathetic and supportive manner.

Heritage Policy 4 – Reuse, repair and heritage at risk.

Purpose: To promote sustainable reuse and repair of heritage assets, balancing energy efficiency with conservation.

Policy: The reuse and sympathetic adaptation of heritage assets, including those identified as "at risk", will be supported where proposals secure their long-term conservation and viability, provided they seek specialist advice and demonstrate that they conform to the Design Guide. Development that will lead to neglect or dereliction or loss of heritage assets will not be supported.

Proposals for energy efficiency measures or renewable installations on heritage assets or within their settings must be designed to minimise harm to the asset and all adjacent assets.

Measures must be reversible and use materials and techniques appropriate to the historic fabric and setting of the asset and others within 50m to it. The use of sensitive retrofit methods and sustainable materials will be supported where they are shown to conform to the Design Guide and maintain the integrity and appearance of the asset.

The reuse of public/community /redundant heritage buildings will be supported. Where heritage conservation is required as part of a phased developments it must be completed as an early phase in the project and proposers are recommended to consult sustainable heritage guidance notes, Historic England and heritage authorities.

8.4.8 Justification for Heritage Policy 4

This policy promotes the sustainable conservation of heritage assets by encouraging their continued use, repair and sensitive adaptation while recognising the need to improve environmental performance and address climate change. It reflects the principle that the most sustainable building is often one that already exists.

The policy supports the NPPF (August 2026) HE1 by encouraging the conservation of heritage assets in a manner appropriate to their significance while recognising the contribution that heritage makes to sustainable communities. It also reflects national guidance promoting the sensitive retrofit of historic buildings using methods that minimise harm to their significance.

Supporting the reuse of heritage assets, particularly those identified as being at risk, helps secure their long-term viability and prevents deterioration through vacancy or neglect. Continued occupation is frequently the most effective means of conserving historic buildings and sustaining their contribution to local character.

The policy recognises that improving energy efficiency and introducing renewable technologies can be compatible with heritage conservation where proposals are carefully designed. By requiring interventions to minimise harm, be reversible where practicable and use appropriate materials and techniques, the policy encourages solutions that improve environmental performance without compromising historic fabric or setting.

Reference to the Heritage Design Guide provides a consistent framework for assessing retrofit proposals and helps ensure that interventions respect architectural character while accommodating changing environmental requirements. This balanced approach reflects current conservation practice, which increasingly recognises the need to reconcile heritage protection with climate resilience.

Supporting repair, reuse and sensitive adaptation also contributes to the circular economy by conserving embodied carbon, reducing demolition waste and limiting the demand for new construction materials. At the same time, the policy protects the cultural, architectural and social value of heritage assets, ensuring that they continue to contribute to local identity, economic vitality and community wellbeing.



Collectively, the policy provides a proportionate framework for managing change that enables heritage assets to remain viable, useful and resilient while safeguarding their significance for future generations.

9 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 in Section 5.0 Green Belt 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 Pyrford 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.

The emphasis in the NPPF (August 2026) is on sustainable development. Paragraph 17(c) identifies the protection and enhancement of the natural, built and historic environment and the improvement of biodiversity as key elements of the environmental objective of sustainable development.

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

9.1 Landscape 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.

To protect and enhance this aspect of Pyrford, which rated as highly important to residents during the consultations, it is proposed to expand on the original policy OS 1 with the following two policies:

9.1.1 Open Spaces Policy 1 (OS1)

Open Spaces Policy 1 – Landscape character and visual amenity

Purpose: To conserve and enhance the landscape character and visual quality of the area.

Policy: Development will be supported where it is designed to respect and respond to the distinctive landscape character of the Neighbourhood Area, as defined in the Landscape and Townscape Character Assessment. (https://pyrfordforum.org/landscape-townscape-character-appraisal/)

9.1.2 Open Spaces Policy 2 (OS2)

Open Spaces Policy 2 – Views and skylines

Purpose: To retain Pyrford's cherished views and skylines

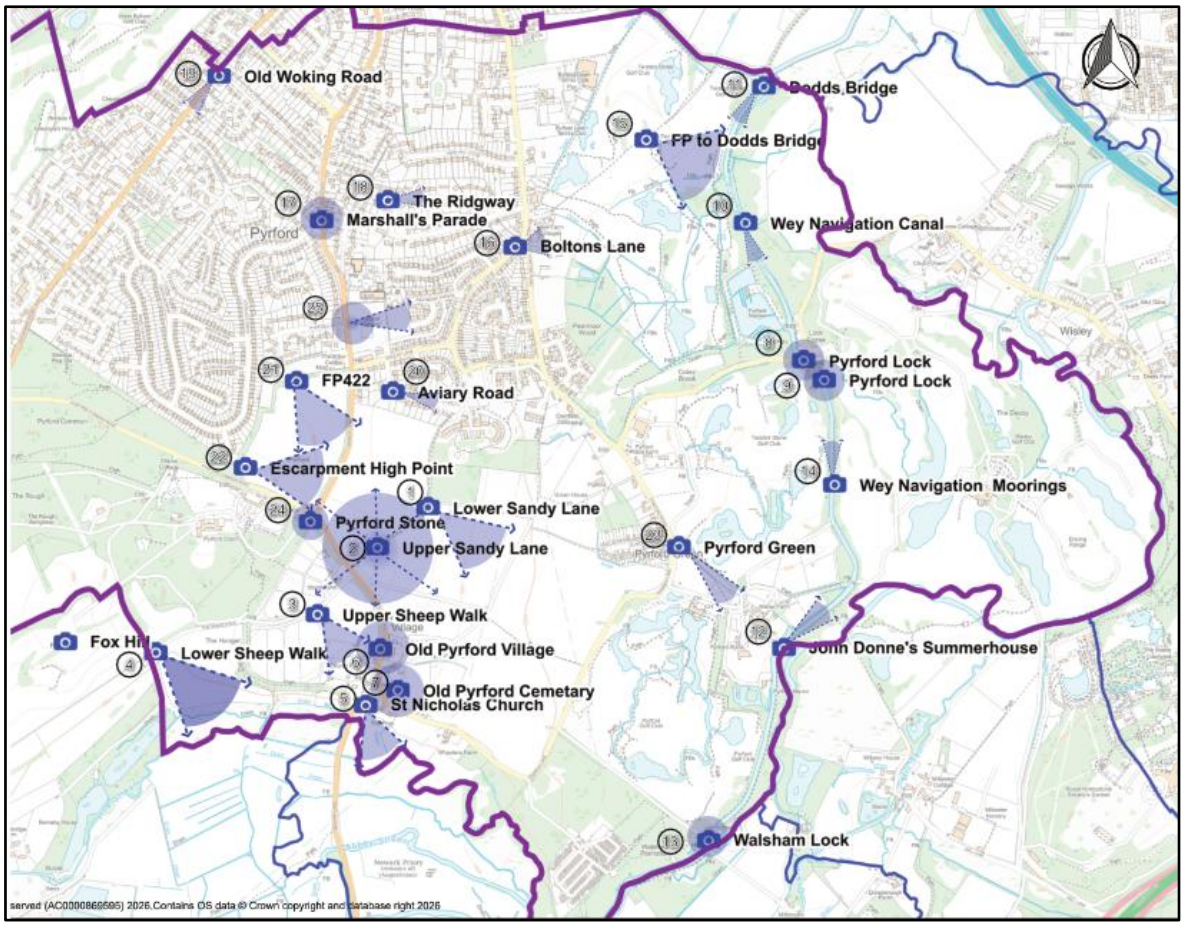
Policy: The topography, open land, and historic landmarks of Pyrford give rise to many cherished views [Shown on Map 7: Important views]. Development will be supported where evidence is provided to show that these views or the setting of historic landmarks have been protected or enhanced.

9.1.3 Justification for Policies 1 and 2

The landscape and visual character of Pyrford is one of its defining assets and contributes significantly to the area's identity, attractiveness and sense of place. The Landscape and Townscape Character Assessment identifies the distinctive features, patterns and views that shape the character of the area and provides evidence to support these policies.

Pyrford's landscape is characterised by a combination of river valleys, open spaces, mature vegetation and elevated landforms that create a varied and attractive setting. Key features include:

- The Wey and Bourne valley.
- The Pyrford escarpment and the extensive views it affords towards the surrounding countryside and distant hills.
- The Wey Navigation is a significant asset, drawing people from miles around to experience its heritage, its recreational value and its beauty.
- 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 which contributes significantly to local landscape character and biodiversity.
- Mature trees, hedgerows and grass verges throughout the parish, many of which make an important contribution to the verdant character of local streets and public spaces.



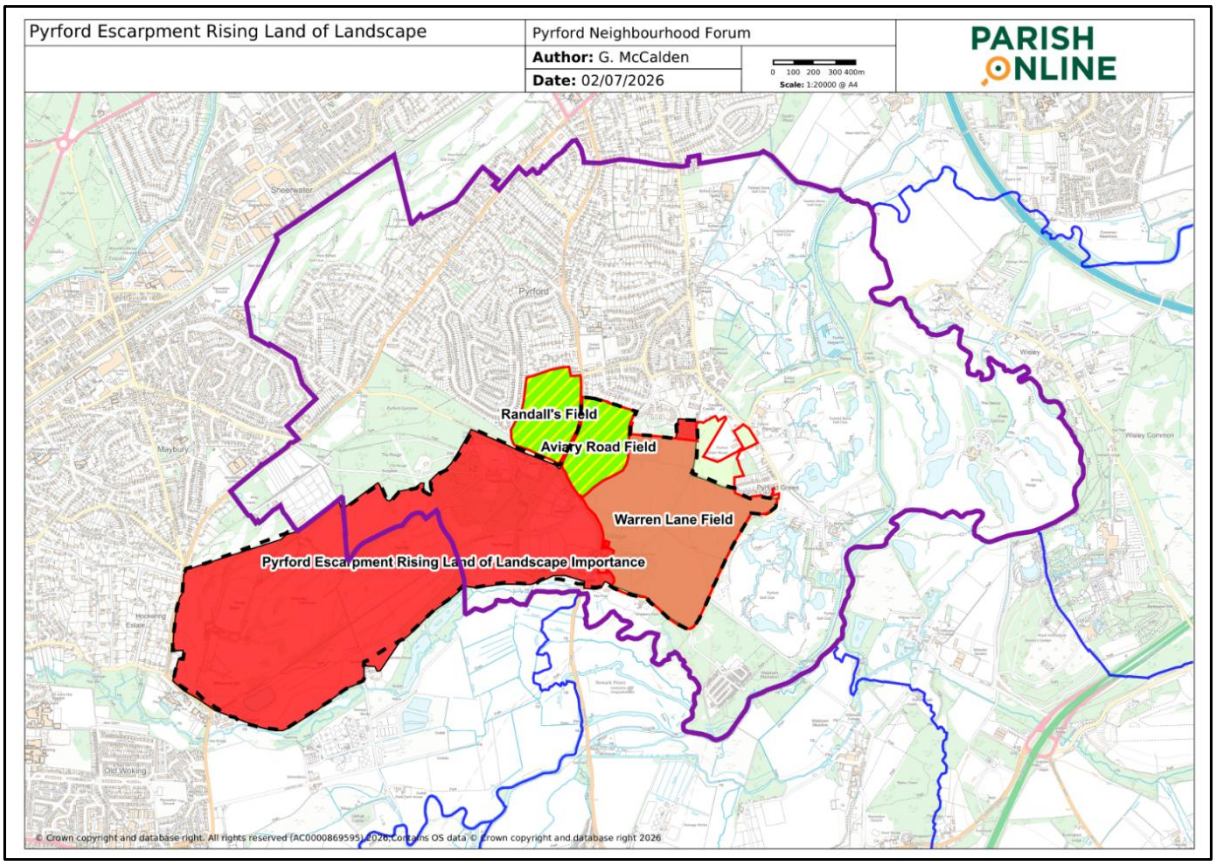
Map 7: Important Views

1. Lower Sandy Lane - Views South and East of the North Downs across arable land on Pyrford Escarpment
2. Upper Sandy Lane - 360 degrees - Rural views south to the North Downs and North to the modern settlement of Pyrford including Aviary Road Conservation Area.
3. Upper Sheep Walk - S and SE - Rural views out to the North Downs and over Old Pyrford Village
4. Lower Sheep Walk - S to E - Views of the North Downs and the Hanger
5. St Nicholas Church - 11th century Church of St Nicholas, Old Pyrford Village - overlooking Newark Priory (view covers only that within the Plan Area)
6. Old Pyrford Village - View of Village, War Memorial and Church
7. Old Pyrford Cemetery - Views of graveyard and Church of St Nicholas
8. Pyrford Lock - The Anchor PH
9. Pyrford Lock - View of Pyrford Lock from The Anchor PH
10. Wey Navigation Canal - South along towpath and canal
11. Dodds Bridge - View north/south of canal and Dodds Bridge
12. John Donne's Summerhouse - Canal views and John Donne's Summerhouse from opposite Pyrford Place
13. Walsham Lock - Views of Walsham Lock, weir and lock cottage
14. Wey Navigation Moorings - Canal views and moorings at Pyrford Lock
15. FP to Dodds Bridge - Views across rewilded water meadows and Wey flood plain
16. Boltons Lane - View of Grade II Listed 'The Old House' from Boltons Lane
17. Marshall's Parade - View of Old Post Office and Victorian Townsend Cottages
18. The Ridgeway - Views of the Ridgeway street scene
19. Old Woking Road - Arcadian view of Old Woking Road
20. Aviary Road- General view of the Aviary Road Conservation Area
21. FP422 - Views across Randall's and Aviary Road Fields
22. Escarpment High Point - Views of Randall's Field and the North Downs from the highest point on the Pyrford Escarpment
23. Pyrford Green - Avenue approach to Pyrford Place
24. Pyrford Stone - Location of Pyrford Stone - ancient marker stone origin unknown.
25. Across the cricket field to the North Downs

Key views are important to protect the existing character of the Plan Area and retain its sense of place. The views in Map 7 have been identified from the Landscape and Townscape Character Appraisal. views can be long distance and open, enclosed, glimpsed or directed through gaps or by deliberate building placement and orientation. Particular importance has been placed on the Escarpment and identified heritage assets. In all circumstances, development must respect these views because they provide significant benefit to the character of the area. Harmful development may also be cumulative, with piecemeal proposals having an overall harmful impact alongside existing development or other proposed schemes.

The escarpment is a particularly distinctive landscape feature (shown in Map 8). The elevated land and associated views contribute strongly to local character and are highly valued by residents. Community engagement has consistently demonstrated strong support for protecting these landscape features and the views associated with them.

Development that fails to respond appropriately to the area's landscape character has the potential to erode the qualities that make Pyrford distinctive. Policies 1 and 2 therefore seek to ensure that new development conserves and, where possible, enhances the character, visual amenity and important views of the parish. Together, these policies support a landscape-led approach to development that respects local distinctiveness whilst accommodating appropriate change.



Map 8: Pyrford Escarpment and Rising Ground of Landscape Importance

9.2 Local Green Space

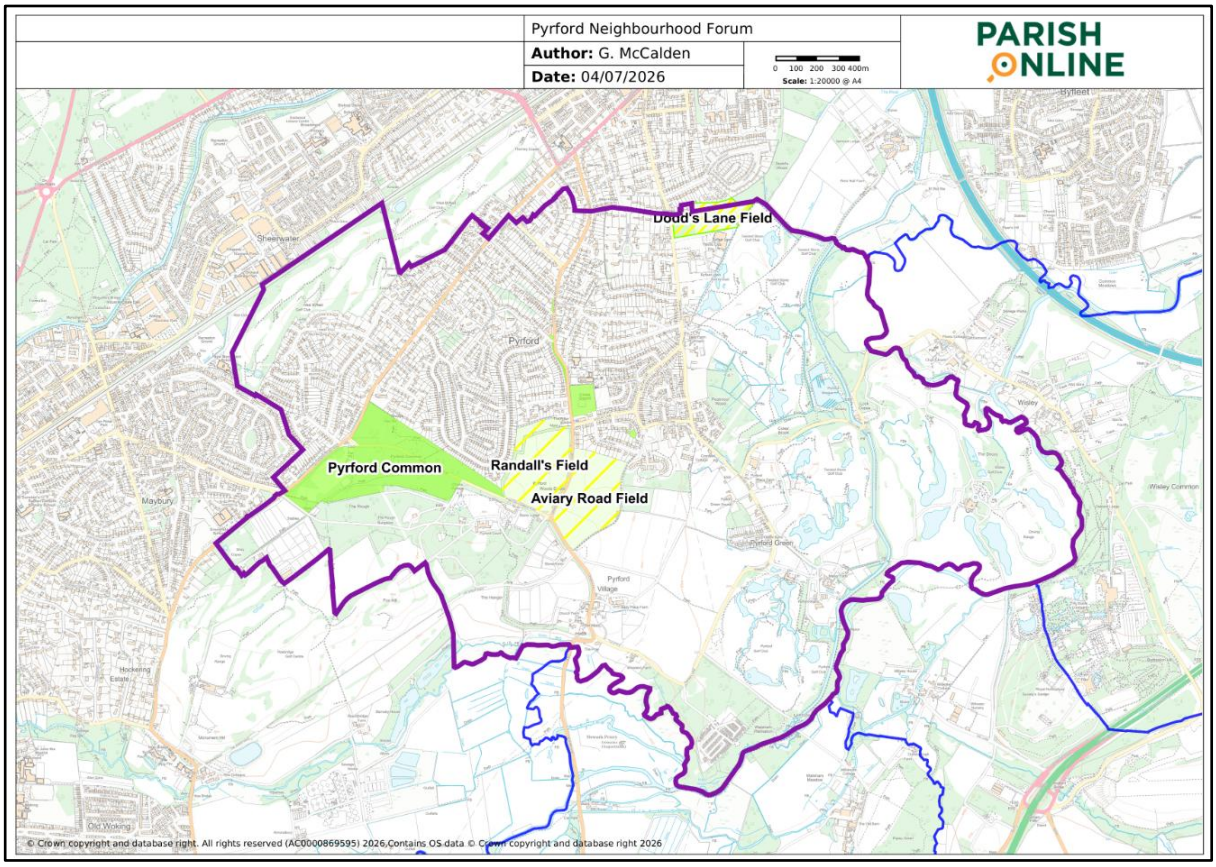
Since 2016 three additional Local Green Spaces have been designated. These have been added to the original policy OS 2**.**

9.2.1 Open Spaces Policy 3 (OS3)

Open Spaces Policy 3 – Local green spaces

Purpose: To designate green spaces that are of particular importance to our local community.

Policy: The following sites, described below and shown on the Map 9, are designated as Local Green Spaces and community assets: Pyrford Common; Pyrford Cricket Ground; Sandringham Close Leisure Ground; Green space next to Marshall Parade shops, adjacent verge on Coldharbour Road; Pyrford Village Queen Elizabeth Memorial Garden (Jubilee Garden); Aviary Road field; Randalls Field and Dodd's Lane Field. Enhancement of these spaces for biodiversity, recreation, or community use will be supported.



Map 9: Local Green Spaces

9.2.2 Justification for Policy 3

The areas selected as Local Green Space have been nominated and assessed by the community for the special protection that this designation will give them in accordance

with the NPPF (August 2022), HC2 (Local Green Space). 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.

The sites have been through a thorough process of Local Green Space designation. They have been shown to be special to the local community and hold particular local significance because their beauty, historic significance, recreational value, tranquillity or the richness of the wildlife. See www.pyrfordforum.org/Reg16 for the full designations on Aviary Road Field, Randalls Field and Dodd's Lane Field..

The field known as Dodd's Lane Field was considered for inclusion in 2016, but rejected because it was only accessible by means of a public bridleway. In the last ten years this has become an increasingly well-used route to the Wey Navigation and beyond, and footpaths have become established around the field. It is also a highly valued green space marking the boundary between Pyrford and West Byfleet. We have therefore assessed it for inclusion as a Local Green Space in this version of the Plan.

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 need 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.

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 by Marshall Parade Shops

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.

Pyrford Village Queen Elizabeth Memorial Garden (Jubilee Garden)

This piece of land is designated as Highway Land by Surrey County Council. It runs between Hacketts Lane and Coldharbour Lane on the north side of Coldharbour Road. In the past it has had a bench but that was removed many years ago. The original idea was to name the area the Jubilee Garden in honour of Queen Elizabeth II's Platinum Jubilee in 2022 but in the light of her passing in September 2022, permission was given by the Cabinet Office in 2023 to call it the Pyrford Village Queen Elizabeth Memorial Garden.

Over time additional flower bulbs, wild seeds and new trees have been planted.

Aviary Road Field



The site is adjacent to the Aviary Road conservation area to the north and a recently planted tree/hedgerow buffer area. To the west lies an ancient footpath bounded by a mature hedgerow and some individual trees including veteran oaks. Beyond the hedgerow and Sandy Lane lies an area of mature woodland lies to the north-east and open farmland to the south-east. To the west lies a mature indigenous hedgerow. To the south runs a typical rural hedgerow comprising mature oaks and mature indigenous hedgerow.

There are three highly visible veteran oaks within the field itself that make a significant contribution to the ecology as well as visual amenity value of the field.

The field is farmed on a rotational basis either for grazing livestock (cattle), planted for food (e.g. maize for livestock feed) or left fallow.

The indigenous hedgerows include long-established blackthorn, hawthorn, holly and dog rose amongst others. Within these areas (and on the field itself when left fallow) can also be found a variety of native wild-flowers including bluebells, snowdrops, wild garlic, primrose, red campion, lesser celandine, wood anemone, wood forget-me-not, yellow archangel, white dead-nettle, foxglove, cuckoo flower, green alkanet and brambles.

Map evidence shows that the hedgerows have existed much as today since 1600s along with the road and footpath/bridlepath network in the area.

Due to its proximity to the Sandy Lane footpath and only 1km from the school the field is highly visible and makes a huge contribution to enabling the community to connect with the flora and fauna on the edge of the village.

Regular wildlife surveys have identified the presence of numerous species either using the field and its margins for feeding or as green corridors to move between adjacent areas of woodland and open farmland. Protected Species are present on the site. Bats have been recorded roosting in the adjacent trees to footpath 422 and foraging over Arbor field, Randalls field and Aviary field. In addition, other mammals including roe deer, foxes and rabbits are resident with clear foraging paths visible.

The hedgerows/trees bounding the field provide nesting/roosting habitat for numerous birds including corvids (common crow, jay, magpie, jackdaw), great tit, blue tit, coal tit, long-tailed tit, robin, greater-spotted woodpecker, green woodpecker, wood pigeon, pheasant, dunnock, black cap, blackbird, thrush and tawny owl. Red kites have nested in the Scots Pines. During fallow or grazing periods skylarks can clearly be heard and seen over the field itself.

The field and its surrounding natural features is a long-established, well-balanced ecological system with a wealth of biodiversity.

The site is the focus of local community concern for the protection of protected wildlife and the subject of an emerging management plan to record wildlife and raise awareness across the community.

Randalls Field



The site is adjacent to the SNCI site (woodland) on Pyrford Common to the west, open farmland to the west and woodland to the south.

The field is farmed on a rotational basis either for grazing livestock (cattle), planted for food (e.g. sweetcorn for livestock feed) or left fallow.

The field is bounded on all sides by natural vegetation. Footpath 422 runs along the north and west sides and comprises indigenous ancient hedgerow with semi-mature and mature trees with occasional veteran specimen Oak and some notable Scots pines. To the east runs a wide indigenous mature hedgerow comprising mature oaks and Scots Pines amongst others. To the south runs a typical rural hedgerow comprising mature oaks and mature indigenous hedgerow.

The indigenous hedgerows include long-established blackthorn, hawthorn, holly and dog rose amongst others. Within these areas (and on the field itself when left fallow) can also be found a variety of native wild-flowers including bluebells, snowdrops, wild garlic, primrose, red campion, lesser celandine, wood anemone, wood forget-me-not, yellow archangel, white dead-nettle, foxglove, cuckoo flower, green alkanet and brambles.

Map evidence shows that the hedgerows have existed much as today since 1600s along with the road and footpath/bridlepath network in the area.

Due to its proximity to footpath 422 and only 1km from the school the field is highly visible and makes a huge contribution to enabling the community to connect with the flora and fauna on the edge of the village.

Regular wildlife surveys have identified the presence of numerous species either using the field and its margins for feeding or as green corridors to move between adjacent areas of woodland and open farmland. Protected Species are present on the site in multiple locations. Bats have been recorded roosting in the adjacent trees to footpath 422 and foraging over Randalls field. In addition, other mammals including roe deer, foxes and rabbits are resident with clear foraging paths visible.

The hedgerows/trees bounding the field provide nesting/roosting habitat for numerous birds including corvids (common crow, jay, magpie, jackdaw), great tit, blue tit, coal tit, long-tailed tit, robin, greater-spotted woodpecker, green woodpecker, wood pigeon, pheasant, dunnock, black cap, blackbird, thrush and tawny owl. Red kites have nested in the Scots Pines. During fallow or grazing periods skylarks can clearly be heard and seen over the field itself.

The field and its surrounding natural features is a long-established, well-balanced ecological system with a wealth of biodiversity.

The site is the focus of local community concern for the protection of protected wildlife and the subject of an emerging management plan to record wildlife and raise awareness across the community.

Dodd's Lane Field

The site is on the edge of Pyrford with The Oaks/Broadoaks Crescent/Dodds Crescent development to the North but bounded by a mature predominantly oak treeline interspersed with native hedge planting. To the East is Dodd's lane, a mature/veteran tree-lined bridleway leading to the Wey Navigation.

To the south is the Byfleet Lawn & Tennis Club and the Nuffield Fitness Centre separated by a mature tree lined boundary. To the west is a small area of native woodland with a variety of species and including some mature oaks.

The public access runs across Dodd's Lane Field and is a busy thoroughfare for walkers, dog walkers, cyclists etc. It is a direct link between Pyrford and the Wey Navigation and Byfleet beyond.

The field itself is not currently grazed but is cut regularly for hay. As a result, it is a rich grassland area supporting a variety of native wild flowers including oxeye daisy, cowslip, meadow cranesbill, trefoil, betony and yellow rattle.

The indigenous hedgerows along the north and south boundaries include long-established blackthorn, hawthorn, holly and dog rose amongst others. Within these areas can also be found a variety of native wild-flowers including snowdrops, wild garlic, primrose, red campion, lesser celandine, wood anemone, wood forget-me-not, yellow archangel, white dead-nettle, foxglove, cuckoo flower, green alkanet and brambles.

Regular wildlife surveys have identified the presence of numerous species either using the field and its margins for feeding or as green corridors to move between adjacent areas of woodland and open farmland. Protected Species are present adjacent to the site and use it for foraging. Bats are likely roosting in the mature adjacent hedge-line

trees. In addition, other mammals including roe deer, foxes and rabbits are resident with clear foraging paths visible.

The field and its surrounding natural features is a long-established, well-balanced ecological system with a wealth of biodiversity.

9.3 Access

A highly valued feature of Pyrford is access to the countryside for recreation and well-being, not only for residents but for the wider community. It is therefore proposed to strengthen the original policy OS 3 with two replacement policies that protect access, management and continued stewardship.

9.3.1 Open Spaces Policy 4 (OS4)

Open Spaces Policy 4 - Open space provision, accessibility, and quality

Purpose: To ensure adequate, accessible and high-quality open spaces exist for all residents, ensuring open spaces and landscape assets are managed for the long term.

Policy: Developments of more than 10 dwellings must provide or contribute to open space provision within the site for play. Play areas should be accessible for all and demonstrate continuing stewardship.

New development sites should be open to all with walking and cycling routes through the sites. To foster a spirit of community and to retain the openness of the street scene, gated communities should be avoided except in special circumstances. Likewise, the local authority should be encouraged to adopt all new roads.

9.3.2 Open Spaces Policy 5 (OS5)

Open Spaces Policy 5 – Public access, recreation and community use

Purpose: To promote access to open spaces and countryside for recreation and well-being.

Policy: Development should protect and enhance public access to the countryside, rights of way, and informal recreation areas. Public footpaths that require fencing should be at least 2 meters wide, with open fencing that is only as high as can be demonstrated is necessary; in order to facilitate side-by-side walking, ease of access for those with limited mobility and preserve open views.

9.3.3 Justification for Policies 4 and 5

The NPPF (August 2026), HC1/1d recognises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

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.

10 Biodiversity and Nature

10.1 Wildlife

The growing awareness of the importance of Biodiversity has led us to include the policies relating to that in a new section, rather than including them in the Open Spaces section.

The original policy OS 4 has been replaced by Biodiversity and Nature Policy 1, which uses current terminology and strengthens the aims of the original policy.

10.1.1 Biodiversity and Nature Policy 1 (BN1)

Biodiversity and Nature Policy 1 – Green and Blue infrastructure, connectivity and wildlife corridors

Purpose: To maintain and enhance a connected network of green and blue spaces both within and outside the Pyrford area.

Policy: Development should protect and strengthen an ecological network of green and blue infrastructure (shown in Maps 10, 11 and 12), ensuring that open spaces, river corridors, rights of way, and wildlife habitats form a continuous network. Proposals must protect, retain, enhance, strengthen or recreate green corridors and ensure built layouts do not sever important links between habitats and in particular key habitat hotspots.

All developments should consider their relationship to, and impact on, their immediate surroundings and their contribution to any connected network of green and blue infrastructure and propose suitable mitigation and/or enhancements accordingly.

10.1.2 Justification for Policy 1

Pyrford contains a rich and diverse natural environment, including nationally important habitats such as ancient woodland, wet meadows, rivers, streams and heathland. These habitats support a wide range of wildlife, including protected species such as bats, badgers, great crested newts, water voles, hazel dormice, harvest mice, hedgehogs and barn owls. Records from the PNF Nature Survey, together with surveys undertaken by the West Surrey Badger Group and other organisations, demonstrate the area's significant biodiversity value.

The Pyrford Neighbourhood Area contains several Sites of Nature Conservation Importance (SNCIs), including Roundbridge Farm, Pyrford Common, Warren Farm Wood and Riverside, Wheelers Meadow, Wheelers Fields, the River Wey (including Pyrford Place Lake) and the Hoe Stream. These locally designated sites make an important contribution to Surrey's ecological network.

Part of the Neighbourhood Area lies within 5 km of the Thames Basin Heaths Special Protection Area (SPA), an internationally important habitat for rare and vulnerable bird species. New residential development must therefore comply with the requirements of Woking Borough Council's Thames Basin Heaths SPA avoidance and mitigation policies.

Many bird populations are declining nationally, including species that remain well represented in Pyrford. The PNF Nature Survey has recorded numerous protected and priority bird species, together with mammals, insects and butterflies of conservation

concern (see Appendix 5). Development should retain and enhance important habitats such as hedgerows, mature and veteran trees, standing dead wood, ponds, wetlands, flower-rich grassland and woodland. Where established nesting or roosting sites are lost, appropriate replacement habitat, such as swift bricks or bat roosting features, should be incorporated into new development.

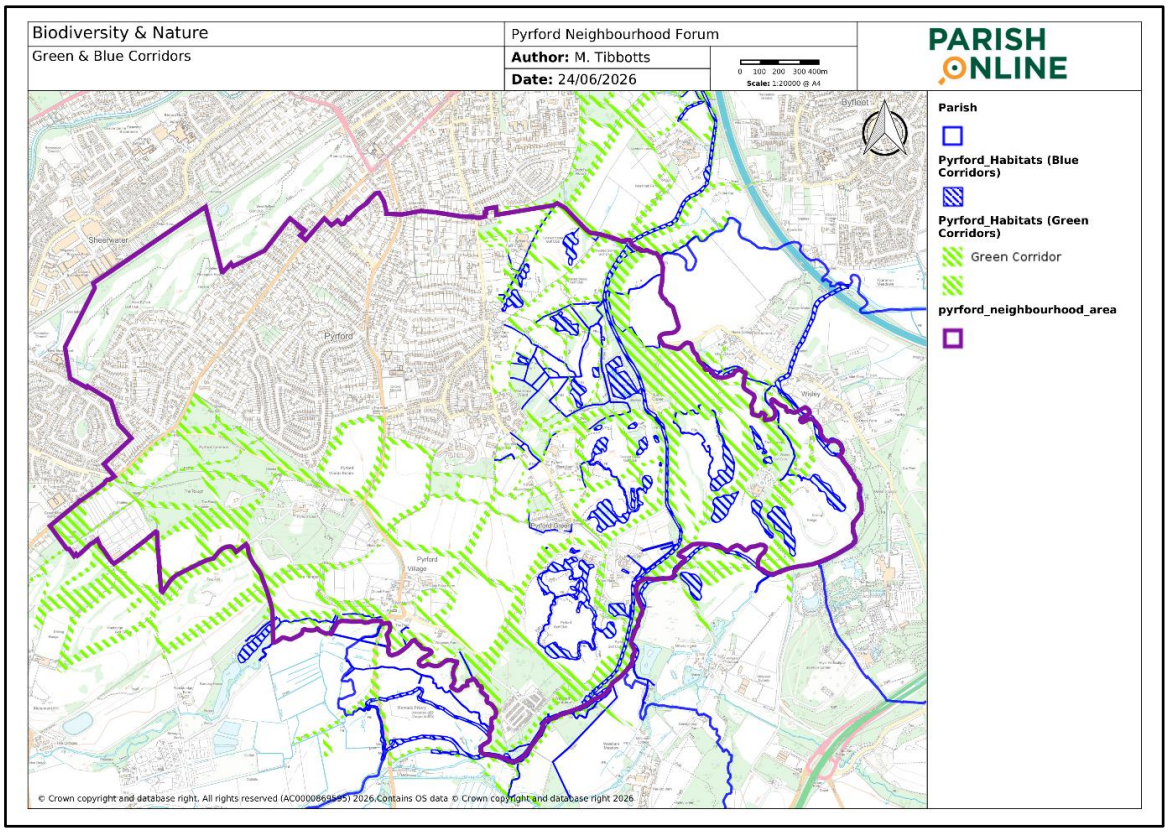


Maintaining connected habitats is essential to allow wildlife to move, feed and breed, and to adapt to climate change. Green and blue infrastructure corridors, including the River Wey, the Wey Navigation, the Bourne Stream, railway corridors, towpaths and bridleways, help prevent habitat fragmentation and connect Pyrford's habitats with the wider landscape. Wildlife corridors may comprise continuous habitat or a series of "stepping stones" that enable species to move between larger habitat areas.

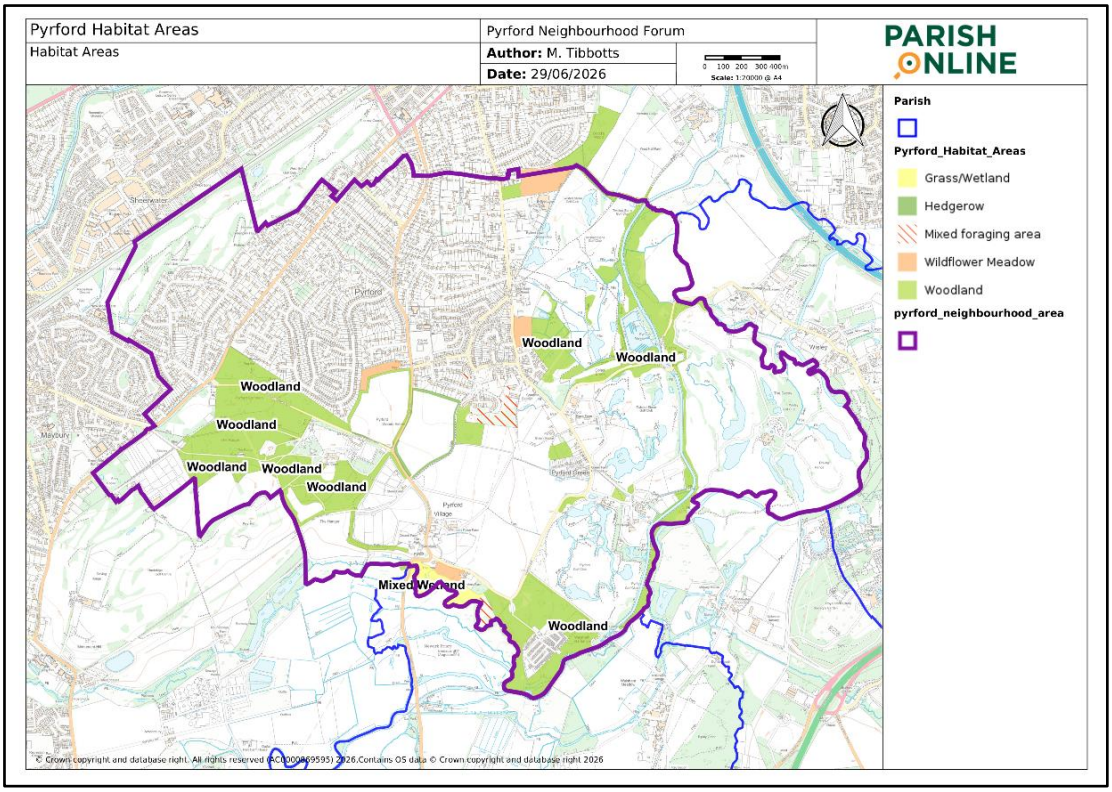
The identified green corridors have been selected because they:

- follow watercourses or other important wildlife routes;
- connect existing habitats, including ancient woodland and designated wildlife sites;
- link with ecological networks beyond the Neighbourhood Area; and
- where possible, provide opportunities for people to experience and appreciate the natural environment.

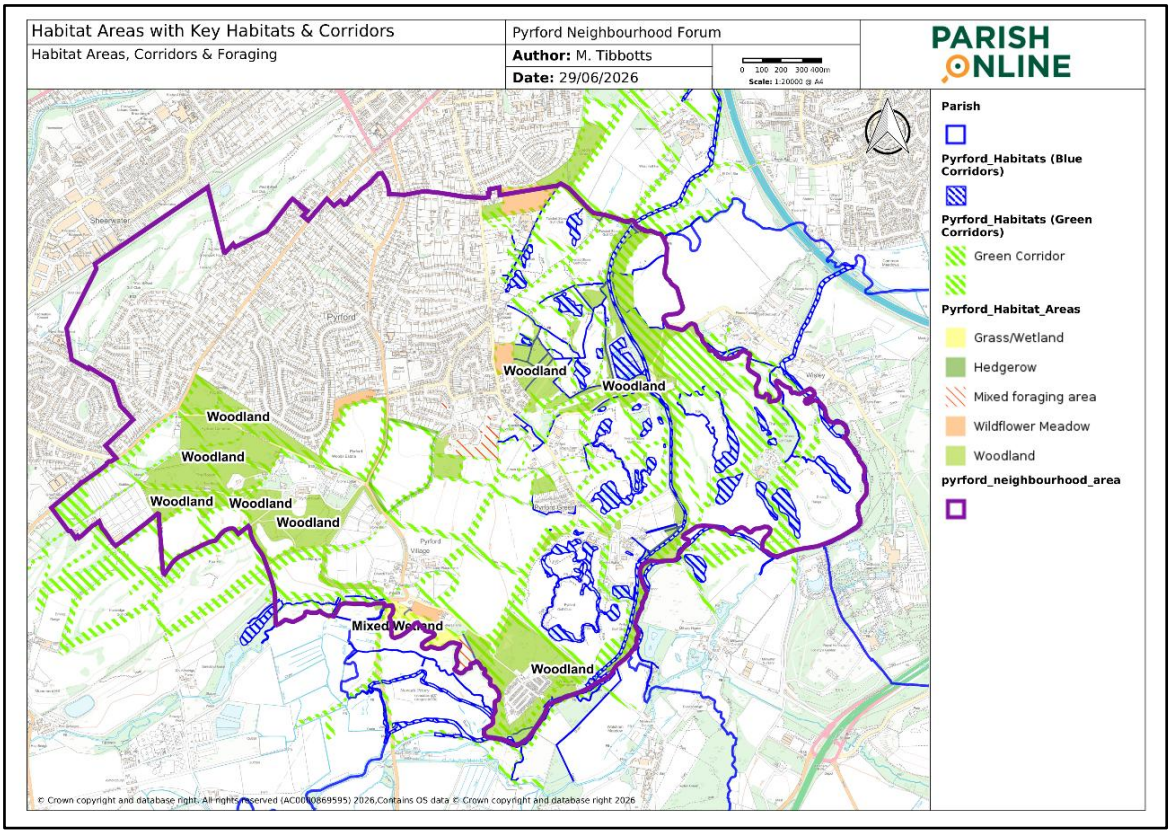
The policy supports the protection, restoration and enhancement of biodiversity in accordance with Woking Borough Council Core Strategy Policies CS7 and CS8, the Surrey Local Nature Recovery Strategy, and the National Planning Policy Framework. By safeguarding both designated sites and wider ecological networks, the policy seeks to maintain resilient habitats and ensure that both common and protected species continue to thrive in Pyrford.



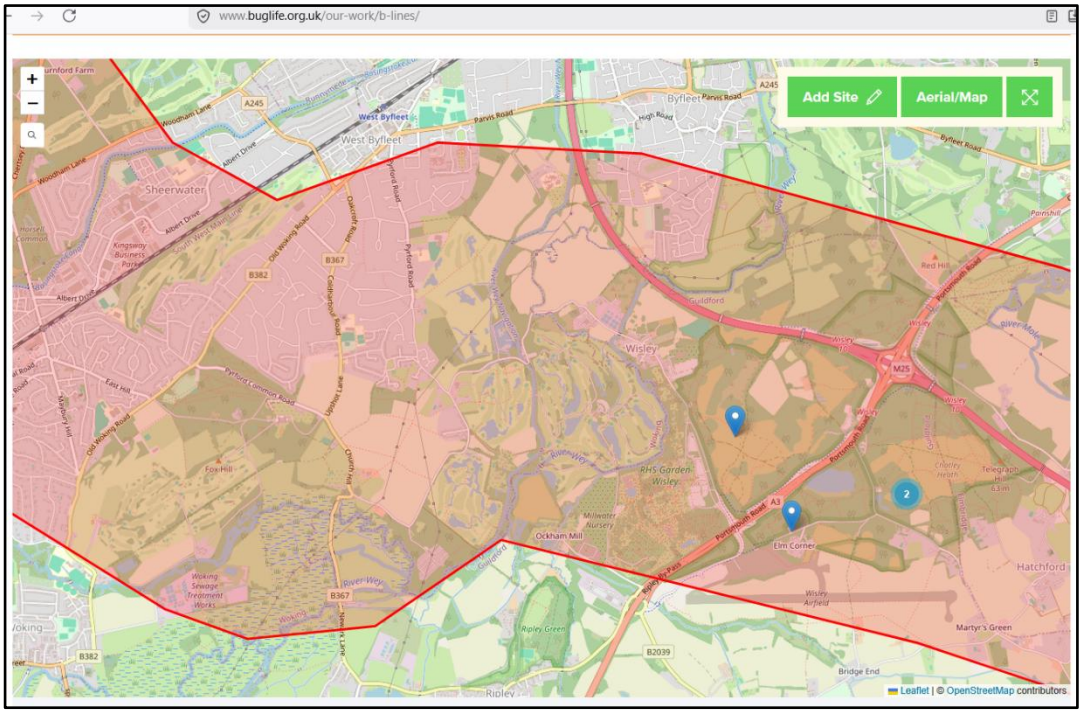
Map 10: Green and Blue Corridors



Map 11: Key Habitat Areas



Map 12: Green and Blue Corridors overlaid into key habitat areas



Map 13: Beelines

source: www.bugline.org.uk https://www.buglife.org.uk/our-work/b-lines/

10.2 Trees, Hedgerows and Woodland

The existing Policy OS 5 has been replaced by Biodiversity and Nature Policy 2.

10.2.2 Biodiversity and Nature Policy 2 (BN2)

Biodiversity and Nature Policy 2 – Trees, hedgerows and woodland

Purpose: To protect or enhance tree cover and natural boundaries. To retain Pyrford's mature landscaping and informal boundaries.

Policy:

Development will be supported and encouraged where a clear improvement in tree and hedge cover (and hence overall biodiversity) will result from the development through proactive planting.

Retention and protection
Development should retain existing mature trees, hedgerows and woodlands of landscape, biodiversity, or amenity value. Important trees — including mature, veteran, and ancient specimens — and mature hedgerows must be protected during development. Proposals causing loss or damage to veteran/ancient trees or mature/veteran hedgerows will not be supported unless exceptional justification is provided and high-quality compensatory measures are secured long-term.

Trees are also valuable from a shading perspective both within the site to provide shading and privacy for homeowners but also within the public realm. This will inevitably become more important to combat the effects of climate change.

Pre-emptive felling or clearance of a site will be viewed as a detrimental impact to the site and the proposed development will need to demonstrate a positive improvement over its pre-clearance state.

Replacement and planting
Where loss is unavoidable, replacement native planting shall be provided at a minimum ratio set out in the supporting development proposals (a minimum of 3:1 for standard hedgerows/trees and higher where veteran or mature hedgerow/trees are removed), or an equivalent biodiversity outcome demonstrated.

New planting should follow locally appropriate native species lists and be managed to support wildlife. Domestic extensions that include planting of native trees and hedgerows will be favourably considered.

Contribution to public realm
All development must contribute positively to the public realm by retaining or planting native trees, hedgerows, and boundary vegetation; using traditional landscaping materials for driveways, footpaths, and verges; avoiding hard boundary treatments (>1m high fences or walls) where these are not characteristic; avoiding solid gates adjacent to highways and artificial surfaces (e.g., astroturf) visible from the public realm, which detract from Pyrford's open character.

Climate Change
Development should consider (preferably) native tree/hedge varieties that are more resilient to climate change and should carefully consider eventual size at maturity to avoid future pressure for removal.

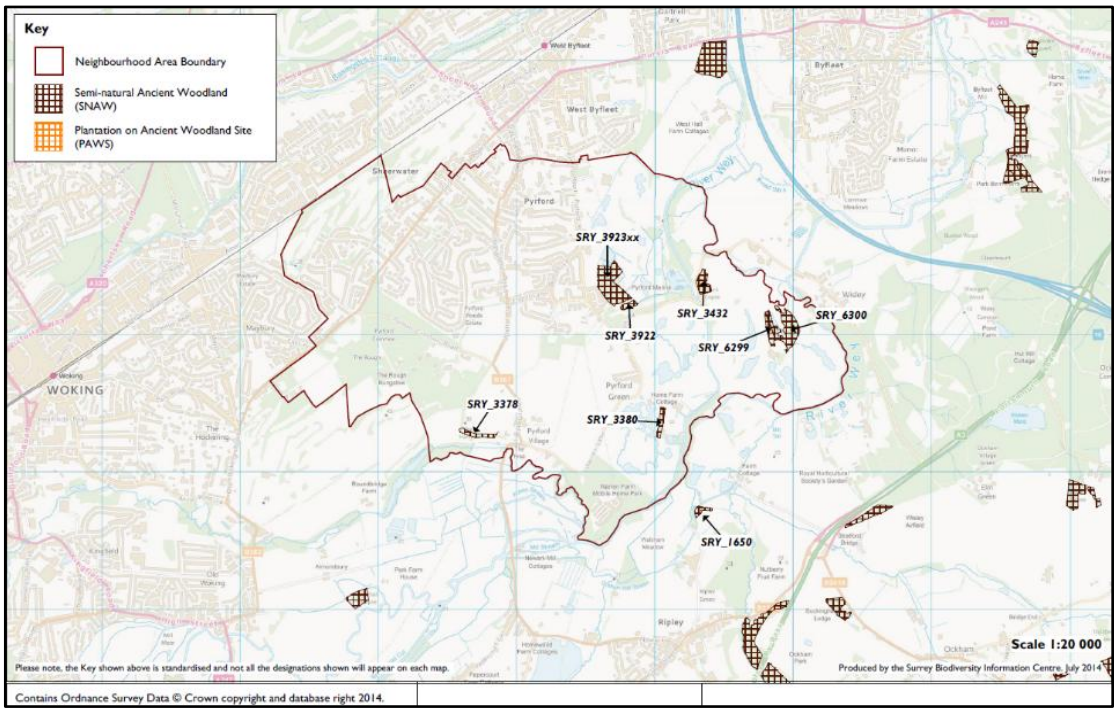
10.2.3 Justification for Policy 2

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 area. The main access roads into and through Pyrford feature a high degree of mature and veteran tree planting enhancing the sylvan character of Pyrford

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 14: Ancient Woodland in Pyrford

see also Map 11. Key Habitat Areas (above)

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 and providing natural shade during the hotter summer months.

When replacement or new trees are planted, key indigenous/local tree and hedgerow species are preferred but any of the following should be considered:

- Large specimen trees include ash, aspen, beech, hornbeam, elm, lime, field maple, oak, Scots pine and yew.

- Smaller trees include ash, aspen, birch, silver birch, cherry, elder, hawthorn, hazel, holly, juniper, poplar, rowan, willow, whitebeam, walnut, and sloe.

- Fruit trees provide much-needed food for wildlife (and humans) including apple, plum and pear. Also consider cherry, fig, mulberry, damson, quince and medlar. With climate change other varieties are likely to be suitable e.g. apricot, peach, nectarine and citrus.

Hedges should ideally comprise a mix of smaller wildlife-friendly trees and shrubs such as buckthorn, blackthorn, beech, yew, bird cherry, cotoneaster, crab apple, elder, guelder rose, hawthorn, hornbeam, hazel, alder, holly, dogwood, privet, goat willow, juniper, rowan and willow. Biodiversity-poor species such as Leylandii should be avoided.



10.3 BNG, Nature Recovery and Ecological Habitats

To further protect highly valued habitats the following three additional policies are included:

10.3.1 Biodiversity and Nature Policy 3 (BN3)

Biodiversity and Nature Policy 3 - Biodiversity, nature recovery and ecological networks

Purpose: To protect and enhance biodiversity, support nature recovery, sustainably manage surface water, and ensure new development mitigates the loss of green/blue infrastructure and key habitat areas.

Policy:

Development proposals should support the objectives and priorities of the Surrey Local Nature Recovery Strategy LNRS (published March 2026) by Surrey Wildlife Trust, including the enhancement, restoration and creation of habitats that strengthen ecological networks and contribute to nature recovery.

Habitat creation
New build/larger developments: Priority must be for on-site habitat enhancement using native species suited to local habitat types (e.g., heathland, wet meadow, species-rich grassland, native woodland, hedgerows, ponds). Off-site compensation will be accepted only where on-site provision is clearly impractical and suitable local sites are available within the Borough in the first instance.

Extensions & smaller developments: Schemes that include the creation, enhancement and/or restoration of wildlife habitat areas will be favourably received and supported.

Sensitive locations
Developments affecting or adjacent to the River Wey corridor, ponds, wildflower-rich grassland, Pyrford Common, or veteran/ancient trees and woodland must demonstrate how ecological connectivity and how adjacent habitats will not be adversely impacted but maintained and improved.

Ecological Enhancement
All development proposals should demonstrate how they will deliver net gains for Biodiversity / Nature.

Biodiversity / Nature enhancements should be integrated into the design of development and be proportionate to the scale and nature of the proposal.

All new-build and larger developments must provide an Ecological Enhancement Plan (EEP) showing on-site biodiversity improvement with measures such as native hedges/trees, bird/ bat/ hedgehog boxes, insect habitat features or other appropriate enhancements.

All new build and larger developments must deliver measurable Biodiversity Net Gain (BNG) in line with national and local policy. Each proposal must provide a biodiversity metric calculation, and a Landscape and Ecological Management Plan (LEMP) demonstrating funding, delivery, management, and monitoring of at least 10% net gain for a minimum of 30 years including a timetable of works, monitoring and reporting.

Domestic extensions and smaller developments should use a common-sense approach to enhancing biodiversity on the site with the addition of wildlife-friendly planting, nest/bat boxes and other simple methods to contribute to improved biodiversity on the site.

Sustainable Drainage Systems (SuDS)
Where appropriate, Sustainable Drainage Systems (SuDS) should be designed to deliver biodiversity benefits, such as through the incorporation of wildlife-friendly features including ponds, wetlands, vegetated swales and other nature-based solutions. Such measures should be integrated into the design of the development and be accessible for long-term maintenance.

10.3.2 Biodiversity and Nature Policy 4 (BN4)

Biodiversity and Nature Policy 4 - Protected and priority species

Purpose: To protect and enhance priority and at-risk wildlife species

Policy: Any development that would result in harm to protected species or habitats will only be supported if avoidance, mitigation and compensation measures are provided. Required surveys (e.g., reptiles/amphibians, bats, great-crested newt, badger, breeding birds) should be undertaken during an appropriate season and by a suitably qualified ecologist with the provision of a Preliminary Ecology Assessment (PEA) and other assessments with appropriate avoidance, mitigation, compensation and licensing measures secured where necessary as deemed necessary to mitigate the harm.

10.3.3 Justification for Policy 3 and 4

Nature depletion across the UK/England: The UK, like most other countries worldwide, has experienced a significant loss of biodiversity. The trends in nature presented here cover, at most, 50 years, but these follow on from major changes to the UK's nature over previous centuries. As a result, the UK is now one of the most nature-depleted countries on Earth.

1 in 6 species are at risk of extinction in the UK.

Source: State of Nature Report (2023) https://stateofnature.org.uk/

Nature depletion in Surrey: Surrey Wildlife Trust (SWT) has identified similar declines in wildlife throughout Surrey and have developed a number of initiatives to assist landowners, architects/designers and developers with nature based solutions to design appropriate wildlife-friendly schemes.

SWT have published a strategic framework for nature recovery, habitat creation, and ecological connectivity across Surrey termed the Surrey Local Nature Recovery Strategy (LNRS) published 31/3/26.

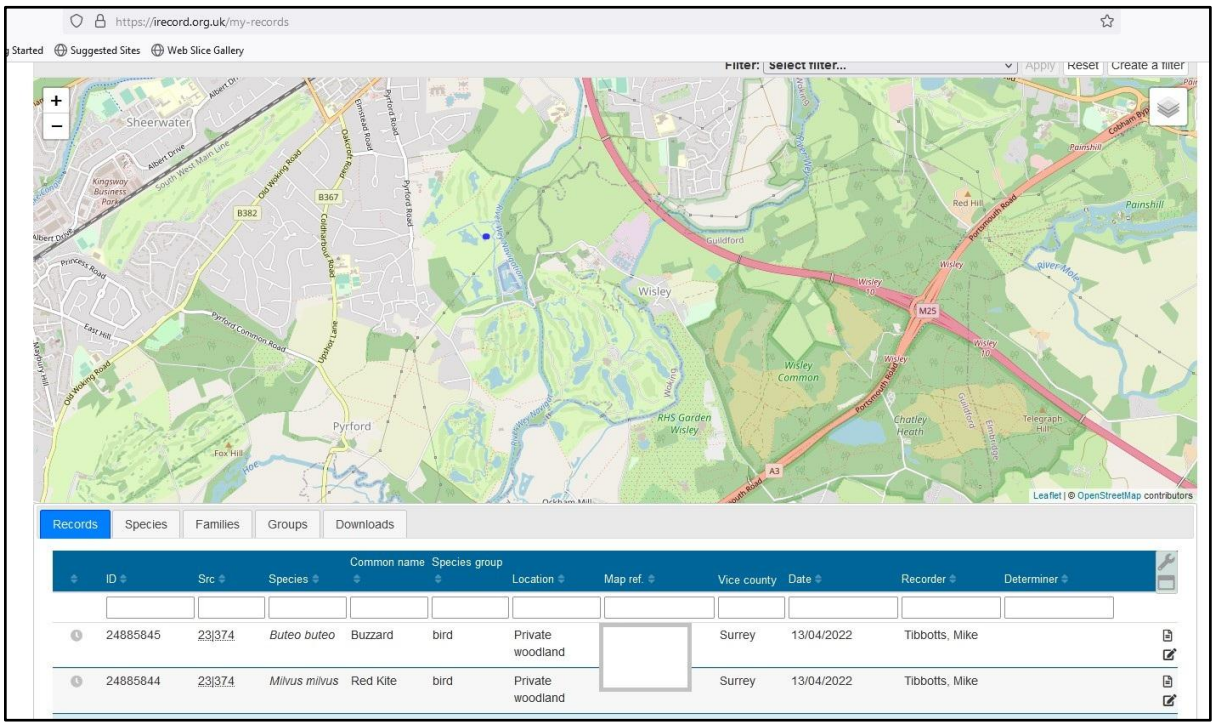
See https://www.surreycc.gov.uk/land-planning-and-development/local-nature-recovery-strategy-lnrs

As a part of SWT, the Surrey Biodiversity Information Centre (SBIC) gathers and provides crucial wildlife and habitat data to support local nature conservation, planning decisions, and environmental policy. See www.surreywildlifetrust.org

PNF Nature Survey: PNF have identified (via regular nature surveys which are on-going on a 6 monthly basis) the presence of key and protected species within the PNF area. These include bats, amphibians, reptiles, hedgehogs, badgers, birds of prey, owls and butterflies.

PNF regularly liaise with other specialist groups e.g. West Surrey Badger Group and SWT to ensure all relevant parties are informed of the presence of protected species.

Some of these species receive special protection from persecution and as such their location(s) may not be publicly disclosed in this document.



Screenshot of PNF's iRecord database used to record PNF's Nature Survey information

10.3.3 Biodiversity and Nature Policy 5 (BN5)

Biodiversity and Nature Policy 5 - Lighting and dark corridors

Purpose: To protect and enhance wildlife

Policy: External lighting (excluding streetlights) must be designed to minimise light spill and disturbance to wildlife, particularly along dark corridors and river/woodland edges. Domestic extensions should include low-level lighting (max 2m above ground level and downward facing) on timers/sensors to minimise impact and avoid high-level mass floodlighting of gardens and/or other dark habitat areas.

New-build developments must include lighting plans to show predicted lux levels and demonstrate compliance with guidance for bat and bird sensitive lighting. In sensitive locations lighting will be limited to the minimum necessary for safety and will use shielding, timers and low-level, directional/downward-facing fittings to reduce ecological impact.

10.3.4 Justification of Policy 5

This policy seeks to protect Pyrford's intrinsically dark areas and minimise the impact of artificial lighting on wildlife and the rural character of the area. Where lighting is necessary, it should follow the four principles of dark sky-friendly design by minimising:

- the amount of illumination;
- the area illuminated;
- the duration of illumination; and
- the use of cold (blue-rich) light.

Street and public lighting are outside the scope of this policy.

The NPPF August 2006, PE2(e) requires development to be appropriate to its location and to limit the effects of light pollution on intrinsically dark landscapes, biodiversity and local amenity. In assessing proposals, particular consideration should be given to whether lighting would:

- adversely affect designated sites or protected species;
- increase light spill into sensitive habitats, including watercourses;
- materially increase light levels beyond the site; or
- harm nocturnal and light-sensitive species, including bats, badgers, moths and owls.

10.3.5 Biodiversity and Nature Policy 6 (BN6)

Biodiversity and Nature Policy 6 - Air, noise and water quality

Purpose: To protect and enhance the natural environment

Policy: Developments for Use Classes B2, B8, C1, C2, E, F and Sui Generis (see below for definitions) and developments on agricultural land which do not negatively impact the water quality, air quality or noise levels of their surroundings, their neighbours and the incumbent wildlife will be supported, where justification in the form of Water Quality, Air Quality and Noise Impact Assessment mitigation reports as necessary are provided to justify the proposed development.

Summary of use classes

B2	Industrial (generic industrial processes)
B8	Industrial (storage and distribution)
C1	Hotels
C2	Residential care homes
C3	Dwellings
E	Commercial, business & service e.g. shops, cafe's, restaurants, indoor sports, clinics & light industrial
F1	Learning & Non-residential institutions e.g. schools, residential education, art galleries, museums, public libraries
F2	Local community e.g. small shops
Sui Generis	"In a class of its own"

10.3.6 Justification for Policy 6

Air quality

The village centre is surrounded by residential and a small number of central retail properties as well as the village school and air pollution from traffic is known to exacerbate those with breathing or related health problems.

NOx gases are heavier than air with a higher concentration closer to the ground and can cause health issues to children. These polluting particles and gases are primarily generated by vehicles.

The poor air quality and high carbon emissions in the village centre in particular (Old Woking Road, Coldharbour Road & Pyrford Road) is caused by the stop-start routine of queuing traffic at bottlenecks and due to the sheer volume of traffic.

The numerous community public consultation responses all clearly show that increased traffic is not acceptable to the community.

Noise

Noise produced by the use or otherwise of a development can detrimentally impact humans as well as wildlife. Particular developments within certain Use Class Orders and Specific Use Classes will require additional justification in sensitive areas, e.g. agricultural or industrial developments where loud machinery or dust/fume extraction is required.

In addition, restaurants / take-aways and other similar establishments where fume/smoke extraction is necessary will require justification for noise and any other environmental impacts e.g. noxious gases that may result.

Water Quality

Water testing by the Environment Agency, Thames Water and private groups e.g. WEAct has shown unacceptable levels of pollution in the River Wey and surrounding areas.

Particular developments within certain Use Class Orders and Specific Use Classes will require additional justification in sensitive areas, e.g. agricultural development that would result in high nitrate levels which could lead to water quality issues.

See our website www.pyrfordforum.org/water for detail of water quality tests that have been conducted in recent months.

11 Social and Community Services

11.1 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.

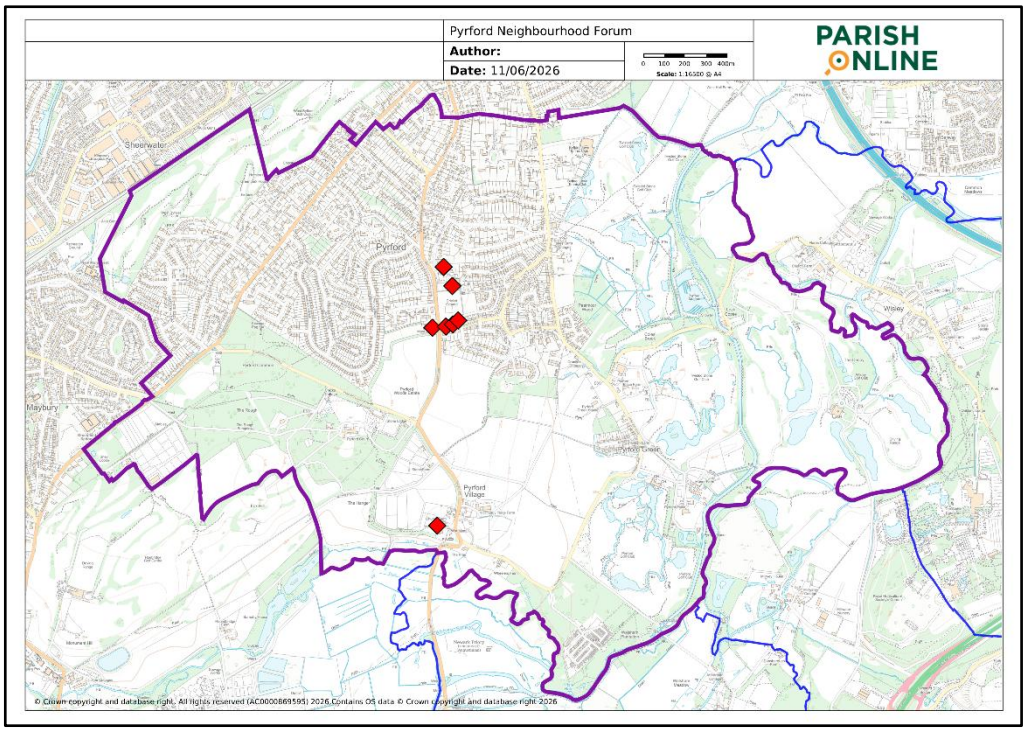
Analysis of the 2021 Census shows a relatively wealthy community living in 3-4 bedroomed houses that are usually detached and with an age demographic that is markedly biased towards the over 60's with a significant percentage of over 75s. It is worth noting that whilst dependent children (under 18) are 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.

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

Today Pyrford is known for its vibrant community spirit mostly 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. (See Map 15) These facilities, at the heart of the community, are the foundation of the social infrastructure and are greatly prized by residents and the wider local Woking community who use the facilities fof Pyrford or their own leisure activities.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.

11.2 Community Facilities

Consultation with the community showed how important the community facilities in Pyrford are to the family-orientated lifestyle enjoyed by residents. It is therefore proposed to strengthen original policy SCS 1 in order to protect those facilities. There is also support for the provision of additional community facilities, particularly multi-use hubs.



Map 15: Pyrford's Community Facilities

11.2.1 Social and Community Policy 1 (SC1)

Social and Community Policy 1 – Protection of existing community facilities

Purpose: Safeguard and enhance valued local community and social facilities from loss or decline.

Policy: The loss of existing community facilities, including the key community facilities shown here:

- Pyrford Cricket Club
- Pyrford Village War Memorial Hall
- Pyrford and District Social Club
- The Arbor Centre
- The Church of the Good Shepherd
- The Old School House
- Pyrford C of E Primary School

will only be supported if equivalent or better facilities are provided in an accessible location or it is demonstrated that the facility is no longer viable or required.

11.2.2 Social and Community Policy 2 (SC2)

Social and Community Policy 2 – Provision of new community facilities

Purpose: Encourage the provision of new or enhanced community infrastructure.

Policy:

Development proposals that provide new or enhanced community infrastructure—such as meeting spaces, recreational areas, youth facilities and social hubs—will be supported where they:

- Address identified gaps in provision;
- Are accessible to all sections of the community;
- Respect the scale and character of the surrounding area.

Development proposals that create or adapt buildings for multi-use community hubs — combining health, learning, recreation or cultural uses — will be supported, particularly where they make efficient use of land and improve access to services.

11.2.3 Justification for Policies 1 and 2

Pyrford benefits from a strong network of community facilities that contribute significantly to the social, recreational, educational and cultural life of the area. These facilities provide opportunities for sport, learning, volunteering, worship, social interaction and community events, helping to foster community cohesion and support residents of all ages. Many voluntary, charitable, leisure and commercial organisations serve the local community, with many activities centred around six key community assets:

- **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.

- **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. In 2026 it continues to thrive and is generally fully booked with classes, parties and meetings.



- **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. In 2026 the focus is on sports and activities such as darts, snooker, quiz nights and open-mic nights.

- **The Arbor Centre** – is the home of Scouting and Guiding in Pyrford. It also offers good facilities for a range of recreational activities. The building has recently been registered as an Asset of Community Value by the Forum.



- **The Church of 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.

These facilities form the core of community life in Pyrford. They are concentrated within the village centre, creating a focal point for social interaction and community activity. They are well used, highly valued by residents and make an important contribution to the identity and character of Pyrford.

Recent years have seen the closure of two nursery schools that operated from the Village Hall and the Arbor Centre, demonstrating that valued community services can be vulnerable to changing economic and demographic circumstances. This highlights the importance of safeguarding existing facilities and ensuring that opportunities for new or enhanced community provision are not lost.

The NPPF (August 2026) PM5 1(b) recognises the importance of promoting healthy and safe communities and supporting the retention and development of local services and community facilities. Similarly, Woking Borough Council's strategic policies seek to maintain and enhance accessible and sustainable social and community infrastructure that supports the needs of existing and future residents.

Policy 1 therefore seeks to protect existing community facilities from unnecessary loss, ensuring that they continue to serve current and future generations. Policy 2 supports the provision of new and enhanced community infrastructure where it addresses identified local needs, promotes social inclusion and strengthens the sustainability and resilience of the community.

The Neighbourhood Forum considers the continued availability of these facilities to be essential to the health, wellbeing and cohesion of the Pyrford community. Together, they represent a network of assets that support community life and contribute significantly to the area's distinct identity and sense of place.

11.3 Recreational Space

Pyrford lacks good recreational facilities 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.

Residents of all ages take advantage of recreational opportunities such as dancing, Pilates, badminton and ballet at the community facilities. There are also four Golf Clubs, a Tennis Club and a Riding Stables in the area. These opportunities are highly valued

by the community, and we seek to protect and enhance them, particularly by encouraging sustainable travel to the venues and supporting inclusive access.

To promote active lifestyles and well-being, it is proposed to strengthen the original policy SCS 2.

11.3.1 Social and Community Policy 3 (SC3)

Social and Community Policy 3 – Leisure, sport and recreation

Purpose: Promote active lifestyles and wellbeing through inclusive recreational provision in sustainable locations.

Policy: Development that enhances or expands sport, leisure, and recreation facilities will be supported. Proposals must safeguard and improve existing sports and play spaces; provide for a range of age groups; and integrate safe pedestrian/cycle links to residential areas. New facilities will be supported where they safeguard the existing blue and green infrastructure and wildlife habitats, as detailed in Biodiversity and Nature Policies 1, 2 and 3.

11.3.2 Justification for Policy 3

Pyrford experienced a significant house building programme in the 1950s, including the development of more than 300 homes on 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 (acquired by Horsell Common Preservation Society in 2006) and WBC for the recreation of Pyrford people.

Whilst the Pyrford Common Recreation Area 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 families with young children to access on foot, requiring journeys on rough tracks and across dangerous roads.

As the community continues to evolve, it is important that lessons are learned from past patterns of development. New development should contribute to the provision and enhancement of accessible sport, leisure and recreation facilities that meet the needs of residents of all ages and abilities. Facilities should be located in sustainable and well-connected locations, close to the communities they serve and accessible by walking and cycling as well as by public transport where available.

The Forum has identified a need for improved recreational provision for children and young people, including opportunities for play, informal recreation and sports. Any proposals for new facilities should demonstrate that they are safely designed, well integrated with surrounding uses, easily accessible and capable of meeting local needs without causing unacceptable impacts on neighbouring residents.

Policy 3 seeks to ensure that existing recreational assets are protected and enhanced, and that future development contributes towards a network of high-quality, accessible and inclusive sport, leisure and recreation facilities across Pyrford.

11.4 Healthcare and Wellbeing

The original policy SCS 3 has been reworded to include the need for facilities to be in sustainable locations.

11.4.1 Social and Community Policy 4 (SC4)

Social and Community Policy 4 – Health and well-being infrastructure

Purpose: Support the provision and expansion of health, care and wellbeing services.

Policy: New or improved healthcare and wellbeing facilities (e.g. GP surgeries, day centers, pharmacies, care hubs, mental health centres) will be supported where they are accessible by public transport, walking (maximum 15 minutes) and cycling; are served by adequate parking and inclusive access; and address demonstrable local health needs.

11.4.2 Justification for Policy

Pyrford has a distinctive demographic profile, characterised by a relatively high proportion of older residents alongside significant numbers of families with dependent children. This creates a continuing need for accessible health, care and wellbeing services that support residents throughout all stages of life.

Whilst residents are served by healthcare facilities in nearby West Byfleet, Woking and at St Peter's Hospital, there are currently no primary healthcare facilities within Pyrford itself. Access to healthcare services can therefore be challenging for those without access to a car, particularly older people, those with mobility impairments and residents who rely on public transport. As the population ages, the need for convenient access to healthcare, wellbeing and support services is expected to increase.

Community engagement undertaken as part of the Neighbourhood Plan has highlighted the importance of maintaining and improving access to health and wellbeing services, including primary healthcare, community care, day services and facilities that support independent living. Residents have also emphasised the importance of locating such services in places that are accessible by walking, cycling and public transport.

The Forum recognises that healthcare provision is primarily the responsibility of the NHS and other statutory providers. However, the planning system has an important role in ensuring that suitable sites and opportunities are available for the delivery and expansion of health and wellbeing infrastructure where a need is identified.

The policy therefore supports proposals that provide new or enhanced health, care and wellbeing facilities, particularly where they are located in sustainable and accessible locations, meet identified local needs and contribute to improving the health, independence and quality of life of Pyrford residents. The policy also seeks to ensure that the infrastructure required to support the needs of an ageing population is considered alongside future development and population growth.

12 Plan Delivery and Implementation

The aim is to see this updated Plan “made” by Woking Borough Council in March 2027.

In April 2027, Woking Borough Council and Surrey County Council will cease to exist and governance of the Pyrford Neighbourhood Area will move to the new West Surrey Council.

Also in April 2027, the new Pyrford Parish Council will come into being. The Parish Council was created following a Community Governance Review carried out by Woking Borough Council at the request of Pyrford Neighbourhood Forum.

Pyrford Parish Council will assume responsibility for taking the Pyrford Neighbourhood Plan forward. They will monitor local planning applications to ensure compliance with the planning policies in the Plan and submit comments to the West Surrey planning authority.

Pyrford Parish Council will also receive the NCIL money collected by West Surrey for the area and will control its spending in accordance with CIL legislation.

At an appropriate time, Pyrford Parish Council will instigate a further review of the Plan.

Appendix 1 - Community Projects

During the preparation of the 2026 to 2042 Plan, a number of initiatives were proposed by local people to improve the area which fall outside the specific remit of a Neighbourhood Plan. While these projects may not have planning policy 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.

The previous Neighbourhood Plan contained a similar list and these items. Those projects that have not yet been delivered are also included.

We propose to progress these projects over the coming years through community action in partnership with Woking Borough Council (WBC) and Surrey County Council, and their successors West Surrey Unitary Council and Pyrford Parish Council, and/or other appropriate partners.

1 Footpaths and Pavements

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 are:

- Link Footpath 80 from Walsham Gates to Warren Lane 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.
- Create a footpath along one side of the entire length of Pyrford Road.
- Create a footpath along Pyrford Common Road between Church Hill and the Recreation Ground.
- Widen the Church Hill footpath, outside the Pyrford Village Conservation Area.

2 Infrastructure Planning

During the consultations, concerns were expressed about the likely significant impacts of developments in areas close to, but outside, the Pyrford area. These developments included Botanical Place, Sheerwater, Broad Oaks, Garlick’s Arch, West Hall, Wisley Acres, and other developments in Ripley and Send.

These concerns relate to the inadequate knowledge of the basic infrastructure of our area by developers, local authorities and utilities and the 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 infrastructure should be properly assessed alongside development proposals in conjunction with the local community before planning permission is granted to reduce community disruption.

The Forum will seek to work with WBC and its successors West Surrey Council and Pyrford Parish Council on all developments of importance to the community.

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 Maintain and Enhance the Local Environment

Many residents commented on the need to maintain the beauty and the look and feel of the village, including the openness and easy access of much of the area helped by its Green Belt status.

The Forum will encourage initiatives that will maintain and enhance the village appearance such as protecting the Green Belt, reducing litter, tree planting, hedge planting, creating a community orchard, providing allotments, maintaining trees and verges on highway land, improving and providing additional habitats for local wildlife such as nesting boxes.

5 Community Facilities

Over the years certain services which are important to the Pyrford community have disappeared, such as a chemist/pharmacy, a Post Office and youth facilities. Efforts will be made to seek their reintroduction.

The Pyrford community would like to see a medical centre closer to the heart of the village rather than in West Byfleet. This could include a GP surgery and other primary care services such as practice nurses and healthcare assistants.

6 Recreational Area

The provision of a new recreational area including a children's playground close to the centre of the residential community will be supported.

7 Day Care Centre

Pyrford Neighbourhood Forum, Woking Borough Council and Surrey County Council and its successors West Surrey Council and Pyrford Parish Council, will be lobbied to provide a centre specifically for older and more vulnerable residents.

8 Public Bus Transport

Any proposal to reduce existing transport services will be strongly resisted. Improved links to West Byfleet, Woking, St Peters Hospital, Ashford Hospital, Woking Community Hospital and Brooklands shopping centres will be encouraged.

9 Traffic Congestion

The following initiatives will be supported: -

- Reducing the traffic speeds along the main roads through Pyrford - Old Woking Road, Oakcroft Road, Coldharbour Road, Upshott Lane, Pyrford Road, Warren Lane, Pyrford Common Road, Lock Lane, Wisley Lane and Church Hill.

- Creating additional on-street parking, where this can be achieved without impacting the main highway, together with additional off-street parking, particularly at Marshalls Parade shops and along Coldharbour Road.

- Minimising the impact of the traffic associated with the school drop-off and pick-up of pupils.

- Providing cycle parking facilities at key community sites.

- Encouraging bus use by providing bus shelters and real-time Information displays.

- Creating additional bus routes through the village, for example along Old Woking Road.

- Introducing 20mph speed restrictions outside schools, in other heavily used pedestrian areas and in purely residential roads.

- Introducing appropriate vehicle width, weight and access restrictions on narrow roads.

- Widening key roads where appropriate.

- Extending the length and improving the location of double yellow lines where appropriate.

10 Communications

Whilst the responsibility of provision of broadband and mobile coverage lies with various Telecoms operators, certain parts of Pyrford do not have good mobile phone coverage or are not connected to the fibre network. The Forum would therefore consider options to improve the situation, including land provision outside Green Belt areas or the better use of the existing phone masts.

11 Healthcare and Well-Being

The Forum will work with Woking Borough Council, Surrey County Council and its successors West Surrey Council and Pyrford Parish Council, and other partners to lobby for: -

- The retention of the Pyrford Centre as an important community resource as a possible Community Centre/Day Centre;

- Enhanced healthcare facilities/daycare facilities designed to support the ageing population;

- Enhanced public transport services to Woking, Byfleet and Brooklands and more self-help mobility services.

- Leisure facilities for all age groups to promote wellbeing by providing/improving a Youth Club and/or tennis, netball and basketball courts.

Appendix 2 - Key issues raised by the community in 2025/26

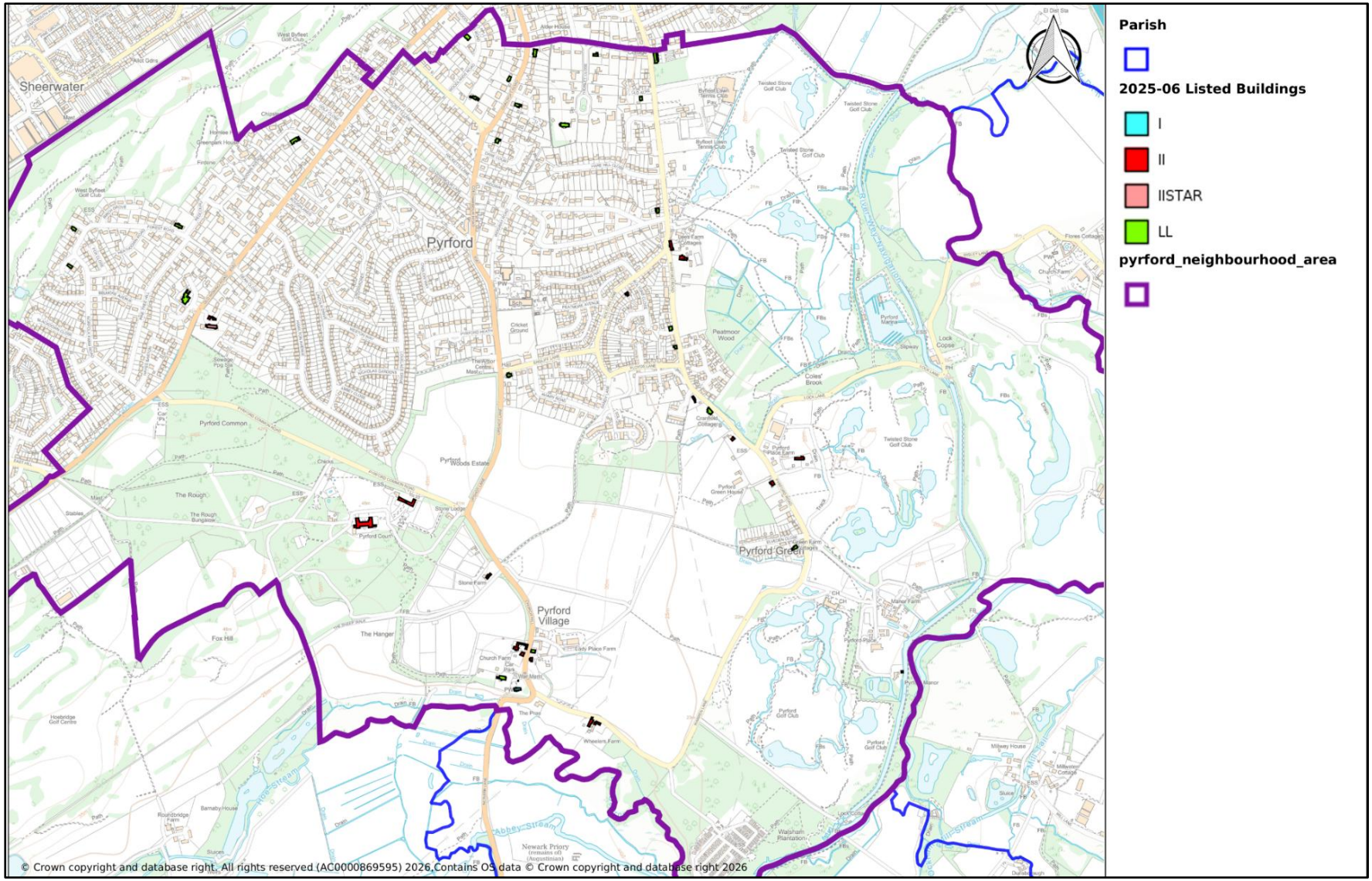
What Residents Love about Pyrford	Challenges facing Pyrford
• Strong sense of community • Green spaces – woods, common, fields, trees, countryside, canal • Network of footpaths • Abundant nature and wildlife Peace and quiet • Safe, family-friendly atmosphere • Village feel with amenities in walking or cycling distance • Popular features – church, butchers, Residents' Association	• Traffic and speeding • Parking in residential roads • Poor pavement, hedge and verge • maintenance • Risk of green belt loss to housing • Inadequate infrastructure for more houses • High house prices • Impact of HMO properties • Loss of existing bungalows • Pollution
Community Priorities for Pyrford's Future	**Desired Development**
• Protect green spaces, hedgerows and trees • Preserve the village feel and family-orientated lifestyle • Protect existing Conservation Areas • Protect the important views • Protect the character of Pyrford / street scene Avoid development on the flower meadows • Create an identifiable village centre • Improved public transport (more buses, new routes, electric buses) • Improved local healthcare facilities (especially a doctors' surgery) • Support sustainable growth • Local radio station	• A pub • A playground (with toilets and refreshments) • Business hub, multi-purpose community centre, improved social club • Renovated Arbour Centre • More parking near Village Hall • Pyrford Road improvements – zebra crossing, improved footpath • Safer routes to school – cycle lanes/routes, more pedestrian crossings • Healthcare hub • Chemist, pharmacy, Post Office counter • Retirement housing, affordable homes for young people • Traffic restrictions on narrow lanes

Appendix 3 - Listed and locally listed buildings

NATIONALLY DESIGNATED ASSETS - PYRFORD – 2026

Historic England List Ref	Site Name	National Listing Grade	Monument Types	NGR
Listed Building				
1044721	CHURCH OF ST NICHOLAS, Church Hill, Pyrford	**GI**	Church, Timber Framed Building	TQ 0398 5823 (point)
1259381	BARN TO NORTH WEST OF CHURCH FARMHOUSE, Church Hill Pyrford	**GII**	Timber Framed Barn, Barn	TQ 0398 5836 (point)
1264424	GLEBE COTTAGE, Pyrford Road, Woking	**GII**	House, Timber Framed House	TQ 0479 5888 (point)
1236954	BARN 5 YARDS WEST OF WHEELERS FARM HOUSE, Warren Lane, Woking	**GII**	Timber Framed Barn, Barn	TQ 0421 5812 (point)
1264440	THE OLD HOUSE, Pyford Road, Woking	**GII**	House, Timber Framed House	TQ 0451 5959 (point)
1264421	BARN 90 YARDS SOUTH OF LEES FARMHOUSE, Pyrford Road, Woking	**GII**	Timber Framed Barn, Barn	TQ 0447 5963 (point)
1264715	CHURCH FARM HOUSE, Church Hill, Pyrford	**GII**	House, Timber Framed House, Date	TQ 0400 5834 (point)
1378240	LADY PLACE COTTAGE, Church Hill, Pyrford	**GII**	House, Timber Framed House	TQ 0403 5832 (point)
1264437	THE LODGE COTTAGE, 15 YARDS LITTLECOURT, Old Woking Road, Woking	**GII**	House, Lodge	TQ 0301 5940 (point)
1236213	STONE FARM HOUSE, Church Hill, Pyrford	**GII**	House, Timber Framed House,	TQ 0389 5858 (point)
1236798	ABBEY COTTAGE, Pyrford Road, Woking	**GII**	House, Timber Framed House	TQ 0454 5914 (point)

1236797	GARDEN HOUSE 100 YARDS SE OF PYRFORD PLACE	**GII**	Summerhouse, House, Wall Painting	TQ 0520 5828 (point)
1236796	PYRFORD COURT, Pyrford Common Road, Pyrford	**GII**	House, Country House, Conservatory,	TQ 0349 5875 (point)
1236793	GROVE COTTAGE, Pyrford Road, Woking	**GII**	Hall House, House, Timber Framed	TQ 0466 5902 (point)
1264424	HENRY VII COTTAGE AND EAST COTTAGE, Pyrford Road, Woking	**GII**	House, Timber Framed House, Garage	TQ 0488 5895 (point)
1236744	LITTLECOURT, 173 Old Woking Road, Woking	**GII**	Service Wing, Courtyard, House	TQ 0302 5937 (point)
1236953	WHEELERS FARM HOUSE, Warren Lane, Pyrford	**GII**	House, Timber Framed Farmhouse,	TQ 0423 5812 (point)
1264425	STABLE BLOCK 150 YARDS NE OF PYRFORD COURT, Pyford Common Road, Woking	**GII**	Stable, House, Nursing Home, Garage, Carriageway	TQ 0364 5882 (point)
1028572	BLUEGATE COTTAGE AND WEEM COTTAGE, Boltons Lane, Pyrford	**GII**	Timber Framed House	TQ 0433 5947 (point)
1432845	PYRFORD WAR MEMORIAL, Church Hill, Pyrford, Woking	**GII**	Monument	
Parks and Gardens				
1000229	PYRFORD COURT PARK AND GARDEN, Pyrford	GII	Park and garden	



Map 16: Listed and Locally Listed Buildings

WBC LOCAL LIST OF HERITAGE ASSETS – DEC 2025 - PYRFORD EXTRACT JULY 2026

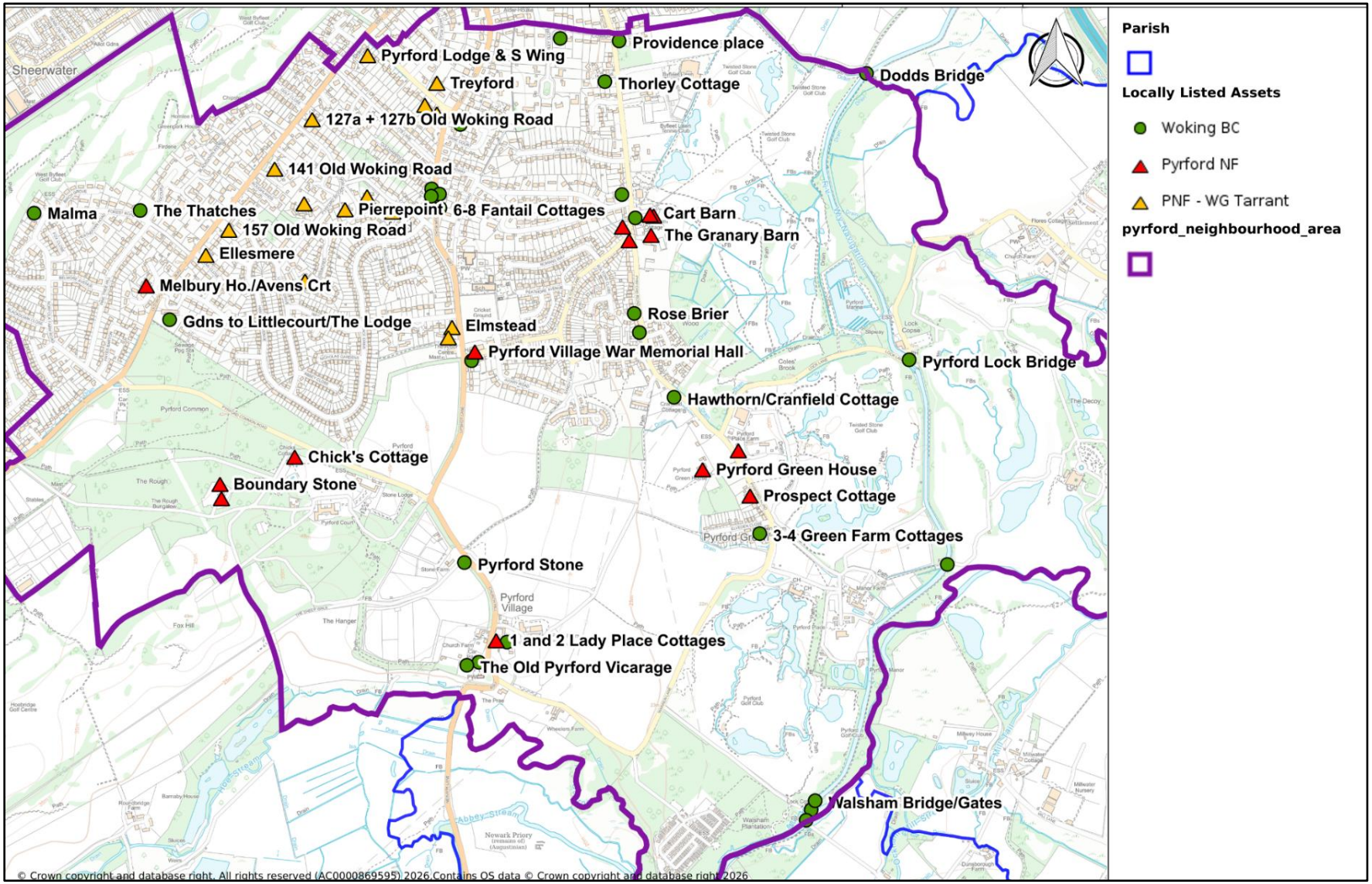
Asset no.	Asset name	Address	Type	Cons Area	Description	Criteria
LLWK096/097	Jasmine Cottage	Church Hill, GU22 8XJ	Building	Pyrford Village	C19 cottages. Red brick, gabled tiled roof with dormers and 2 x central stacks	**A** (rarity) **B** (group value) **D** (archaeological value)
WK080	Old School House	Church Hill, GU22 8XH	Building	Pyrford Village	C19 school building. Red brick, pitched tiled roof, drip mould over windows	**B** (group value) **C** (architectural value) **G** (social/cultural value)
LLWK095	The Old Pyrford Vicarage	Church Hill, GU22 8XH	Building	Pyrford Village	C19 house. Red brick with buff brick quoins, gabled slate roofs, central dormer, central stacks	**A** (rarity) **B** (group value) **D** (archaeological value) **G** (social/cultural value)
WK146	Pyrford Stone	Pyrford Court, GU22 8UB	Memorial	n/a	Marker stone, possibly prehistoric. Sandstone.	**A** (rarity) **F** (landmark status) **G** (social/cultural value)
WK003B	Townsend Cottages * ~~Fantail Cottages~~	1-3 Coldharbour Road, KT14 6JN	Building	n/a	C19 houses. Red brick with buff brick quoins and dressings, sash windows, hipped slate roof, central stack	**B** (group value) **C** (architectural value) **F** (landmark status)
WK003A	Townsend Cottages * ~~Fantail Cottages~~	2-4 Coldharbour Road. KT14 6JN	Building	n/a	C19 houses. Red brick with buff brick quoins and dressings, sash windows, hipped slate roof, central stack	**D** (group value) **E** (architectural value) **F** (landmark status)
WK003C	Townsend Cottages * ~~Fantail Cottages~~	5-7 Coldharbour Road, KT14 6JN	Building	n/a	C19 houses. Red brick with buff brick quoins and dressings, sash windows, hipped slate roof, central stack	**F** (group value) **G** (architectural value) **F** (landmark status)
WK003	Townsend Cottages * ~~Fantail Cottages~~	6-8 Coldharbour Road, KT14 6JN	Building	n/a	C19 houses. Red brick with buff brick quoins and dressings, sash windows, hipped slate roof, central stack	**H** (group value) **I** (architectural value) **F** (landmark status)

LLWK106	Cold Arbor	Coldharbour Road GU22 8SJ	Building	n/a	C19 farmhouse. Red brick with terracotta dressings, shallow cross-gabled slate roof.	**C** (architectural value) **D** (archaeological value) **F** (landmark status)
WK111	Stink pipe (nr. Sorbie)	Sorbie, Coldharbour Road, GU22 8SP	Infrastructure	n/a	C19 stink pipe. Cast iron.	**A** (rarity) **F** (landmark status) **G** (social/cultural value)
WK087	Dodds Bridge	Dodds Lane, West Byfleet	Structure /Feature	n/a	C18 bridge over Wey Navigation. Single span of iron supports, brick winged piers. The date of the brick piers is given as 1768, when it was apparently rebuilt. Located at the end of the southern drive to West Hall, with which it was presumably related during C19	**A** (rarity) **B** (group value**)** **D** (archaeological value) **F** (landmark status) **G** (social/cultural value)
LLWK125	Pyrford Centre	Engliff Lane, GU22 8SU	Building	Aviary Road	C19 school. Red brick with tile hanging, gabled tiled roof with projecting gable end bays, shingled bell tower.	**C** (architectural interest) **F** (landmark status) **G** (social/cultural value)
WK107	Memorial to Waifs & Strays Home	opp. 1 Bolton Lane GU22 8TL	Memorial	n/a	C20 memorial. Marble.	**E** (historic association) **F** (landmark status) **G** (social/cultural value)
LLWK130	Malma	2 Forest Close, Woking, GU22 8LU	Building	n/a	1913-14 house by architect Basil Oliver. Neo Georgian, stucco with brick quoins, tiled roof, symmetrical frontage with porch gable feature. Former grounds/gardens now redeveloped. Reference in Pevsner 'Buildings of England' (third edition 2022 p594)	**C** (architectural) **G** (Social/cultural value)
LLWK131	The Thatches	Forest Road, Woking, GU22 8LU	Building	n/a	Early C20 house (post 1912), domestic vernacular style with rendered elevations and thatched roof	**C** (architectural) **F** (Landmark status)
LLWK223	The Thatched House	Hollybank Road, West Byfleet, KT14 6JD	Building	n/a	Early C20 house (post 1912). Arts and Crafts domestic revival 'cottage' style, rendered with long, low windows and thatched roof. Retains original features internally.	**C** (architectural) **F** (Landmark status)

WK085	Pyrford Lock Bridge	nr. The Anchor Lock Lane, GU23 6QW	Infrastructure	Wey & Godalming Navigations	Bridge, possibly C17 with C19 alterations. Brick abutments later clad in concrete, iron deck, black iron railings.	**A** (rarity) **B** (group value) **D** (archaeological value) **F** (landmark status) G (social/cultural value)
WK008	Gardens to Littlecourt/The Lodge	173 Old Woking Road, GU22 8NU	Garden	n/a	C20 gardens to Grade II*-listed house by C. F. A. Voysey.	**B** (group value) **C** (artistic value) **D** (archaeological value) **E** (historic association) **G** (social/cultural value)
LLWK350	Elm Cottage	Pyrford Road, GU22 8UP	Building	n/a	C19 house. Red brick with tile hanging, sash windows, hipped tiled roof, central stack.	**A** (rarity) **D** (archaeological value) **F** (landmark status)
LLWK351/352	Hawthorn Cottage/Cranfield Cottage	Pyrford Road GU22 8UT	Building	n/a	C18 cottages. White painted brick with tile hanging, hipped tiled roof.	**A** (rarity) **D** (archaeological value) **G** (social/cultural value)
LLWK347/348	Lees Cottages	Pyrford Road GU22 8UF	Building	n/a	C19 cottages. Red brick, shallow hipped slate roof with catslide section, central stacks.	**B** (group value) **C** (architectural value) **F** (landmark status)
WK105	Lees Farm Barn	Pyrford Road, GU22 8UE	Building	n/a	C17 barns, converted to resi. Weatherboarding, hipped tiled roof.	**A** (rarity) **B** (group value) **D** (archaeological value) **F** (landmark status)
LLWK339 to 345	Providence Place	Pyrford Road, GU22 8UN	Building	n/a	C19 houses. Gothic Revival style. Yellow stock brick with red brick dressings, projecting gable end bays, sash windows under arched heads, cross-gabled slate roof, gabled dormers, central stacks.	**C** (architectural value) **F** (landmark status) **G** (social/cultural value)
LLWK349	Rose Brier	Pyrford Road, GU22 8UP	Building	n/a	C19 house. Red brick with blue brick diapering, sash windows, prominent front doorcase, hipped slate roof, rear stacks.	**A** (rarity) **C** (architectural value) **D** (archaeological value) **F** (landmark status)

LLWK346	Thorley Cottage	Pyrford Road, GU22 8UQ	Building	n/a	C18 house. White painted brick, sash windows, gabled tiled roof, end stacks.	**A** (rarity) **D** (archaeological value) **G** (social/cultural value)
WK084	Pigeon House Bridge	Warren Lane/ Wey Navigation	Infrastructure	Wey & Godalming Navigations	Bridge, possibly C17. Brick abutments, iron deck.	**A** (rarity) **B** (group value) **D** (archaeological value) **F** (landmark status) **G** (social/cultural value)
LLWK338	3-4 Green Farm Cottages	Warren Lane GU22 8XB	Building	n/a	C19 farmhouse.	**A** (rarity) **D** (archaeological value)
WK081	Walsham Bridge/ gates	Walsham Lock/ Wey Navigation	Infrastructure	Wey & Godalming Navigations	C17 bridge. Brick abutments, iron deck. C20 gates.	**A** (rarity) **B** (group value) **D** (archaeological value) **F** (landmark status) **G** (social/cultural value)
WK082	Walsham Lock Cottage	Walsham Lock/ Wey Navigation	Building	Wey & Godalming Navigations	C17 lockkeeper's cottage. Brown brick, sash windows, pitched slate roof, end stacks.	**A** (rarity) **B** (group value) **D** (archaeological value) **F** (landmark status) **G** (social/cultural value)
WK083	Walsham Weir	Walsham Lock/ Wey Navigation	Infrastructure	Wey & Godalming Navigations	C19 weir with C20 additions.	**B** (group value) **D** (archaeological value) **F** (landmark status) **G** (social/cultural value)

*** NB Assets WK003, A, B, and C were originally given the Asset Name of Fantail Cottages by WBC. This is incorrect and the assets specified have always been known as Townsend Cottages. Fantail Cottage is contemporary with fine modern infill at 4a, 4b, 4c, 4d Townsend Cottages. The name has been changed above to avoid local confusion about what is being referred to.**



Map 17: WBC Local List of Heritage Assets – Dec 2025

Appendix 4 - Pyrford Archaeology

Based on :Surrey County Council Monument List Report – 30/06/21 (Number of Records:77)

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
14391	Frenches Well, Woking	Building	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0455 5941 (point)
14393	Linear features, possible allotment boundaries, Shagbrook, Woking	Allotment, Enclosure, Square Enclosure	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0470 5980 (point)
14394	Double ditched linear feature (Upshot Lane), Church Hill to Warren Lane, Pyrford	Road, Linear Feature	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	Centred TQ 04300 58484 (698m by 301m)
14397	Boundary stone, Pyrford	Boundary, Boundary Stone	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0312 5998 (point)
14398	Lady Place Cottages, Pyrford	House, Building	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0405 5837 (point)
14399	Stone Farm, Pyrford	Farm, Farmstead	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0390 5861 (point)
14401	Pyrford Place Farm, Woking	Farm, Farmstead	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0490 5896 (point)
15842	Cropmark enclosures, Pyrford Green	Enclosure	Pyrford, Woking, Surrey	TQ 0550 5920 (point)
15843	Cropmark features: possible field system, Pyrford Green	Field System	Pyrford, Woking, Surrey	TQ 0500 5880 (point)
14385	Lime Kiln, former area of Woking Park	Kiln, Lime Kiln	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0297 5866 (point)
14316	Dairy House, part of the estate of Pyrford Place	Wall, Well, Dairy	Pyrford, Woking, Surrey, Woking, , Surrey	TQ 0524 5899 (point)
15840	Cropmark evidence of field systems, Pyrford	Site	Pyrford, Woking, Surrey	TQ 0500 6000 (point)
14382	Woking Park - Medieval Royal Deer park, Woking	Royal Park, Deer Park, Park Pale	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	Centred TQ 03015 57688 (1810m by 2515m)
14367	Wheelers Farm, Woking	Farm	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0423 5813 (point)
14366	Church Farm, Pyrford	Farm	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0400 5837 (point)
14365	Coldharbour Farm, Woking	Farm	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0391 5999 (point)

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
14364	Lees Farm, Woking	Farm	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0449 5965 (point)
14359	Latenegate boundary feature,	Pyrford Boundary	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0410 6027 (point)
14353	Linear features, Doods Lane, Woking	Curvilinear Enclosure, Linear Feature	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0460 6020 (point)
14349	Thorley Farm, Woking	Farmstead, Building	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0436 6007 (point)
14321	Site of duck decoy, Pyrford Place	Pond, Decoy Pond	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0585 5910 (point)
14320	Ornamental Canal, Pyrford Place	Canal, Ornamental Canal	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	Centred TQ 0505 5871 (10m by 330m)
14319	Meadow or possible settlement, Townslow	Water Meadow, Settlement	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0620 5880 (point)
14317	Pigeon House Dovecote, Pyrford	Dovecote	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0532 5862 (point)
15879	Weir: Walsham Lock	Weir		TQ 0502 5779 (point)
14318	Canal Wharf, Storehouse Wharf Field, Pyrford	Wharf, Canal Wharf	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0550 5860 (point)
MSE23337	St. Martin's Home, later part of Rowley Bristow Hospital, Floyd's Lane, Pyrford	Orthopaedic Hospital, Childrens Hosp.	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0443 5920 (point)
15877	Linear and ring ditch cropmarks: Walsham Lock	Ring Ditch, Ditch	Pyrford, Woking, Surrey, Ripley, Guildford, Surrey	TQ 0510 5790 (point)
20486	War Memorial, Pyrford Memorial Hall, Pyrford	War Memorial	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0398 5927 (point)
20487	War Memorial, Pyrford Cross, Pyrford	War Memorial	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0398 5823 (point)
20488	War Memorial, St Nicholas Church, Pyrford	War Memorial	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0398 5823 (point)
21376	Site of Second World War searchlight battery, West Byfleet	Searchlight Battery	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0328 6026 (point)
21378	Possible Medieval moated site, Elveden Close, Pyrford	Moat	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0487 5866 (point)
22413	Bleakdown Auxiliary Military Hosp.	Voluntary Aid Detachment Hospital	Byfleet, Woking, Surrey, Woking, Surrey,	TQ 0378 6055 (point)

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
	site, West Byfleet		Surrey	
22414	Blythswood Auxiliary Hospital, Elmstead Road, West Byfleet	Auxiliary Hospital	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0409 6049 (point)
15878	Canal Lock: Walsham Lock	Lock	Pyrford, Woking, Surrey, Ripley, Guildford, Surrey	TQ 0502 5782 (point)
MSE23336	Rowley Bristow Orthopaedic Hospital, formerly St. Nicholas' Home, Pyrford	Orthopaedic Hospital, Military Hosp. Childrens Hospital	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0429 5904 (point)
15988	Wey Navigation: Walsham to Newark Cut	River Navigation	Surrey	Centred TQ 0467 5761 (691m by 366m)
MSE23488	Wisley Workhouse, now Glebe House, Pyrford Road, Pyrford	Workhouse	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0479 5888 (point)
2640	Dubious barrow, Coldharbour	Non Antiquity, Mound	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0370 5980 (point)
473	Pyrford Stone - Undated possible boundary stone, Church Hill, Pyrford	Standing Stone, Boundary Stone	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	Centred TQ 03817 58782 (1m by 0m)
474	St Nicholas Church, Pyrford	Church	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0399 5823 (point)
491	Medieval homestead moat, Pyrford Place, Pyrford	Moat, Enclosed Settlement	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0517 5845 (point)
4988	Peat channel and 18th century material, Lees Farm, Pyrford	Site, Non Antiquity	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0486 5970 (point)
4997	Pigeon House Cottage, Pigeon House Wharf, Pyrford	House	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0539 5850 (point)
656	Ring ditch cropmarks, Pyrford	Ring Ditch	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0471 5835 (point)
658	Ring and linear ditch cropmarks,	Ring Ditch, Ditch, Linear Feature	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0510 5790 (point)
MSE22896	St Paul's church hall, College Road, Maybury	Church Hall	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 01794 59184 (point)
15895	Footbridge: Dodds Bridge	Footbridge		TQ 0519 6013 (point)
15880	Lock Cottage: Walsham Lock	Lock Keepers Cottage	Pyrford, Woking, Surrey	Centred TQ 0502 5781 (12m by10m)
15881	18th-century footbridge: Walsham Lock	Canal Bridge	Pyrford, Woking, Surrey, Ripley, Guildford, Surrey	TQ 0505 5784 (point)
15882	Garden Wall: Pyrford Place	Garden Wall	Pyrford, Woking, Surrey	Centred TQ 0520 5835

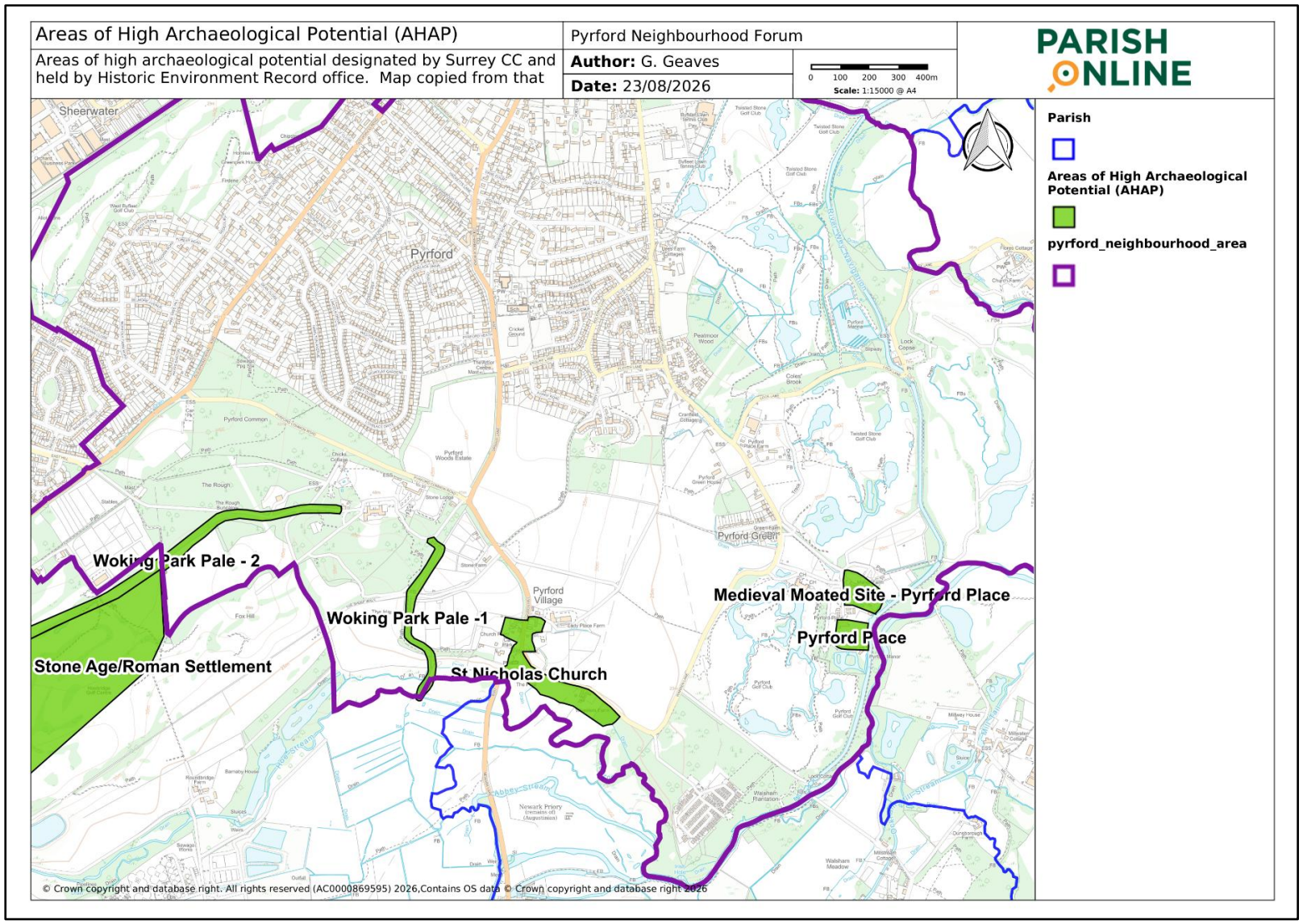
Ref	Site Name	Monument Types	Administration Areas/Description	NGR
				(10m by 80m)
15883	Ornamental Basin: Pyrford Place	Garden Feature	Pyrford, Woking, Surrey	TQ 0520 5839 (point)
15884	Boat house and bridge: Pyrford Place Boat House, Footbridge	Pyrford, Woking, Surrey	Centred TQ 0521 5840	
16210	Building debris possibly associated with buildings shown on a 17th century plan of the Pyrford estate	Findspot	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0486 5970 (point)
15887	Canal Lock: Pyrford Lock	Lock	Pyrford, Woking, Surrey	TQ 0535 5921 (point)
15987	Wey Navigation: Pyrford Lock to Walsham	River Navigation	Surrey	Centred TQ 0523 5849 (488m by 1429m)
15923	Canal wharf: Pyrford Wharf	House, Wharf	Surrey	TQ 0545 5853 (point)
15939	Site of Brishetts Cottage, Pyrford	House	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0518 5994 (point)
15945	Drainage system: Waterlands, Dodds Bridge	Drain, Drainage System, Ditch	Surrey	TQ 0510 5980 (point)
15946	The Anchor Inn, Pyrford	Public House	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0531 5926 (point)
15947	Fishpond: Pyrford Place	Pond, Fishpond	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0515 5824 (point)
15948	Possible fishpond, north of Pyrford Place, Pyrford	Pond, Fishpond	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	Centred TQ 0522 5880 (30m by 103m)
15964	Pyrford Bridge	Bridge	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0531 5922 (point)
15970	Site of culvert: Pyrford Decoy Pond	Culvert	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0543 5853 (point)
15986	Wey Navigation: Dodds Bridge to Pyrford Lock	River Navigation	Byfleet, Woking, Surrey, Woking, Surrey, Surrey	Centred TQ 0519 5968 (260m by 891m)
15886	Footbridge: Pigeon House Bridge	Footbridge	Pyrford, Woking, Surrey, Woking, Surrey,	TQ 0546 5858 (point)

Find Spot

475	Roman pottery, Pyrford	Findspot	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0370 5980 (point)
667	Roman coin, West Byfleet	Findspot	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0400 6000 (point)
3908	Saxo-Norman Stirrup Mount, east of Pyrford Road	Findspot	Pyrford, Woking, Surrey, Ripley, Guildford, Surrey, Guildford, Surrey, Surrey	TQ 0490 5840 (point)
454	Roman coin hoard, Pyrford	Findspot	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0430 5958 (point)
466	Iron Age/Roman pottery sherd, Coldharbour, Pyrford	Findspot	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0370 5980 (point)
498	Neolithic axes, Wisley	Findspot	Wisley, Guildford, Surrey, Guildford, Surrey, Surrey	TQ 0600 5900 (point)
16209	Prehistoric Flints:Pyrford Golf Course	Findspot	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0486 5970 (point)

Negative Evidence

21022	Negative Evidence, Pyrford Marina, Lock Lane, Woking	Buried Land Surface	Pyrford, Woking, Surrey, Woking, Surrey, Surrey	TQ 0512 5950 (point)
14876	Negative evidence, Wisley Golf Course	Site	Wisley, Guildford, Surrey, Guildford, Surrey, Surrey	TQ 0570 5870 (point)
7020	Negative evidence, Marist School, West Byfleet	Site	Woking, Surrey, Surrey, Woking (Non Civil Parish), Woking, Surrey	TQ 0380 6050 (point)



Map 18: Pyrford Archaeology

Appendix 5 - Protected and Endangered Species

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

Table 1 – Endangered birds known to be present in Pyrford

Red List	Amber list
Lapwing	Mute swan
Cuckoo	Greylag goose
Skylark	Mallard
Mistle thrush	Teal
Song Thrush	Stock Dove
Redwing	Wood Pigeon
Song thrush	Moorhen
House Sparrow	Snipe
Grey Wagtail	Black-Headed Gull
Linnet	Common Gull
Redpoll	Common Tern
Greenfinch	Dunnock
Starling	Reed bunting
Fieldfare	House Martin
Yellowhammer	Kingfisher
Swift	Short-eared owl
Marsh Warbler	Tawny owl
House Martin	Willow warbler
	Sparrowhawk
	Kestrel
	Sedge Warbler
	Wren
	Song Thrush
	Pied Flycatcher
	Dunnock
	Meadow Pipit
	Reed Bunting
	Grey Partridge

All of the species above are threatened locally due to decreasing suitable habitat areas partly due to development and partly due to climate change.

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

See also

https://www.surreycc.gov.uk/__data/assets/pdf_file/0007/518569/Surrey_LNRS_Part_2_StatementBiodiversityPriorities_WorkingFinal.pdf

Table 2 – Endangered/protected mammals known to be present in Pyrford:

Bats (all species)
Hazel Dormouse
Harvest Mouse
Hedgehog
Water Vole

Source: British Mammal Society www.mammal.org.uk

https://static1.squarespace.com/static/654a3265fcbd755384b0552f/t/655c9c4145f435009168f5cd/1700568130492/MS_RL20_England.pdf

See **also** https://www.surreycc.gov.uk/__data/assets/pdf_file/0007/518569/Surrey_LNRS_Part_2_StatementBiodiversityPriorities_WorkingFinal.pdf

Table 3 - Endangered/protected reptiles & amphibians known to be present in Pyrford:

Vulnerable	**Least Concern**
Adder	Common Frog Common Toad Common/Smooth Newt & Palmate Newt Common Lizard Grass Snake Great-Crested Newt Slow Worm Smooth Snake

All of the species above are threatened locally due to decreasing suitable habitat areas partly due to development and partly due to climate change.

Source: IUCN Red List assessment of amphibians & reptiles at Great Briain & Country Scale for Natural England, July 2021, by

Amphibian & Reptile Conservation Trust www.arc-trust.org

https://www.arc-trust.org/Handlers/Download.ashx?IDMF=c8d67d80-1670-4d0a-a504-a3ed0bcf4725

See also:

https://www.surreycc.gov.uk/__data/assets/pdf_file/0007/518569/Surrey_LNRS_Part_2_StatementBiodiversityPriorities_WorkingFinal.pdf

Table 4 - Endangered/protected Insects & Butterflies known to be present in Pyrford:

Small & Large Skipper
Orange Tip
Large & Small White
Meadow Brown
Gatekeeper
Marbled White
Brimstone
Red Admiral
Painted Lady
Peacock
Small Tortoiseshell
Comma
Speckled Wood
Small Copper
Small Heath
Ringlet
Holly Blue
Stag Beetle
Large Scabius Mining Bee

All of the species above are threatened locally due to decreasing suitable habitat areas partly due to development and partly due to climate change.

See https://butterfly-conservation.org/red-list-of-butterflies-in-great-britain

Source: Butterfly Conservation Trust www.butterfly-conservation.org

See also

https://www.surreycc.gov.uk/__data/assets/pdf_file/0007/518569/Surrey_LNRS_Part_2_StatementBiodiversityPriorities_WorkingFinal.pdf