Pyrford Neighbourhood Plan

Regulation 14 Consultation Statement

Update to the Pyrford Neighbourhood Plan

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1. Introduction

1.1 Purpose of this Consultation Statement

This Consultation Statement has been prepared by the Pyrford Neighbourhood Forum to accompany the updated Pyrford Neighbourhood Plan when it is submitted to Woking Borough Council.

It sets out the consultation and engagement undertaken in preparing the updated Plan, with particular emphasis on the Regulation 14 submission consultation undertaken between 6 July and 16 August 2026.

The Statement explains:

- who was consulted;
- how they were consulted;
- the main issues and concerns raised during the consultation; and
- how those representations have been considered and, where appropriate, addressed through changes to the Plan.

1.2 The Pyrford Neighbourhood Plan

The Pyrford Neighbourhood Plan was prepared by the Pyrford Neighbourhood Forum and was made in February 2017, following a successful local referendum in December 2016.

The Plan provides planning policies for the Pyrford Neighbourhood Area and forms part of the statutory development plan used in determining planning applications within the area.

1.3 The Update to the Made Plan

The current project is an update of the made Pyrford Neighbourhood Plan rather than the preparation of an entirely new Plan.

The purpose of the update is to ensure that the Plan remains relevant and effective in guiding development in Pyrford over the period to 2042, taking account of changes to national and local planning policy, updated evidence and local priorities.

The update includes, amongst other matters:

- updating the Plan period;
- updating policies and supporting text where required;

- strengthening policies relating to transport and infrastructure;
- strengthening policies relating to heritage;
- strengthening policies relating to biodiversity and nature;
- identifying and designating Local Green Spaces;
- introducing a Design Guide;
- updating policies relating to open spaces, landscape and views;
- updating policies relating to community facilities, leisure and health;
- strengthening provisions relating to trees, hedgerows and woodland;
- updating requirements relating to digital connectivity; and
- updating supporting evidence where appropriate.

The **Vision and Objectives of the made Plan have not been changed**.

Policies and supporting text which have not been identified for amendment remain unchanged.

The Forum has therefore sought to ensure that the update is proportionate and focused on those parts of the Plan where an update is necessary or beneficial.

1.4 Scope of the Regulation 14 Consultation

The Regulation 14 consultation provided residents, businesses, landowners, community organisations, statutory consultees and other interested parties with an opportunity to comment on the proposed updated Plan before it was submitted to Woking Borough Council.

Representations relating to matters outside the scope of the update were nevertheless considered by the Forum and are recorded, where appropriate, in the detailed consultation response schedule at Appendix C.

2. Engagement and Consultation Prior to Regulation 14

2.1 Background

The Forum undertook a programme of community engagement and consultation during the preparation of the updated Plan.

The purpose of this engagement was to understand local priorities, identify issues requiring consideration and obtain feedback on proposed changes before the formal Regulation 14 consultation.

The engagement also helped the Forum to identify areas where the existing Plan remained appropriate and areas where policies or supporting evidence required updating.

2.2 Community Engagement

The principal engagement activities undertaken before Regulation 14 are summarised below.

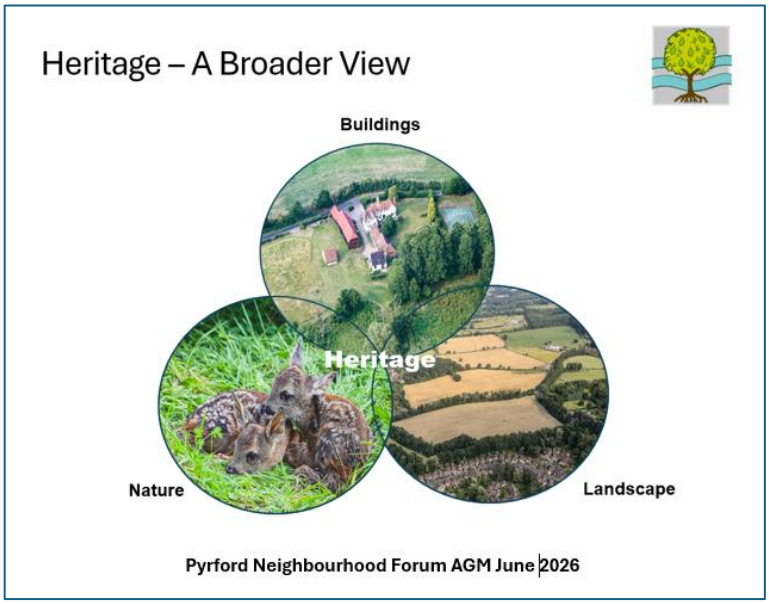
Date	Activity	Participation / reach	Main purpose and outcome
23 June 2025	Pyrford Neighbourhood Forum AGM	40	Breakout groups to assess establish key threads.
28 June 2025	Pyrford Primary School Fair	50	Post-it note activity on four key questions.
12 July 2025	Pyrford Village Show	70	Post-it note activity on four key questions.





The feedback received through these activities was considered in preparing the Regulation 14 version of the Plan.

Heritage is a key element of the updated Neighbourhood Plan. Since the 2016 Plan was adopted, the Pyrford Neighbourhood Forum has undertaken a Heritage Study, with consultation and engagement with residents forming an important part of its development.



The Heritage Study was initiated following an initial public meeting in December 2018. Since then, the project has been developed through 27 meetings of the Heritage Study sub-group, with regular reports and updates provided to the monthly meetings of the full Forum committee. Progress has also been reported to residents at the Forum's Annual General Meetings from 2019 to 2026. Feedback has been consistently supportive of the project.

Residents have been kept informed of the Heritage Study through the Forum's newsletters, with opportunities to comment and provide feedback. Articles relating to the Heritage Study have appeared in 20 Heritage Newsletters and a further 21 general Forum newsletters. These newsletters are emailed to Forum members, with circulation increasing from 688 members in 2018 to 833 in August 2026.

This sustained programme of engagement has provided residents with regular opportunities to learn about the Heritage Study, contribute their views and remain informed about its progress. The feedback received has helped inform the development of the heritage policies and proposals included in the updated Neighbourhood Plan.

Pyrford Neighbourhood Forum (PNF) Plan Update Group

This group is made up of five members of the PNF, two of whom had worked on the original 2016 Plan. It acts on behalf of, and under the over-sight of, the full PNF Committee. The Update Group has met at least once every month since January 2025 to consider input from residents, to brief and respond to various planning consultants, to draft new sections of the Plan and to share ongoing work with both the PNF committee and the wider Pyrford community, through the PNF email list and the PNF Facebook page. In addition, the group has had a monthly meeting with the Planning Policy team at

Woking Borough Council which are reported back to the full PNF Committee at their monthly meetings.

2.3 Engagement with Other Consultees

The Forum also engaged with local organisations and other bodies whose interests might be affected by the updated Plan. These included the organisations that run the local community buildings and the Church of the Good Shepherd. Throughout the process contact was maintained with the Planning Policy team at Woking Borough Council.

2.4 How Earlier Engagement Informed the Plan

The feedback obtained through the earlier engagement helped to inform the policies and proposals included in the Regulation 14 version of the Plan.

The Forum has sought to reflect local concerns while ensuring that the policies remain evidence-based and consistent with national and strategic planning policy.

3. Regulation 14 Pre-Submission Consultation

3.1 Consultation Period

The Regulation 14 consultation on the updated Pyrford Neighbourhood Plan ran for six weeks from Monday 6 July 2026 to Sunday 16 August 2026.

The consultation invited representations on the proposed updated Plan and its supporting documents.

3.2 Who was Consulted

The consultation sought to ensure that residents and other parties with an interest in the Pyrford Neighbourhood Area had a reasonable opportunity to consider the proposals and submit comments.

Those consulted included:

Local community

- residents of the Pyrford Neighbourhood Area
- people who work or operate businesses in the area
- community organisations
- local clubs and societies
- landowners and developers with an interest in the area

Statutory and other consultees

The statutory and other consultees identified as having an interest in the Plan were contacted directly.

A full list is provided at Appendix A.

3.3 Publicity and Promotion

The Regulation 14 consultation was publicised through a range of channels in order to reach as wide a cross-section of the local community as possible.

These included:

- the Pyrford Neighbourhood Forum website
- a dedicated Regulation 14 webpage
- email communications to the Forum's mailing list (833 subscribers)

- Facebook (767 followers)
- posters and other publicity material
- direct contact with local organisations
- publicity at community events

Examples of the publicity material are included at Appendix B.

3.4 How Representations Could Be Made

Residents and other consultees were invited to submit their views through the online consultation survey. Representations could also be submitted directly to the Forum by email.

3.5 Documents Available for Consultation

The documents made available during the Regulation 14 consultation included:

- Updated Pyrford Neighbourhood Plan
- Local Green Spaces information and assessments
- relevant evidence documents from the Heritage assessment work
- other supporting documents.

3.6 Participation

A total of **405 comments** were received from **133 respondents** during the Regulation 14 consultation.

Of these:

- **129** were submitted by local residents;
- **3** were submitted by statutory consultees (SCC, Natural England and Historic England)
- **1** was submitted by a local landowner (Bidwells on behalf of Burhill Group Ltd)

The Forum is grateful to everyone who took the time to consider the updated Plan and submit comments.

4. Summary of Representations Received

4.1 Overview

The representations received during the Regulation 14 consultation covered a range of issues. The Forum has considered all the representations received within the consultation period. These are summarised in 4.2 below.

All the responses to the online consultation survey can be viewed on the PNF website www.pyrfordforum.org/Reg16, with the Forum's reply to the response and the resulting action, if any.

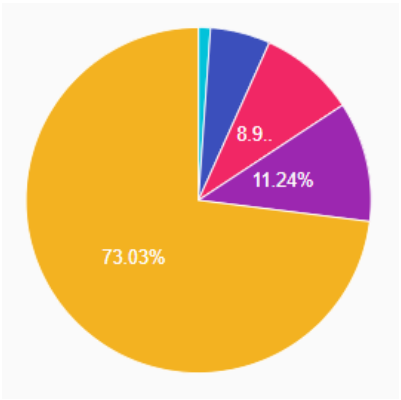
The responses which resulted in changes to the policies or to the supporting text are detailed in Appendix C.

The responses from the Statutory Consultees are also shown in Appendix C.

4.2 Main Issues Raised



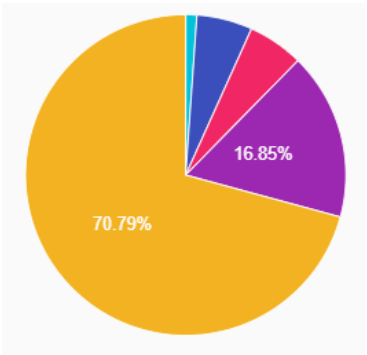
1. Section 3.1 Vision



There was broad support for the existing Vision, particularly its emphasis on Pyrford's distinctive rural character, green spaces, trees, hedgerows, wildlife and community feel. Respondents considered these features important to the attractiveness and wellbeing of the village.

Suggestions for strengthening the Vision included greater emphasis on safe and accessible movement for people of all ages and abilities, sustainable development and positive growth, and the provision of lower-cost and social housing. Overall, respondents supported retaining the Vision, with the updated policies seen as providing stronger protection for Pyrford's character and environment.

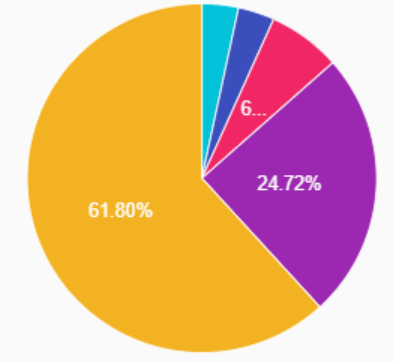
2. Section 3.2 Aims and Objectives



There was general support for the Aims and Objectives, although some respondents questioned the extent to which residents can influence development decisions. Respondents emphasised the importance of ensuring that any development is appropriate, sustainable and well designed, respects Pyrford's character and has regard to community views.

Suggestions included identifying where development would be acceptable, improving infrastructure and transport through development contributions, supporting local businesses and community facilities, and addressing parking problems. One respondent also suggested greater control over Houses in Multiple Occupation. A further response noted the need for local policies to remain consistent with the national planning framework and neighbouring areas.

3. Infrastructure Policy 1 – Transport and movement infrastructure



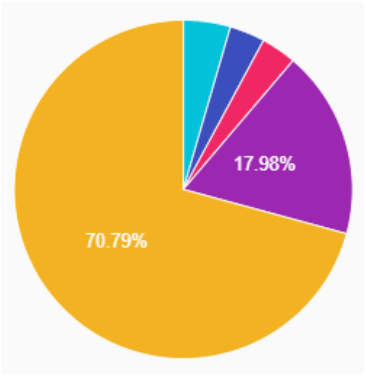
There was support for improving transport infrastructure, particularly public transport, walking routes and road safety. Respondents highlighted the need for more frequent and better bus services, improved footpaths and pavements, and better road maintenance.

A significant number of comments focused on speeding and school-related traffic, with suggestions for 20 mph limits, traffic calming and stronger enforcement of parking restrictions around Pyrford Primary School.

Views on cycling infrastructure were mixed. Some respondents supported improved cycle routes, while others were concerned about the suitability of Pyrford's narrow roads, potential conflict with other users and the prioritisation of cycling over road maintenance and other transport needs. Several respondents emphasised that transport improvements should recognise the needs of residents who rely on cars, including older and less mobile people.

There was also support for ensuring that new development is well connected to local services and facilities, with some suggestions for stronger requirements for developers to assess and contribute to sustainable transport infrastructure.

4. Infrastructure Policy 2 – Traffic management on narrow lanes



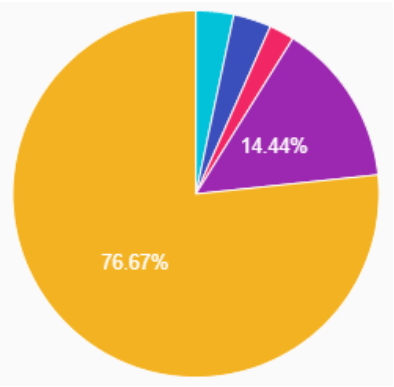
There was strong support for better traffic management and road safety, with concerns about speeding, congestion, parking and the increasing use of narrow rural roads as rat runs. Respondents highlighted particular concerns about Warren Lane, Lock Lane, Church Hill and Pyrford Road, and the impact of future development on traffic levels.

Suggestions included 20 mph speed limits and traffic calming, improved enforcement of parking restrictions, speed cameras or flashing signs, better maintenance of roads and verges, and improved pedestrian crossing facilities. Several respondents also raised concerns about pavement parking and the need to maintain safe access for pedestrians, including those with reduced mobility.

Some respondents suggested that transport assessments for new development should properly consider worst-case parking and traffic impacts and require

appropriate physical mitigation where necessary.

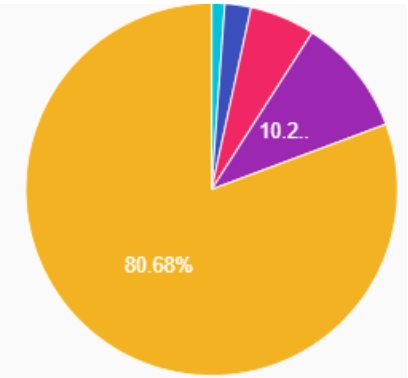
5. Infrastructure Policy 3 – Traffic, parking and road safety



Respondents highlighted ongoing concerns about parking, traffic congestion and road safety, particularly around Pyrford Primary School and local shops. Issues raised included parking on double yellow lines, corners, pavements and verges, obstruction of traffic flow and difficulties for pedestrians, wheelchair and pushchair users. The need to maintain access for emergency vehicles was also emphasised.

Suggestions included additional parking restrictions and yellow lines, improved management of school parking, provision of disabled parking spaces and ensuring that new development provides appropriate off-street, EV and accessible parking. Some respondents also questioned how effectively local policies could influence these issues and one felt that the issues should be addressed at Borough level.

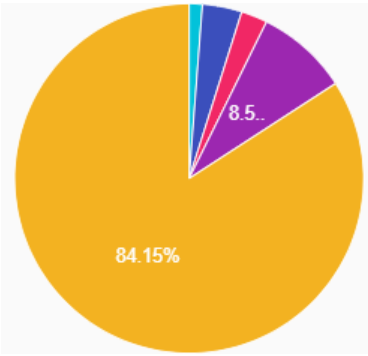
6. Infrastructure Policy 4 – Digital connectivity and smart infrastructure



Respondents generally supported improved digital connectivity, with particular concern about poor or absent broadband and mobile phone coverage in parts of Pyrford. Several respondents highlighted the need to address existing connectivity "black spots", including limited 5G coverage, and to ensure infrastructure can accommodate future increases in demand.

One respondent noted that requirements for gigabit-ready infrastructure are now largely covered by Building Regulations. Others cautioned against specifying particular technologies, suggesting that the policy should focus on providing high-quality, future-proof broadband and mobile connectivity.

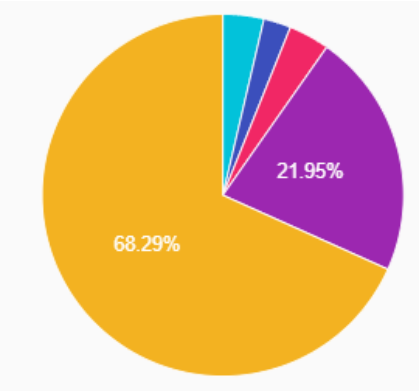
7. Built Environment Policy 1 – Use of the Design Code



The responses were generally supportive of using a Design Code, particularly to ensure that new development is sympathetic to Pyrford's existing character, street scene and surrounding buildings. Respondents stressed the importance of appropriate scale, appearance and design, including protecting the character of existing bungalows.

There were some concerns that the Code should not be overly restrictive, particularly where this could limit affordable housing. One respondent also emphasised the importance of monitoring development to ensure that approved designs are actually delivered. Several respondents noted that they had been unable to find the Design Code on the consultation website and therefore could not comment on its content.

8. Built Environment Policy 2 – Housing mix and types



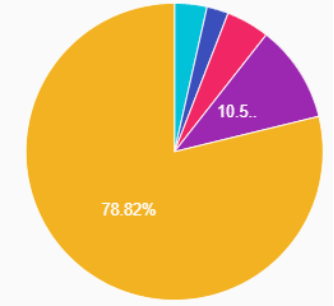
Respondents generally support the principle of providing a mix of housing sizes and types to meet local needs, with particular emphasis on affordable homes for young people and first-time buyers, suitable homes for older people wishing to downsize and the provision and retention of bungalows.

There is concern that downsizing opportunities should not be limited to flats or apartments and that existing bungalows should be protected from redevelopment.

Respondents also raised the need to consider accessible and adaptable housing for disabled residents and to ensure that housing mix requirements are based on robust evidence of local need.

Some respondents questioned the need for further housing development in Pyrford, while others suggested that requirements for a housing mix should apply primarily to larger developments and that development should be directed towards previously developed land and locations with good access to public transport.

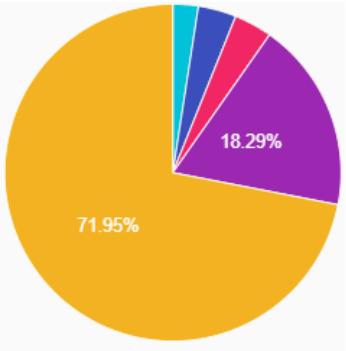
9. Built Environment Policy 3 – Protecting residential character and amenity from HMOs



Respondents expressed very strong support for controlling the provision and expansion of HMOs in Pyrford. Many considered HMOs to be out of character with the predominantly family housing in the area and were concerned about their potential impact on community cohesion, residential amenity and the character of the village. Parking and highway impacts were the most frequently identified specific concerns, including the potential for increased on-street parking and the loss of gardens to accommodate additional parking. There was also concern about the conversion and enlargement of existing family homes and the potential for HMOs to become concentrated within particular areas.

A number of respondents favoured restricting HMOs to smaller-scale accommodation or requiring them to be purpose-built rather than created through the conversion of existing family homes. However, some respondents recognised that shared accommodation can provide an important source of affordable housing for young people and lower-income households and considered that the policy should balance this need against potential impacts on neighbouring residents and the character of the area. Comments were also received regarding the definition of an HMO, the relationship with permitted development rights, the need for evidence of local need and the potential use of an Article 4 Direction if concentrations of HMOs increase. Several respondents referred specifically to the proposed Milestones HMO and its perceived impacts, particularly in relation to parking.

10. Built Environment Policy 4 – Protection of existing bungalows



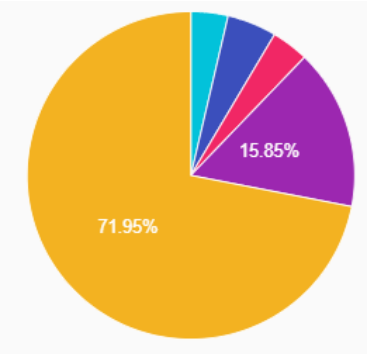
There was strong support for the protection of existing bungalows, particularly because they provide important single-storey accommodation for older residents and can enable people to remain living in Pyrford when downsizing. Respondents considered bungalows to be an important part of the local housing stock and, in some areas, an important contributor to local character. There was considerable concern about the conversion of bungalows into two-storey properties, including the addition of first floors and loft extensions, and about the cumulative impact of extensions on the scale and character of properties, parking, noise and neighbouring amenity.

Some respondents suggested that areas where bungalows form a significant part of the housing stock should receive particular protection, and there was support for

maintaining existing rooflines and preventing development above the existing ridge height. One respondent suggested that new development should retain at least one bedroom and bathroom at ground-floor level. However, respondents also raised questions about the evidence supporting the need to retain bungalow stock and whether a blanket restriction on conversion could unnecessarily limit the ability of younger families and other households to adapt bungalows to meet their changing needs. A suggestion was made that appropriately designed bungalow conversions could instead be supported where they respect the scale, height, appearance and character of the surrounding area, potentially with further guidance provided through a Design Code.

Overall, the responses provide strong support for retaining the supply of single-storey accommodation and protecting the character of bungalow areas, while suggesting that the policy should allow some flexibility for sensitively designed adaptations.

11. Built Development Policy 5 – Parking standards



There was strong support for the principle of improving parking provision and reducing the impact of on-street parking associated with new development. Respondents highlighted existing parking pressures in Pyrford, including vehicles parked on roads, pavements and verges, obstruction and narrowing of roads, and associated road safety concerns. Several respondents referred specifically to parking problems associated with the Milestones HMO and Marshalls Parade as examples of the potential consequences of insufficient parking provision.

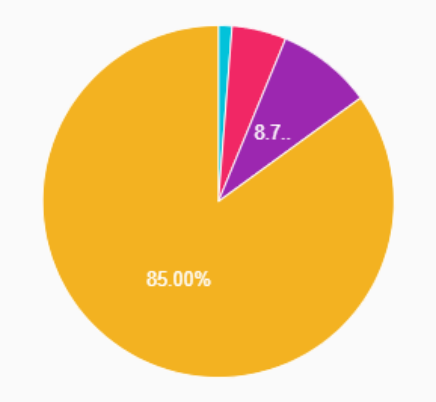
However, a number of respondents considered the proposed parking standards to be excessive, particularly the requirement for one space per bedroom for larger houses. Suggestions included reducing the maximum requirement for 5+ bedroom houses and using lower standards for 3-, 4- and 5-bedroom family homes. Respondents also noted that bedroom numbers do not necessarily correspond to the number of vehicles in a household and that parking demand can vary according to dwelling type, location and access to public transport.

Several respondents suggested that parking requirements should therefore be flexible enough to reflect the accessibility and sustainability of a site, with potentially lower requirements for developments close to good public transport and higher requirements in less accessible locations. Particular consideration was also suggested for flats, specialist accommodation, affordable and accessible/adaptable homes, visitor parking and the needs of disabled residents. Other comments addressed electric vehicle charging, the potential loss of land to excessive parking provision, and the need to ensure that the proposed number of

bedrooms and parking requirements are not undermined by subsequent changes in the use of rooms.

Overall, the responses support the objective of reducing on-street parking and improving highway safety, but suggest that the proposed standards should be reviewed to ensure they are proportionate, evidence-based and sufficiently flexible to reflect the type and location of development.

12. Built Environment Policy 6 – Spatial character

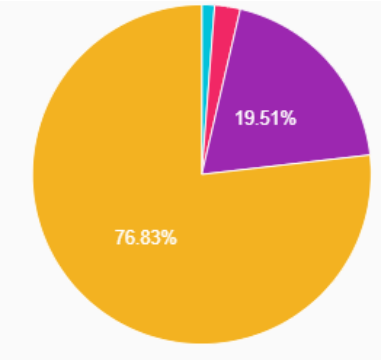


There was strong support for protecting and reinforcing Pyrford's spatial character. Respondents particularly emphasised the importance of maintaining appropriate spacing between buildings, avoiding development that is overly tall or dominant, retaining an open sense of space, and ensuring that new buildings and their facades are sympathetic to the surrounding area. Adequate green space within development was also considered important, including in relation to air flow and the risk of overheating.

Several respondents referred to specific examples of development which they considered to be out of keeping with the established character, including new housing in Norfolk Farm Road, the redevelopment of Pyrford Primary School and building work in Boltons Close. These comments demonstrate concerns about the cumulative impact of development on the street scene and the importance of applying design principles consistently.

Respondents also raised questions about how the policy would operate in areas where the existing character has already been altered, and sought clarification about the relationship between the policy and the Design Code. Overall, the responses support the objective of ensuring that new development respects the scale, spacing, height, appearance and established character of its surroundings, while highlighting the importance of clear guidance and consistent application of the policy.

13. Built Environment Policy 7 – Expiry and validity of supporting evidence

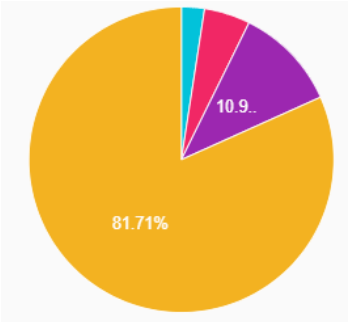


There was strong support for the principle that planning proposals should be supported by current and reliable evidence, with one respondent emphasising that the requirements should be enforced. Respondents also stressed that evidence should be representative as well as recent, with surveys undertaken at appropriate times and, where relevant, at different times of day and week. The experience of parking around Milestones and Wexfenne Gardens was cited as an example of the importance of robust and verifiable evidence.

Several respondents asked for greater clarity about the methodologies and guidance that should be used when undertaking assessments. Questions were also raised about the scope of the policy, including whether it should apply to all planning applications, reserved matters and outline applications, or whether the requirements should be proportionate to the scale and nature of development. One respondent considered the requirements excessive for small domestic applications.

The proposed validity period for environmental and ecological surveys attracted particular comment, with one respondent suggesting that a minimum two- or three-year survey period may be more appropriate because of seasonal variation. Other respondents suggested that evidence of infrastructure capacity should include medical services, schools, recreation and open space, utilities, sewerage and public transport. Overall, the responses support the objective of ensuring that planning decisions are based on current and robust evidence, while suggesting that the policy should provide greater clarity about its scope, appropriate methodologies and the circumstances in which different evidence requirements apply.

14. Heritage Policy 1 – Non-designated heritage assets



There was strong support for protecting non-designated heritage assets, with respondents emphasising the contribution that historic buildings make to Pyrford's character, identity and sense of place. Respondents expressed concern that heritage buildings have already been lost and supported greater protection for historic buildings and areas, including the character of some 1950s developments. Specific reference was made to the importance of individual heritage assets such as the Cart Barn.

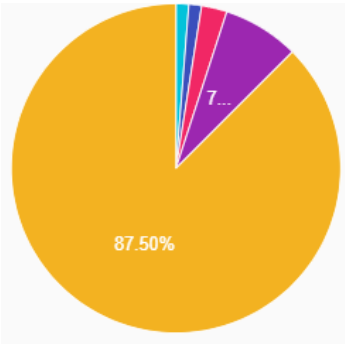
Several respondents were unable to locate the Heritage Design Code and therefore found it difficult to comment fully on the proposed approach. Respondents

requested greater clarity about the standards expected, including appropriate materials, methods and the use of contractors with relevant heritage expertise. Questions were also raised about the practical implications of identifying a building as a non-designated heritage asset, including whether additional approval or planning permission would be required for works such as window replacement or repointing.

One respondent identified a potential error in the Woking Borough Council Local List, concerning the recorded name of Townsend Cottages on Coldharbour Road, and suggested that this could have implications for future planning applications. This should be checked against the Council's records and corrected if necessary. One respondent considered the proposed protection of non-designated heritage assets to be unnecessary, but this was contrary to the generally supportive responses.

Overall, the consultation responses support the principle of identifying and protecting non-designated heritage assets, while highlighting the need for an accurate evidence base, clear guidance and greater explanation of the practical implications of the policy and associated Design Code.

15. Heritage Policy 2 – Local character, distinctiveness and design



The responses broadly support the objective of protecting local character and the setting of heritage assets, while raising questions about how the policy will operate in practice. One respondent suggested that development adjoining heritage assets, including locally listed buildings, should demonstrate that it will not result in overspill parking that detracts from the setting or views of the heritage asset.

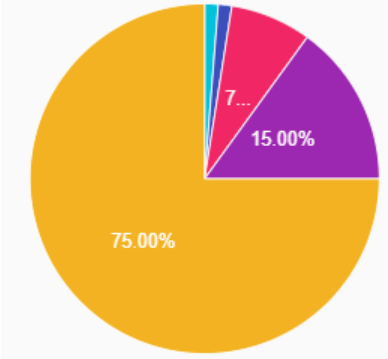
Respondents again highlighted difficulties locating the Design Code and requested greater clarity about the developments and planning applications to which particular requirements, such as Design and Access Statements, would apply. A reference was also made to Botanical Place as an example where the respondent considered that the approach to local character had not been reflected in the development decision.

One respondent supported appropriate protection for locally listed properties but expressed concern that owners should not be penalised or subjected to disproportionate scrutiny simply because their property is locally listed. They suggested that expectations for sympathetic design, appropriate construction and consideration for neighbours should apply consistently across the neighbourhood.

Overall, the responses support the policy objective but indicate a need for clear,

proportionate requirements and guidance, together with consideration of the setting of heritage assets and the potential impacts of neighbouring development.

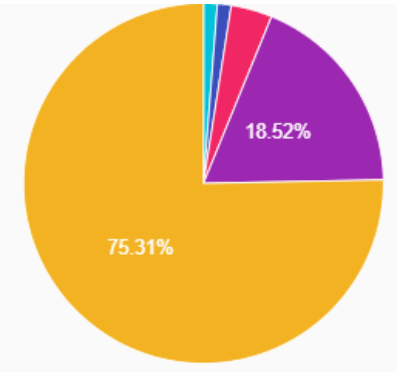
16. Heritage Policy 3 – Archaeology and site allocations



The responses broadly support the principle of protecting archaeological remains, but raise questions about the policy's relationship with national planning policy, the local evidence base and the strength of the proposed wording. One respondent considered the policy potentially repetitive of emerging NPPF policy and recommended checking the Plan's compliance with the NPPF in force at the point of submission. This was also identified as a potential issue affecting other policies in the draft Plan.

A respondent asked whether there are identified sites of archaeological significance in Pyrford, highlighting the importance of providing clear local evidence to support the policy. Another respondent considered that the wording requiring archaeological remains to be preserved "in situ wherever possible" could be strengthened and expressed concern about its enforceability. Overall, the responses support the objective of protecting archaeological remains but suggest that the policy and supporting text should be checked against the current NPPF, supported by clear local evidence and drafted to provide an appropriately strong and enforceable level of protection.

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

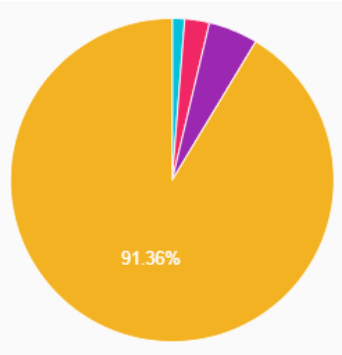


The responses support the objective of encouraging the repair, reuse and preservation of heritage assets, with one respondent expressing a view that more should be done to preserve Pyrford's heritage. Respondents also sought practical guidance on obtaining appropriate specialist heritage advice and identifying suitably qualified contractors or tradespeople.

As with other heritage policies, a respondent was unable to locate the Heritage Design Code and therefore could not fully comment on the proposed approach. A specific concern was also raised regarding the Cart Barn at Lees Farm, which the respondent considered may not have been adequately captured by the policy. This provides an opportunity to review the identification of heritage assets at risk and ensure that relevant locally significant buildings and structures are included.

Overall, the responses support the policy but highlight the need for accessible specialist guidance, a clearly available Heritage Design Code and a review of the evidence identifying heritage assets at risk.

18. Open Spaces Policy 1 – Landscape character and visual amenity

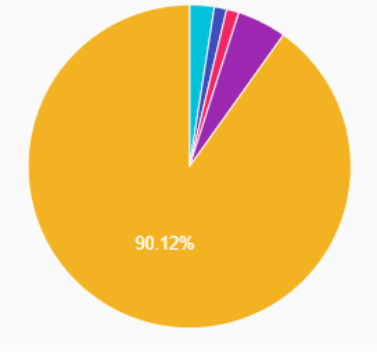


There was very strong support for protecting Pyrford's landscape character and visual amenity, with respondents emphasising the importance of green and open spaces to the character of the village and to residents' wellbeing. Green spaces were described as one of the best aspects of Pyrford and as important to both children and adults. Respondents also expressed wider support for protecting nature and ensuring that the landscape remains a priority for the parish.

Some respondents suggested improvements to the policy wording. One proposed that development should be supported where it is designed to respect and respond to the distinctive landscape character identified in the Landscape and Townscape Character Assessment, which would provide a more positive formulation. Another questioned how landscape character could be "enhanced", suggesting that the term may need clearer explanation. A further respondent asked for the source of the Landscape and Townscape Character Assessment to be identified.

Overall, the responses strongly support the protection of Pyrford's landscape character and green spaces, while suggesting that the policy should clearly reference its evidence base and use positive, clear and meaningful wording about how development should respond to landscape character.

19. Open Spaces Policy 2 – Views and Skylines



There was strong support for protecting important views and skylines, with respondents emphasising that views across fields, woodland and other open areas are fundamental to Pyrford's rural character and attractiveness. The views from the Escarpment were particularly strongly supported, with respondents also identifying views across the cricket field, from Pyrford Road towards the Wey Navigation, and views associated with the fields and footpaths around Sandy Lane as important.

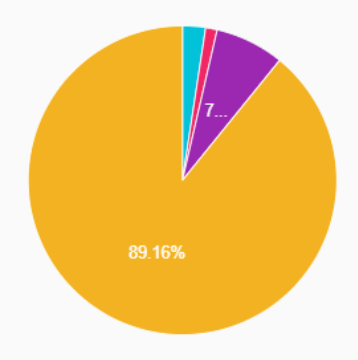
Respondents considered the network of footpaths and the surrounding fields to be important in maintaining a sense of rurality despite Pyrford's proximity to built-up areas. One respondent suggested that trees should also be considered as important

components of views and skylines. A further comment highlighted that views can be negatively impacted by features such as manure heaps.

There was some support for making the policy more positive and ensuring that it supports sustainable development where important views and their settings are protected. One respondent cautioned that the policy should not prevent well-designed housing, particularly affordable housing, and considered that the need for housing should be balanced against the protection of valued views. There was also a suggestion that the policy should be consistent with the approach taken in the heritage policies.

Overall, the responses strongly support the identification and protection of Pyrford's valued views and skylines, while highlighting the importance of clearly identifying those views, considering trees and other landscape features, and ensuring that the policy takes a proportionate approach which balances landscape protection with appropriate development.

20. Open Spaces Policy 3 - Local Green Spaces



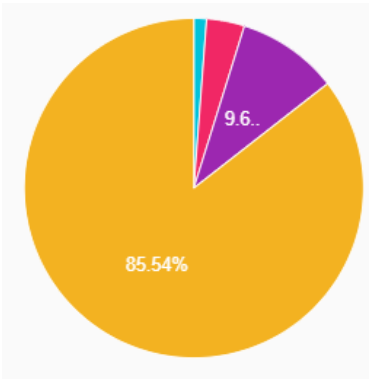
There was strong support for the principle of designating and protecting Local Green Spaces in Pyrford. Respondents described the identified spaces as important to the character and identity of the village and valued them for recreation, community use, biodiversity, access to nature and their contribution to the wider landscape. Several respondents emphasised the importance of protecting these areas for future generations, while others highlighted their role as important green infrastructure and, in some cases, food-producing land.

A suggestion was made for an additional Local Green Space around St Martin's Mews and St Nicholas Crescent, associated with the former Rowley Bristow site, because of its historic and biodiversity value. A mapping issue was also identified in relation to Randall's Field and the land behind the Arbor Centre, which is separately identified as the Arbor Field, and this should be clarified.

There was some challenge to the proposed approach. One respondent considered that some of the proposed Local Green Spaces, specifically Randall's Field, Aviary Road Field and Dodd's Lane Field, may not meet the NPPF criteria for Local Green Space designation. The respondent argued that Green Belt protection and Local Green Space designation serve different purposes and that the value of public footpaths around or through privately owned fields should not, by itself, justify designation. They suggested instead that some land could potentially accommodate housing alongside new community facilities, with the Neighbourhood Plan being used to influence the design, housing mix and density of any development.

Other respondents emphasised that Local Green Spaces should demonstrate benefits beyond simply remaining undeveloped, while one questioned whether "enhancing biodiversity" was a realistic objective for all sites. Overall, the consultation provides strong community support for protecting the identified green spaces, but also highlights the importance of demonstrating, through site-specific evidence, how each proposed Local Green Space meets the relevant NPPF criteria and why it is demonstrably special to the local community.

21. Open Spaces Policy 4 – Open Space provision, accessibility and quality



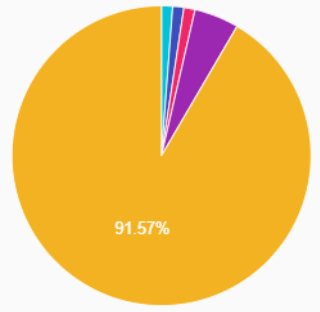
Respondents generally supported the principle that open spaces should be accessible and that new development should contribute to a well-connected neighbourhood. There was particular concern about the proliferation of private roads and the potential for gated or private developments to create isolated communities. Respondents suggested that larger developments should be connected to surrounding areas and provide routes for walking and cycling.

There was some disagreement about gated communities, with one respondent questioning a blanket restriction and suggesting that gated developments could be acceptable provided that public rights of way remain accessible and sufficient on-site parking is provided to prevent overspill onto neighbouring roads.

Respondents also suggested that larger developments should provide dedicated open space for their residents, including play and exercise areas, and asked for greater clarity about which types and scales of development would be subject to open space requirements and which standards should be applied. One respondent questioned how open space provision could be achieved alongside development, highlighting the need for clearer explanation of the policy.

A further strong theme was the adoption and permeability of roads. Respondents expressed concern about the number of private roads in Pyrford and suggested that roads serving significant new developments should be offered for adoption, or preferably required to be adopted, and that larger developments should provide through routes for walking, cycling and vehicles where appropriate. Overall, the responses support accessible open space and connected development, while suggesting that the policy should provide clearer standards and stronger requirements for connectivity and public access.

22. Open Spaces Policy 5 – Public access and recreation

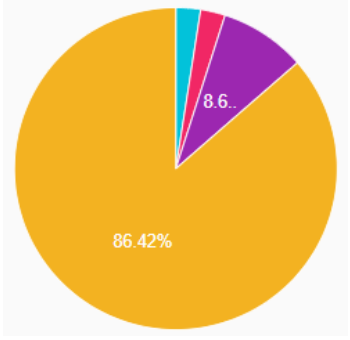


The responses strongly support maintaining public access to Pyrford's recreational spaces and recognise their value to both local residents and the wider area. Respondents emphasised the importance of protecting public rights of way and ensuring that they remain genuinely accessible and usable. Particular concern was expressed about paths becoming fenced, narrow and overgrown, and about the need for effective maintenance and management of neglected routes.

Some respondents suggested that the policy should be proportionate to the scale of development, with one proposing that it apply only to developments of more than 10 dwellings. Another suggested that the policy could be worded more positively to protect and enhance informal recreation areas that have been identified through evidence as being of community value, while allowing flexibility where the benefits of development, such as an improved community facility, would outweigh the harm.

Overall, the consultation supports strong protection of public access and recreational opportunities, but suggests that the policy should distinguish between formal rights of way and informal recreational use, address the quality and management of access routes, and provide a proportionate and balanced approach to development.

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

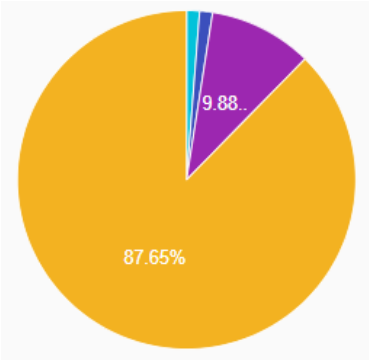


There was very strong support for protecting and enhancing green and blue corridors, with respondents identifying wildlife and biodiversity as important contributors to Pyrford's character and quality of life. Several respondents considered biodiversity protection a high priority. Suggestions included encouraging hedge planting and undertaking practical woodland management, such as fire-breaks, although some measures may be more appropriately delivered through community or environmental initiatives rather than planning policy.

One respondent cautioned that the policy requirements may not be feasible for all development types and scales, suggesting that the approach should be proportionate. Another argued that biodiversity corridors cannot be effectively protected if increasing housing density results in the loss or fragmentation of green infrastructure. The Old House wilding project was cited as a positive local example of wildlife returning to the area, while concerns were also raised about disturbance to wildlife from development and increased recreational activity.

A practical concern was raised about the potential for wildlife corridors to bring animals such as deer into residential gardens. Overall, the responses strongly support the policy objective, while suggesting that the policy should be proportionate, encourage practical measures such as hedge planting, and recognise the need to manage potential conflicts between biodiversity objectives and residential amenity.

24. Biodiversity and Nature Policy 2 – Trees, hedgerows and woodland



There was strong support for protecting trees, hedgerows and woodland, with particular concern about the loss of mature and veteran trees. The recent loss of old oak trees in Wexfenne Gardens was cited as an example of the importance of effective protection and oversight. Respondents also wanted a more proactive approach to woodland management and greater recognition of the role that local communities can play in maintaining woodland.

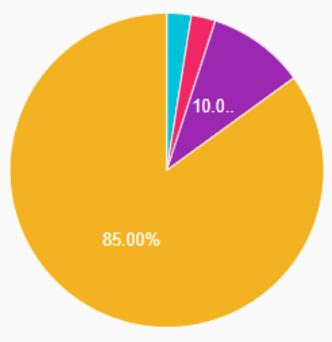
Questions were raised about whether all requirements of the policy should apply to every type and scale of development. One respondent suggested focusing particular requirements on demolition and rebuild schemes and development resulting in an increase in dwelling numbers. This reflects the wider consultation theme that policy requirements should be proportionate to the scale and nature of development.

Respondents also requested clearer guidance on the evidence needed to demonstrate the value of trees and justify their removal, and on appropriate mitigation measures. One respondent questioned whether native planting should always be required or whether climate-resilient species should also be considered. Concerns were raised about the effectiveness of the policy in preventing neglect or deliberate removal of existing trees and hedgerows, including by existing property owners rather than developers.

Finally, respondents emphasised the importance of the long-term maintenance of new planting. In particular, they suggested that planting schemes should include appropriate maintenance and watering commitments to ensure that replacement and newly planted trees survive increasingly dry conditions. Overall, the responses strongly support the policy but suggest that it should include clearer evidence and

mitigation requirements, be proportionate to development scale, and address the long-term management and survival of new planting.

25. Biodiversity and Nature Policy 3 – Biodiversity, nature recovery and ecological networks



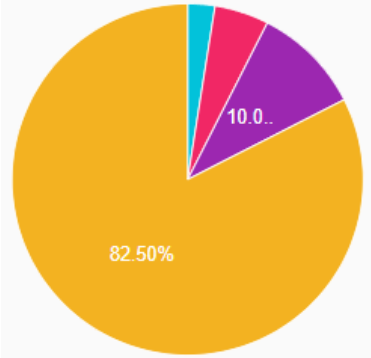
The responses support the principle of nature recovery and ecological enhancement but raise significant questions about the scope, proportionality and practical implementation of the proposed policy. Several respondents questioned whether the requirements could reasonably be applied to all types and scales of development, particularly domestic extensions, and suggested that more onerous requirements should apply primarily to development involving demolition, rebuilding or an increase in dwelling numbers.

Respondents also stressed that biodiversity mitigation must be maintained over the long term if it is to be effective. One respondent raised the potential for nature recovery measures to become overly bureaucratic and called for clear definitions and boundaries, while another expressed concern that biodiversity requirements could create unnecessary constraints on housing delivery.

Climate resilience was raised again, with a suggestion that climate-resilient species should be considered alongside native species. A respondent also recommended checking the policy against the latest national policy and guidance on Biodiversity Net Gain and ensuring that it reflects the objectives of Surrey's Local Nature Recovery Strategy.

A further suggestion was that larger developments should demonstrate adequate sewage capacity and avoid contributing to sewage pollution of local rivers. While this was a single response, it could be considered alongside the Plan's wider infrastructure and water-quality evidence. Overall, the responses support the objective of nature recovery but suggest that the policy should be clearly defined, proportionate to development scale, aligned with evolving national policy, and supported by robust long-term management requirements.

26. Biodiversity and Nature Policy 4 – Priority and protected species

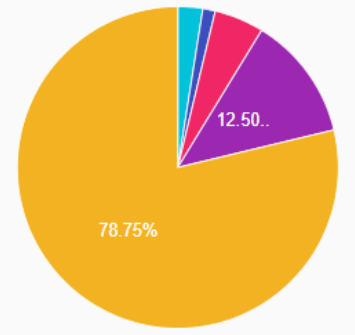


The responses support the protection of protected and priority species and suggest that the policy should also recognise the wider decline in wildlife in Pyrford. One respondent specifically suggested that bat surveys should be considered for works such as roof extensions, given the presence of bats locally.

Respondents also questioned whether ecological or nature surveys should be mandatory for all development or whether requirements should be proportionate to the scale and nature of the proposal. This reflects the wider consultation theme that biodiversity requirements should be appropriately scaled, with more detailed surveys where development has a greater potential to affect protected species or their habitats.

Overall, the responses support the policy objective but suggest that the Plan should clearly explain when ecological and protected-species surveys are required, consider a proportionate approach based on development scale and potential impact, and recognise the importance of wildlife more broadly than only legally protected species.

27. Biodiversity and Nature Policy 5 – Lighting and dark corridors

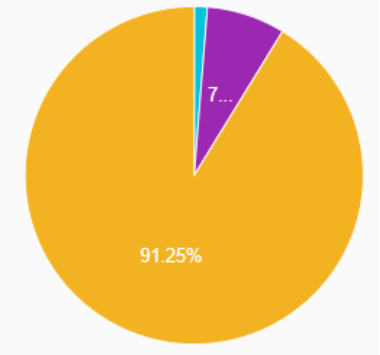


There was strong support for reducing unnecessary light pollution and protecting dark corridors, with respondents concerned about the impact of upward and floodlighting on Pyrford's night sky and the potential effects of artificial light on wildlife. Respondents supported lighting being directed downwards and encouraged the unnecessary use of external lighting to be reduced.

However, respondents also stressed that lighting policies must take account of resident safety and accessibility. One respondent expressed concern that excessive restrictions on evening lighting could compromise safety, while another supported the policy provided that it operated within appropriate safety requirements. Particular concern was expressed about lighting on the fringes of built-up areas, where artificial light can affect wildlife.

Floodlighting was identified as a particular concern, with the proposed padle courts at Pyrford Lakes given as a local example. Respondents also highlighted the relationship between lighting, pedestrian safety and the quality of pavements and footways. Overall, the responses support reducing unnecessary light pollution while emphasising the need for a proportionate approach that balances dark corridors and wildlife protection with safety, accessibility and appropriate lighting levels.

28. Biodiversity and Nature Policy 5 – Air, noise and water quality

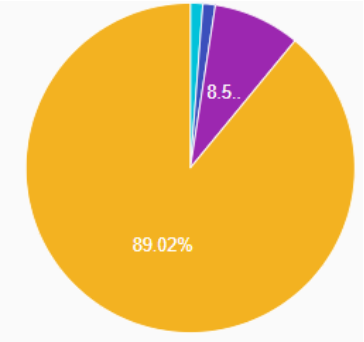


The responses support the objective of protecting air, noise and water quality but suggest that the policy should be framed positively and in accordance with national planning policy. One respondent specifically recommended replacing "resisted" language with wording that supports development where impacts can be avoided or appropriately mitigated.

A respondent also requested greater clarity about the types of development covered by the policy, particularly where technical Use Class terminology such as B2 and B8 is used. The potential cumulative impact of increased development and associated vehicle use was also highlighted.

Existing M25 traffic noise was identified as a significant local concern, affecting residents both during the day and at night, with a further question raised about its impact on wildlife. Overall, the responses support the policy objective while suggesting clearer terminology, positive and NPPF-compatible wording, consideration of cumulative impacts and recognition of existing sources of noise and pollution

29. Social and Community Policy 1 – Protection of existing community facilities



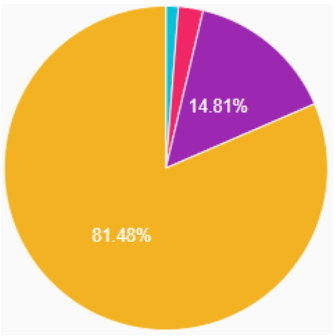
There was very strong support for protecting community buildings and facilities, with respondents describing them as central to Pyrford's distinctive character, village identity and community life. Respondents considered these facilities vital to a healthy village and wanted them not only protected but actively supported.

Some respondents suggested that the list of identified community facilities should be expanded to include nursery provision, youth facilities, leisure facilities, the recreation ground and golf clubs. This should be reviewed against the Plan's definition and evidence of community facilities.

Respondents also raised the importance of ensuring that the policy does not prevent beneficial redevelopment or improvement of community facilities. In particular, the policy should allow facilities to be modernised, adapted or replaced where this would maintain or improve their community function. The Old School House was identified as an example of a facility that may be underused.

There were differing views about the protection of facilities where use or demand has declined. Respondents suggested that the policy should recognise the possibility of declining demand while ensuring that important facilities are not lost without evidence that they are genuinely no longer viable or required and that alternative provision has been properly considered. Overall, the consultation strongly supports retaining and strengthening Pyrford's community facilities while allowing sufficient flexibility for their improvement and long-term viability.

30. Social and Community Policy 2 – Provision of new community facilities



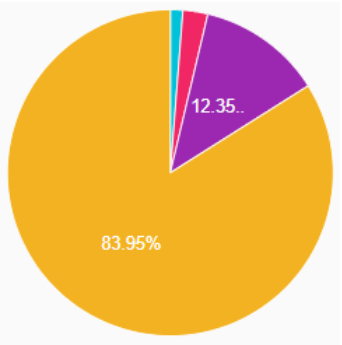
Respondents generally support the provision of new community facilities where there is a demonstrated need, while emphasising that existing facilities should be used and improved effectively wherever possible. One respondent questioned the need for further infrastructure given the number of existing facilities and suggested that these should be better utilised before new facilities are developed.

Respondents asked for clearer evidence identifying gaps in current provision and suggested that the policy should explain how developers should demonstrate the need for a new facility. There was also support for retaining existing community

spaces so that they remain available to future populations. A particular need for larger facilities for young people was identified, while the Arbor Centre was highlighted as an important existing facility requiring protection.

At the same time, respondents recognised that community needs change as populations grow and supported flexibility to provide new facilities where emerging needs are identified. Overall, the responses support a policy approach that prioritises the protection and effective use of existing facilities while enabling new provision where there is a clear and evidenced community need.

31. Social and Community Policy 3 – Leisure, sport and recreation

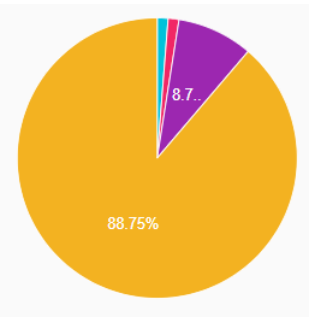


Respondents generally support the provision and improvement of leisure and sport facilities, with particular emphasis on facilities for children and young people. One respondent suggested that, given the significant existing provision, new facilities should have a low built impact and primarily benefit children. A specific local need was identified for a playground closer to the centre of Pyrford.

A respondent also raised the importance of ensuring that leisure and sport proposals comply with other relevant development plan policies, including Green Belt policy, rather than the policy being interpreted as providing automatic support for such development. Clarification was also requested about how existing sport and play spaces would be safeguarded and improved and whether developer contributions would be an appropriate mechanism.

Other comments concerned the promotion of existing local facilities and the resources and leadership required to deliver improvements. These latter points may be more appropriately addressed as community actions rather than through planning policy. Overall, the responses support improving leisure and sport provision, particularly for children, while emphasising the need for clear evidence of local need, appropriate siting and a realistic approach to delivery.

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



There was strong support for improving health and wellbeing provision in Pyrford, with respondents describing this as a high priority. Several respondents highlighted the limited healthcare provision within Pyrford and reliance on services in West Byfleet, alongside concerns that GP provision has not kept pace with population growth. The lack of suitable public transport was considered particularly important for an ageing population, reinforcing the need for accessible local services.

Respondents identified a potential need for a local pharmacy, with one also identifying a Post Office as a desirable service. A day centre was suggested as another type of facility that could be recognised within the policy. One respondent specifically recommended including a 15-minute walking accessibility criterion, consistent with the Plan's wider approach to sustainable access to community facilities.

A useful drafting point was raised concerning parking. Rather than requiring health and wellbeing facilities to provide dedicated parking, the policy could require them to be served by adequate parking, allowing proposals in locations such as the village parade to make appropriate use of existing parking provision. Overall, the responses strongly support improved local health and wellbeing provision, particularly in response to population growth and the needs of an ageing population.

33. Final Comments

The final comments were predominantly positive, with many respondents expressing appreciation for the considerable time, effort and expertise involved in preparing the updated Neighbourhood Plan. The Plan was variously described as well balanced, comprehensive, thorough, well researched, well written, joined-up and well considered. Respondents particularly valued its documentation of Pyrford's landscape, green spaces, woodland, waterways, wildlife and rural character, and expressed strong support for protecting the qualities that make Pyrford distinctive.

A number of respondents nevertheless identified practical issues and priorities for the future. Transport was a significant theme, including concerns about increasing traffic, existing parking problems around Marshall Parade, access for emergency and refuse vehicles, traffic management at Lock Lane, school pick-up and drop-off traffic, and possible 20 mph zones. The lack of public transport was highlighted as a particularly important concern, especially in relation to an ageing population and the ability of residents to access healthcare, shops and other services without relying on cars. Improved mobile phone coverage was also suggested.

Community infrastructure and NCIL were another theme. Respondents asked how NCIL would be prioritised and suggested a broader list of potential projects or a specific infrastructure delivery policy. Suggestions included secure cycle parking at community facilities, improvements to the Marshall Parade junction, a playground and improvements to the Cricket Club. The possibility of adapting an existing shop at Marshall Parade to provide a pharmacy and Post Office was also suggested.

There were several specific factual and drafting points for consideration before the Plan progresses. These included checking whether the reference to the "fourth rat run" remains accurate following changes to the RHS Wisley access road, changing "sweet corn" to "maize for livestock feed", and correcting the repeated use of "data" as a singular noun.

One respondent raised a broader concern that some policies may be idealistic or difficult to implement or enforce, despite supporting the overall Plan. This reinforces comments made elsewhere in the consultation about ensuring that policies are realistic, proportionate, evidence-based and capable of being effectively applied.

A small number of comments addressed matters outside the Plan itself, including the village fete and the ongoing Milestones HMO planning appeals. One respondent also expressed concern about the length of the consultation survey and its potential implications for participation.

Overall, the final comments demonstrate a high level of appreciation for the updated Plan and strong support for its overall objectives, particularly the protection of Pyrford's rural character, landscape, green spaces and community. The additional comments primarily identify practical priorities around transport, parking, public transport, community infrastructure and NCIL, together with a small number of factual and drafting corrections to be considered before the Plan is finalised.

5. Consideration of Representations and Changes to the Plan

5.1 Approach to Considering Representations

All representations received during the Regulation 14 consultation were carefully considered.

Representations were considered by reference to:

- the purpose and scope of the updated Plan
- the evidence supporting the relevant policy
- national planning policy and guidance*
- the strategic planning context
- the existing made Pyrford Neighbourhood Plan
- the objectives of the update
- whether the representation identified a need for clarification, correction or amendment.

* The updated Plan is being prepared under the National Planning Policy Framework (NPPF), August 2026.

5.2 Changes Made as a Result of Consultation

The Regulation 14 consultation resulted in a number of changes to the Plan.

These include:

- Changes resulting from the introduction of the NPPF (August 2026), which came into force during the consultation.
- Reference to a Design Guide rather than a Design Code. Because the Design Code was not available for review during the Reg 14 consultation, it was not possible to get feedback on the proposals. The Design Guide will serve as an indicative document until a full consultation on the Design Code can be carried out at some point in the future.
- The addition of NCIL projects in Appendix 1 of the Plan.
- Changes to the parking standards for 5+ bedroomed homes.
- More supporting evidence for the retention of bungalows

A full schedule of these changes is provided at Appendix C.

5.3 Representations Considered but Not Resulting in Changes

A number of representations raised issues which the Forum considered carefully but which did not result in changes to the Plan.

In these cases, the Forum concluded that:

- the existing wording was sufficiently clear
- the matter was already adequately addressed elsewhere in the Plan
- the proposed change was outside the scope of the current update
- the proposed policy was supported by appropriate evidence
- the suggested change was not considered necessary to meet the objectives of the Plan.

The representations that did not result in any change to Plan can be seen in the full list of responses to the Reg 14 online survey at www.pyrfordforum.org/Reg 16.

5.4 Representations Outside the Scope of the Update

Some representations raised matters that relate to the wider planning system or to matters that were not included within the scope of the current update.

The Forum has nevertheless considered these representations.

6. Conclusion

The Pyrford Neighbourhood Forum considers that the Regulation 14 consultation provided residents, community organisations, businesses, landowners, statutory consultees and other interested parties with an appropriate opportunity to comment on the proposed update to the Pyrford Neighbourhood Plan.

The Forum has carefully considered the representations received and has made changes where these were considered appropriate.

The consultation has therefore contributed to the preparation of the final version of the updated Plan which is being submitted to Woking Borough Council.

The Forum is grateful to all those who participated in the consultation and contributed to the preparation of the updated Pyrford Neighbourhood Plan.

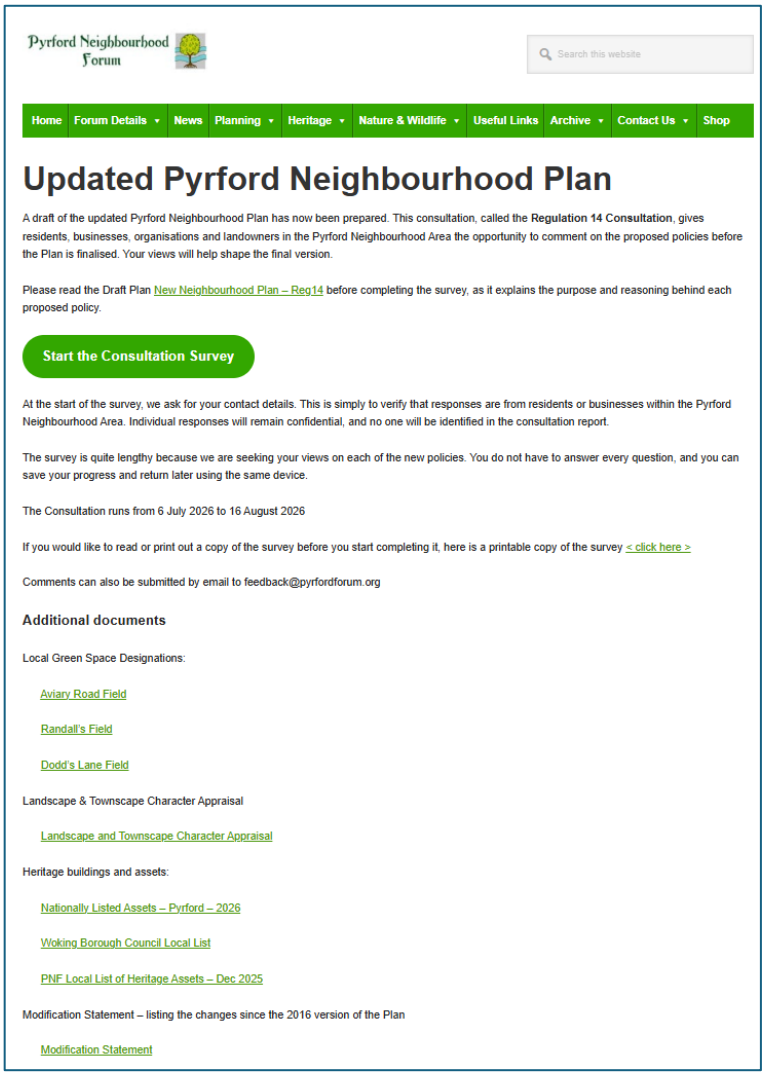
Appendix A – Consultees Contacted

Organisation / consultee	Email address	Date contacted
Woking Borough Council	planningpolicy@ wbc.gov.uk	ongoing
Active Travel England	planning-consultations@activetravelengland.gov.uk	13/7/26
National Trust	Mark.Walker@nationaltrust.org.uk	13/7/26
Canal and River Trust	planning@canalrivertrust.org.uk	13/7/26
Surrey Wildlife Trust	planning@surreywt.org.uk	13/7/26
The Environment Agency	planning_thm@environment-agency.gov.uk	13/7/26
Natural England	enquiries@naturalengland.org.uk	13/7/26
Historic England	paul.roberts@historicengland.org.uk	13/7/26
Burhill Group	j.wyatt@bglcompany.co.uk	4/7/26
Keith Gribble	keith@keithgribble.com	4/7/26
Residents' Association	sjcdick@aol.com	
Byfleet Neighbourhood Forum	andrewweiss@btinternet.com	17/7/26
West Byfleet Neighbourhood Forum	Wade.pollard@btinternet.com	17/7/26
Pyrford CofE Primary School	head@pyrford.surrey.sch.uk	13/7/26
Church of the Good Shepherd	Rector@wisleywithpyrford.org	13/7/26
The Arbor Centre	katie.robinson1@yahoo.co.uk	13/7/26
Pyrford Village Hall	sonia.delaurenzy@gmail.com	13/7/26
Pyrford Social Club	chairman@pyrfordsocialclub.com	13/7/26
Pyrford Cricket Club	smnclifton@gmail.com	13/7/26
Pyrford Village Show	stevetipping@msn.com	13/7/26
Surrey County Council	planning.consultations@surreycc.gov.uk	22/7/26
Cllr Peter Graves	cllrpeter.graves@woking.gov.uk	4/7/26
Cllr Ellen Nicholson	CllrEllen.Nicholson@woking.gov.uk	4/7/26
Cllr Liam Lyons	cllr.liam.lyons@westsurrey.gov.uk	4/7/26
Cllr Ian Richardson	ianrichardsonofficial89@yahoo.com	17/7/26
Cllr Chris Martin	CllrChris.Martin@woking.gov.uk	4/7/26
Cllr Attia Aslam	CllrAttia.Aslam@woking.gov.uk	4/7/26
Cllr Liz Bowes	liz.bowes@surreycc.gov.uk	4/7/26
Cllr Amanda Boote	cllramanda.boote@woking.gov.uk	4/7/26

Appendix B – Consultation Publicity and Engagement

The **Pyrford Forum website** has a page dedicated to the Reg 14 consultation.

www. pyfordforum.org/Reg14



Pyrford Neighbourhood Forum

Search this website

Home | Forum Details | News | Planning | Heritage | Nature & Wildlife | Useful Links | Archive | Contact Us | Shop

Updated Pyrford Neighbourhood Plan

A draft of the updated Pyrford Neighbourhood Plan has now been prepared. This consultation, called the **Regulation 14 Consultation**, gives residents, businesses, organisations and landowners in the Pyrford Neighbourhood Area the opportunity to comment on the proposed policies before the Plan is finalised. Your views will help shape the final version.

Please read the Draft Plan New Neighbourhood Plan – Reg14 before completing the survey, as it explains the purpose and reasoning behind each proposed policy.

Start the Consultation Survey

At the start of the survey, we ask for your contact details. This is simply to verify that responses are from residents or businesses within the Pyrford Neighbourhood Area. Individual responses will remain confidential, and no one will be identified in the consultation report.

The survey is quite lengthy because we are seeking your views on each of the new policies. You do not have to answer every question, and you can save your progress and return later using the same device.

The Consultation runs from 6 July 2026 to 16 August 2026

If you would like to read or print out a copy of the survey before you start completing it, here is a printable copy of the survey < click here >

Comments can also be submitted by email to feedback@pyrfordforum.org

Additional documents

Local Green Space Designations:

- Aviary Road Field
- Randall's Field
- Dodd's Lane Field

Landscape & Townscape Character Appraisal

- Landscape and Townscape Character Appraisal

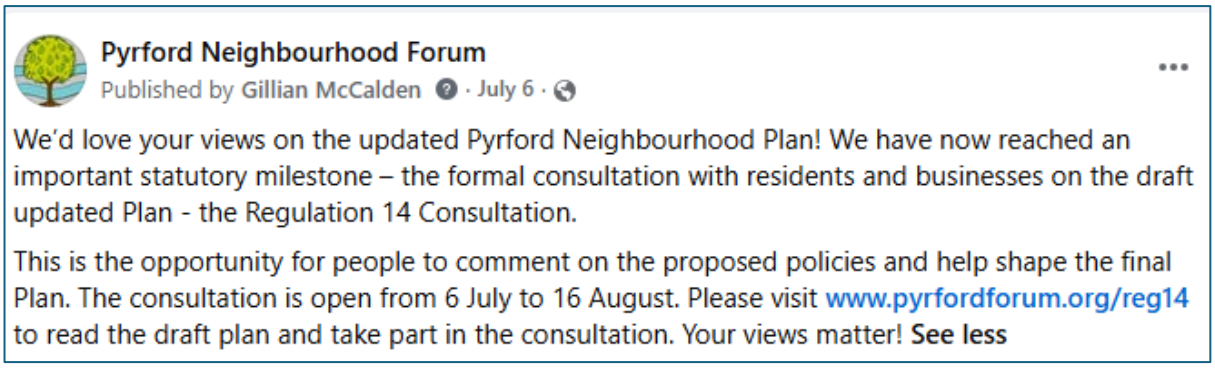
Heritage buildings and assets:

- Nationally Listed Assets – Pyrford – 2026
- Woking Borough Council Local List
- PNF Local List of Heritage Assets – Dec 2025

Modification Statement – listing the changes since the 2016 version of the Plan

- Modification Statement

Throughout the Reg 14 consultation period four **Facebook posts** to the Pyrford Neighbourhood Forum Facebook page were made to encourage engagement with the consultation. This is the first post on 6 July 2026. The page has nearly 764 followers.



Pyrford Neighbourhood Forum
Published by Gillian McCalden · July 6 ·

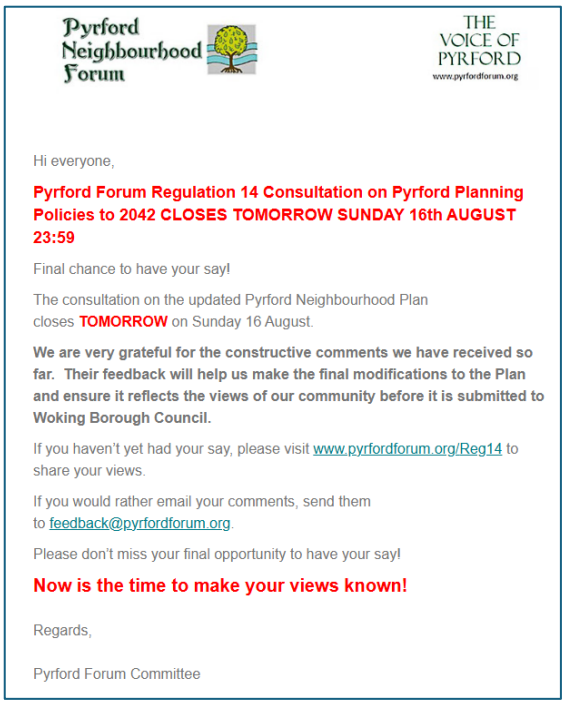
We'd love your views on the updated Pyrford Neighbourhood Plan! We have now reached an important statutory milestone – the formal consultation with residents and businesses on the draft updated Plan - the Regulation 14 Consultation.

This is the opportunity for people to comment on the proposed policies and help shape the final Plan. The consultation is open from 6 July to 16 August. Please visit www.pyrfordforum.org/reg14 to read the draft plan and take part in the consultation. Your views matter! **See less**

The posts were shared to other pages and groups including Pyrford Village Voice (3.3K members) and Pyrford Past and Present (2.0K members). Local councillors also shared the posts to their pages.

Throughout the consultation period four emails were sent to the **Forum's mailing list**, which has 832 subscribers. This is the final email, sent on 15 August 2026.

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Pyrford Neighbourhood Forum

THE VOICE OF PYRFORD
www.pyrfordforum.org

Hi everyone,

Pyrford Forum Regulation 14 Consultation on Pyrford Planning Policies to 2042 CLOSES TOMORROW SUNDAY 16th AUGUST 23:59

Final chance to have your say!

The consultation on the updated Pyrford Neighbourhood Plan closes **TOMORROW** on Sunday 16 August.

We are very grateful for the constructive comments we have received so far. Their feedback will help us make the final modifications to the Plan and ensure it reflects the views of our community before it is submitted to Woking Borough Council.

If you haven't yet had your say, please visit www.pyrfordforum.org/Reg14 to share your views.

If you would rather email your comments, send them to feedback@pyrfordforum.org.

Please don't miss your final opportunity to have your say!

Now is the time to make your views known!

Regards,

Pyrford Forum Committee

Help Shape the Updated Pyrford Neighbourhood Plan



The updated Pyrford Neighbourhood Plan will help guide planning decisions until 2042.

We'd like to hear you views on the proposed planning policies in the new Plan

Housing – Green spaces – Heritage – Transport – Biodiversity – Community Facilities – Infrastructure

Read the draft Plan and complete the consultation survey at www.pyrfordforum.org/reg14

Consultation closes: 16 August 2026

This **poster** was printed in A5, A4 and A3. It was handed out at the Village Show, displayed on the PNF noticeboard, in local shops and on other notice boards.

At the Pyrford Neighbourhood Forum AGM on 30 June 2026, a presentation on progress with the updated Pyrford Neighbourhood Plan was given. The final slide encouraged engagement with the consultation survey.





At the Pyrford and Wisley Village Show, hard copies of the Regulation 14 Consultation document were available for residents to examine. The poster shown above was displayed and flyers were handed out.

Appendix C - Detailed schedules of changes resulting from the Regulation 14 representations and responses

The full schedule of representations received during the Regulation 14 consultation, together with the Forum's responses and decisions, is available on the Pyrford Neighbourhood Forum website www.pyrfordforum.org/Reg16.

The schedule contains approximately 400 individual representations and records the respondent reference, the matter or policy to which the representation relates, the representation made, the Forum's response and the resulting decision.

The schedule is provided electronically because of its size and forms part of the Consultation Statement.

The following three tables show the responses which resulted in changes to the Plan.

1. Schedule of Changes Made to Policies Following Online Survey Responses to Regulation 14 Consultation

Response ID	Ref	Comment	Pyrford Neighbourhood Forum Response	Amendments to Reg 14 NP
8zBB0dUy	I2	The Highways Authority will be consulted, and will identify suitable mitigation measures - either to be incorporated into the scheme, or through financial contributions. Perhaps the policy should explicitly state that on-site or physical infrastructure improvements identified in the transport assessment would be supported over and above financial contributions.	Noted	Sentence added in Infrastructure Policy 2 about on-site or physical infrastructure improvements.
8zBB0dUy	I3	Would it be worth signposting applicants to which parking standards you are referring to - i.e. the policy later in your Plan? It may also be worth stressing that this includes EV parking standards, and disabled parking standards for some scales and types of development.	Noted	Signpost to Built Environment Policy BE5 now included.
nPC5cmFG	I4	Should this include mobile coverage as some areas of Pyrford don't have fibre to fibre connections	Noted.	Infrastructure Policy 3 now includes reference to mobile coverage.

XBCZjquG	I4	I'm always wary of specific technologies being listed, yes FTTP is the gold standard for now, but it's not always possible to provide it in all locations, also we don't know how long FTTP will be the gold standard. If the idea is to review the policy in the next 5 years or so then leave it in, otherwise I'd be inclined to say "All development must include high quality broadband & mobile coverage. Where possible developers should provide the highest speed service..."	Agreed	Infrastructure Policy 3 wording changed to reflect this suggestion.
8zBB0dUy	BE1	Unfortunately I cannot find the proposed design code on the consultation website, or the Neighbourhood Plan website, so cannot comment. I'm not sure you can therefore include this policy if the Design Code hasn't been made available for consultation, but perhaps I've just missed it on the website.	This document will be included as part of the Regulation 16 consultation and will be presented as a Design Guide.	Design Guide will be included as part of the NP supporting documents
SrC5yySv	BE1	I agree with the principle of having a Design Code. The document was not available for review.	Support for Built Environment Policy 1	Design Guide will be included as part of the NP supporting documents
nPC5cmFG	BE2	add more key types of housing like bungalows which are a already a significant proportion of the existing housing stock in Pyrford and social housing which is non existent in Pyrford	Agreed	Built Environment Policy 2 amended to mention bungalows
LGC5vQXg	BE2	Please include disabled as well as older residents for new properties. Their omission in the plan and within the wording is a form of everyday discrimination and increases the lack of awareness, making discriminatve practices less noticeable.	Agreed	Built Environment Policy 2 amended to specifically mention those with restricted mobility.

8zBB0dUy	BE2	I agree that developments should meet local needs, but should the policy signpost the evidence that applicants should use to inform their proposed mix? Is there a local Housing Development Needs Assessment to inform proposals? I agree with proposals meeting optional technical standards with regards to accessible/adaptable dwellings - is this an opportunity to justify the adoption of this standard via Building Regulations (Part M) for a proportion of units or certain type of development? Core Strategy policy CS13 requires lifetime homes standards and a percentage of new specialist accommodation to be fully wheelchair accessible. The Neighbourhood Plan could embed updated requirements, to reflect local evidence of need.	The Forum agrees that the requirements for accessible and adaptable homes should be more clearly specified, having regard to local evidence of need and relevant national and local policy requirements. The necessary amendments will be made.	Changes made to Built Environment Policy 2 to include meeting both the nationally described space standards and accessibility and adaptability standards.
mvDB8KxS	BE2	Agreed but properties provided for older people looking to downsize and releasing valuable family housing stock should not simply be flats and small apartments. Losing bungalows for redevelopment and removal from the local housing stock should be curtailed as much as possible to not penalise older people who simply want to go from two storey to single storey dwelling.	Noted	Changes made to Built Environment Policy 2 to mention bungalows

cxBRHZt0	BE3	Firstly, the document needs to define the term HMO (what the acronym stands for and what types of HMO exactly). It also needs to be clear about what are the concerns around / 'impact of' HMOs. It is important that we provide some form of good quality, affordable shared living accommodation in the neighbourhood for young people starting out in work or for people working locally. In Bristol, a property has to be registered as an HMO if 3 or more people are sharing a house. It would not make sense to effectively ban this from happening, as I feel the current policy would. Why should young people's needs not be equal to those of families?	The Forum does not object to HMOs in principle and recognises the role they can play in providing affordable and shared accommodation. The intention of the policy is not to prevent HMOs, but to ensure that their potential impacts on residential character and amenity are appropriately considered. The text will be amended to define HMOs .	Policy amended in Built Environment Policy 3 to define the initials HMO
FUtKVzvl	BE4	Important for elderly residents needing one storey accommodation	Support for Built Environment Policy 4	Built Environment Policy 4 amended to require one bedroom and bathroom to be maintained on ground floor
nPC5cmFG	BE4	Bungalows in Pyrford form c15% of th existing housing mix and should be protected as they enable the older population to stay within Pyrford. The single floor accommodation is important and developments should maintain at least one bedroom and bathroom on the ground floor	Support for Built Environment Policy 4	Built Environment Policy 4 amended to require one bedroom and bathroom to be maintained on ground floor
tiCZW4oc	BE5	I think the minimum of 5 parking spaces for a 5+ bedroom house may be a little excessive.	Noted	Built Environment Policy 5 Policy changed to remove 5-bedroom category
nPC5cmFG	BE5	could extend to include 1 EV charger per parking space.Specify planning use C3	Noted	Built Environment Policy 5 changed to specify access to one charger per space and garage, rather than a dedicated charger.

cxBRHZt0	BE5	The number of parking spaces for 3,4 and 5 bedroom houses is excessive. These are likely to be family houses where the number of children living at home AND driving is likely to be a subset of all family children at any one time. I would suggest 3 bedrooms = 2-3 spaces depending on location (as per flats) and 4 & 5 bedrooms = 3 spaces. A bigger problem is that 1 bedroom flats or houses often home a couple each with a car. Therefore, depending on the number of 1-bed flats/houses, there might need to be 2 spaces per flat/house.	Noted	Built Environment Policy 5 Policy changed to remove 5-bedroom category
8zBB0dUy	BE5	I think you need to distinguish between specialist residential accommodation and new dwellings - does this policy only apply to new C3 dwellings? I appreciate lack of parking can lead to overspill onto local roads, but what about a proposal for e.g. flats where a really good proportion are affordable homes / accessible and adaptable homes, and parking isn't feasible? Should there be caveats? The emerging NPPF actually only allows for maximum parking standards to encourage the use of sustainable transport modes - I think this is reasonable for larger, flatted developments which are located in a sustainable location. Should this policy also signpost the EV charging standards (although this has, to some extent, been superseded by Building Regs Part S, but you could request evidence that Part S standards will be complied with).	Noted	Built Environment Policy 5 changed to say “access” to one charger per space and garage, including HMOs
WDznuYbK	BE5	I suggest 5+ bedroom house only needs 4 parking spaces	Agreed	Built Environment Policy 5 Policy changed to remove 5-bedroom category
fPCZl804	BE5	A parking space for every bedroom up to 5 bedrooms seems excessive and will not encourage homes built for those with large young families.	Agreed	Built Environment Policy 5 Policy changed to remove 5-bedroom category

nPC5cmFG	BE7	Make it clear that it applies to all applications including reserved matter and outline Planning applications	Agreed, policy reworded	Built Environment Policy 7 changed to specify all planning applications involving 5 or more dwellings
8zBB0dUy	BE7	I agree with the aim of the policy, but I'm not sure this will work in practice, e.g. with a Reserved Matters application.	Support for Built Environment Policy 7	Built Environment Policy 7 changed to specify all planning applications involving 5 or more dwellings
bxCZZlVZ	BE7	I assume this is relevant for large developments only?	Yes, policy reworded	Built Environment Policy 7 changed to specify all planning applications involving 5 or more dwellings
WDznuYbK	BE7	I suggest removing "unless otherwise agreed by the Local Planning Authority" as that potentially removes the timings stated below	Agreed	Built Environment Policy 7 changed to specify all planning applications involving 5 or more dwellings
GkBhu38c	BE7	Yes - where the application is for new and commercial development, but overkill for small domestic applications. Should this policy be reworded?	Policy reworded	Built Environment Policy 7 changed to specify all planning applications involving 5 or more dwellings

OCCZikvD	H3	Enforceability of "preserved in situ wherever possible..." worries me there should be an absolute requirement to preserve archaeological remains.	Agree with the point	"wherever possible" has been deleted from Heritage Policy 3
nPC5cmFG	OS1	add source of Assessment	Landscape and Townscape Character Assessment needs to be referenced.	Open Spaces Policy 1 changed to add a link to the Landscape and Townscape Character Assessment.
8zBB0dUy	OS1	A minor suggestion, but would it be better to say: Devleopment 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 Townscale Character Assessment? This makes the policy more positive in terms of supporting sustainable development.	Suggested amendment agreed.	Open Spaces Policy 1 changed to use the suggested wording.

8zBB0dUy	OS2	I support the aim of the policy, but again, rather than aiming to restrict development, this should be amended to support sustainable development which can evidence how it has protected and enhanced these valuable features and their setting. Somewhat overlaps with the previous heritage section too, so ensure policy requirements are consistent.	Suggested amendment agreed.	Open Spaces Policy 2 changed to refer to the important views map. Wording amended to read more positively
eHBBVdP9	OS4	Not sure I agree with no gated communities however I think developments should ensure public rights of way are free and at least 2 metres before any fencing which should be restricted in height and not solid. I find gated communities appealing but they need to ensure sufficient & non restrictive parking to ensure no overspill or van parking on neighbouring roads .	Built Environment Policy 5 covers parking standards. The point about public rights of way not being enclosed by fencing is noted.	Text added to Open Spaces Policy 5 to require public footpaths to be at least 2 meters wide, with open fencing that is only as high as necessary.
nPC5cmFG	OS4	Large developments e.g over 10 dwellings must in addition provide dedicated open space for use by the new dwellings for all ages like playgrounds, excrcise areas		Open Spaces Policy 4 strengthened to require play areas, accessible to all.
8zBB0dUy	OS4	Should the policy specify what types and scales of development, and identify/signpost specific open space standards which provision must comply with?	Yes	Open Spaces Policy 4 strengthened to require play areas, accessible to all.
eHBBVdP9	OS5	And ensure public rights of way aren't fenced in making long, narrow, overgrown corridors that become inaccessible.	Noted	Text added to Open Spaces Policy 5 to require public footpaths to be at least 2 meters wide, with open fencing that is only as high as necessary.

8zBB0dUy	OS5	I think there are likely to be circumstances where new development may be situated where informal recreation takes place - it's quite a narrow restriction. Perhaps the policy could be worded more positively, to protect and enhance informal recreation areas which have been identified in evidence as being of value to the community; other than where the benefits of development (e.g. what about an expanded community facility development) would outweigh the harms.	The intention of the policy is to ensure that new development provides appropriate access to open spaces and the countryside, including existing rights of way, rather than to restrict development where informal recreation currently takes place. The Forum agrees that the wording could be clearer and will amend the policy to better reflect this intention.	Open Spaces Policy 5 has been reworded to reflect the intention to protect and enhance public footpaths.
8zBB0dUy	BN1	Agree with this policy requirement, but probably not feasible for all development types and scales.	The Forum believes this should apply to all development, including extensions.	Added text to strengthen Biodiversity and Nature Policy 2 to apply to all developments - whatever size..
nPC5cmFG	BN2	Can this policy be realistically applied to ALL developments or should it apply to say demolition and rebuilds and 1 or more increase in dwellings	The Forum believes this should apply to all development, including extensions.	Added text to strengthen Biodiversity and Nature Policy 1 to apply to all developments - whatever size.
8zBB0dUy	BN2	I think you need to specify what evidence should be submitted to demonstrate whether a tree has value, and how mitigation measures are proposed. Is native planting always a good idea - should climate-resilient species be considered too?	Agreed	Biodiversity and Nature Policy 2 strengthened by adding text on pre-emptive felling /removal which would be seen in a dim light and could result in a re-planting plan. Added references to climate change.

OCCZikvD	BN2	In view of the current summer drought conditions of recent and predictably for the future then all planting schemes MUST have a commitment to ensure their upkeep and a watering regime. Too many new planting schemes have failed because of lack of watering. Local replacement trees in roads have been a prime example.	Agreed.	Engage with residents, landowners and SCC to promote the planting and maintenance of trees. Local initiatives. Education, Climate friendly variants.
nPC5cmFG	BN3	Can this policy be realistically applied to ALL developments or should it apply to say demolition and rebuilds and 1 or more increase in dwellings	Question noted.	Clarification added on what is required for different scale of development - extensions and smaller developments v new build and larger developments - added to Biodiversity and Nature Policy 3.
8hDFwmj7	BN3	I have concerns about the application of the Ecological Enhancement Policy to domestic extensions.	Agreed, but all residents need to do their bit for our planet	Clarification added on what is required for different scale of development - extensions and smaller developments v new build and larger developments - added to Biodiversity and Nature Policy 3.
VwjVnMWF	BN3	This could create a self-fulfilling bureaucracy and needs clear definition and boundaries.	Agreed	Clarification added on what is required for different scale of development - extensions and smaller developments v new build and larger developments - added to Biodiversity and Nature Policy 3.
nPC5cmFG	BN4	Should a nature survey be mandatory? Should it apply to all developments? Could it be banded by development size?	Pragmatism as always is key	Clarification added on what is required for different scale of development - extensions and smaller developments v new build and larger developments - added to Biodiversity and Nature Policy 3.
XBCZjquG	BN5	Light pollution has already robbed us of our dark sky's so everything that can be done should be done to keep lighting facing downward, not upwards into space.	Agreed	Add "downward facing" to Biodiversity and Nature Policy 5
8zBB0dUy	BN6	It's worth amending this policy so that it comes across as supportive of development which can evidence that any impacts can be avoided or mitigated. The continued use of 'resisted' language doesn't conform to the NPPF requirements.	Agreed	Biodiversity and Nature Policy 6 reworded to say that developments which don't negatively impact air, noise and water quality will be supported with justifications are provided.

8zBB0dUy	SC3	You should probably state that they will be supported where proposals accord with other relevant development plan policies (e.g. would they be supported on Green Belt land too)? How must proposals safeguard and improve existing sport and play spaces? Through developer contributions?	Agree that more clarity is needed here	Added text to say that new facilities must safeguard BN1, 2 and 3 in Social and Community Policy 4
nPC5cmFG	SC4	include" walking within 15 minutes"	Agreed	Add walking time of 15 minutes to Social and Community Policy 4
LTC54beN	SC4	And day-centres?	Agreed	Add day centres to Social and Community Policy 4
8zBB0dUy	SC4	Propose a slight amendment whereby facilities should be served by adequate parking rather than provide adequate parking: what if a mental health clinic set up in the village parade - could it use existing parking provision? Perhaps some clarify here would be helpful.	Agreed, although some would argue that the parking at Marshalls Parade is already in adequate.	Change wording of Social and Community Policy 4 to say "served by adequate parking".
LTC54beN	Final	The list in Appendix 1 as a 123 List for NCIL should be broader or the community could be consulting on too many proposals?????	Appendix 1 is being rewritten for the Reg 16 version of the Plan.	New Appendix 1 has been added

8zBB0dUy	Final	I would welcome the introduction of a specific infrastructure delivery policy, steering how NCIL will be allocated to a list of potential infrastructure priorities. Could a survey be sent around via the Pyrford Facebook page on this matter? I for one would love to see better, secure cycle parking e.g. at the Arbor Centre, Village Hall, Social Club, Cricket Club - this would vastly improve my family's ability to cycle to nearby facilities, as we'd be able to securely store our bikes there. I also think another great project would be to work with SCC (soon to be West Surrey Council) to widen the junction to enter/exit the village parade. The narrow nature of this junction causes congestion. A playground would also be brilliant, and some enhancements to the cricket club perhaps. I'm sure the school / church also have some good ideas on potential NCIL projects (although I imagine our NCIL pot is rather limited).	Thank you for these suggestions. They will be incorporated into the Reg 16 version of the Plan.	New Appendix 1

2. Schedule of Changes Made to Supporting Text Following Online Responses to Regulation 14 Consultation

Response ID	Ref	Comment	Pyrford Neighbourhood Forum Response	Amendments to Reg 14 NP
The following 18 comments (shaded) all addressed transport infrastructure concerns. The Forum did not feel that any changes to Infrastructure Policy 1 or 2 were required or could be included, but additional text was added to **Section 6.2.4** to reflect the strength of feeling.				
j1C5aaVJ	I1	Traffic calming in the Pyrford school area, 20 mph limit at school drop off/pick up times would help, also enforce the double yellow line rules and parking/ stopping in the Zig Zag areas.	Request for 20mph speed limit at school pick-up time noted.	
IqDB51Ih	I1	More electric, frequent buses to the station are needed. The main road to the station needs a cycle route, as is a bumpy dangerous road in the winter, children and adults risk being splashed by puddles when walking to West Byfleet. A bus regularly running in the morning along Pyrford Rd would be good for commuters and children walking to school. The 20 per hour speed limit area does not have enough signs and changes with not enough warning.	Support for Infrastructure Policy 1	
owBhWxoC	I1	I used to commute by bicycle to Westminster from Walton on Thames. While laudable some of the 'enhanced' cycle facilities were dire leading to conflict with other road users	Noted	
xzBn94nX	I1	Not sure where the cycle paths would go. Roads very narrow in Pyrford.	Resistence to proritising investment on cycling provision is noted.	

VkBRuhsv	I1	Pyrford Primary school traffic still needs improvement as parents are still driving on the pavement begins children scooting or walking and parking in places that endanger children's lives.	Support for Infrastructure Policy 1	
ybC2e2qI	I1	As there is no chance of reducing traffic in Pyrford perhaps there should be a a 20MPH speed limit along Coldharbour Lane past the school and shops.	Request for 20mph speed limit at school noted.	
bxCZZlVZ	I1	The local bus 437 would have to run every half hour to encourage more people to use it to go to Woking. A large supermarket shop is not practicable by bus.	Noted	
CEBBEcQb	I1	Need to look into having 20 MPH Speed Limits introduced with some roads within Pyrford Village	Request for 20mph speed limit on local roads noted.	
GZC2ARkE	I1	Traffic calming such as speed humps seem to work well in other areas	Noted	
X0BBLaw6	I1	Can I take my bike on a bus? No. The cycling infrastructure is not fit for purpose. Cycle lanes stop and start to suit the priorities of vehicular traffic, even though the priorities have changed in the last Highway Code. Most parents fear for the safety of their children and would not let them use the current infrastructure. SUVs are a particular problem as they are not compatible with the road system we have.	Support for Infrastructure Policy 1	
GkBhu38c	I1	This is not achievable. There is virtually no public transport which would assist with this aim.	Noted	
VwjVnMWF	I1	Cycling should not we developed at the expense of the roads.	Resistence to proritising investment on cycling provision is noted.	
0FBB2cGP	I1	Better transport links will be most welcome. Maybe even a bus route to coincide with the school day at Pyrford CoE	Support for Infrastructure Policy 1	

nLC21TYt	I1	I reckon if the councils / govt allowed school children in uniform free bus and train services the number of cars on the road would be reduced dramatically	Noted, but outside the scope of the Plan	
1KBRiWAI	I1	Sort out bus links in the area they would be used by the elderly residents and the kids going to local schools	Noted, but outside the scope of the Plan	
LKta2Woy	I1	The focus on reducing car journies is against the wishes of the majority who are not cycling enthusiasts.	Resistence to proritising investment on cycling provision is noted.	
OCCZikvD	I1	Cycling is not the answer for all age groups (especially older residents) an enhanced bus service with a wider operating hours span would be welcomed and just as importantly a service which runs along the Old Woking Road from the junction of Pyrford Common Road direct into West Byfleet - particularly for those living in the Lincoln/Lovelace/Hamilton/ and Pyrford Woods areas.	Suppport for improved bus services	

U8C2QT8T	I2	The plan doesn't include any consideration in terms of parking on the road to the right of marshall parade if you were facing the shops. I live opposite where the cars park and they prevent me from being able to get out/in of my drive. This might seem inconsequential but it is also a safety issue. I cannot see what is coming from the right and by the time I inch out cars have moved out to get around the parked cars. Probably more important from a community point of view is that people crossing cannot see what is coming up the road. I fail to see why this is the only part of the road around Marshal parade that doesn't have a yellow line. In my opinion this is one of the most important areas which needs traffic controls as it is on the main road going through Pyrford and causes a considerable problem i.e. with buses etc. I don't see why residential side roads which have hardly any traffic have yellow lines	Noted	
SrC5yySv	BE4	Areas which are predominantly bungalows, these should be protected.	Support for Built Environment Policy 4	Additional evidence has been added on bungalows in Pyrford and an Article 4 Directive from the Local Planning Authority has been proposed in **Section 7.5.5**
6GC2aJ3N	H1	The WBC Local List has Townsend Cottages as Fantail Cottages which is in correct. Townsend Cottages Coldharbour Road have never been known as Fantail Cottages as far as I am aware. The WBC Local List is therefore incorrect and could potentially have an impact on planning applications possibly as Townsend Cottages do not feature.	Agreed and changed in the WBC local list.	Changed in WBC Local List.

LKta2Woy	H3	Are there sites of archeological significance in Pyrford?	Yes they are and an appendix of HER archaeological sites will be added.	Reference to HER archaeological sites in Appendix 4 added to **Section 8.4.5**
YaCZVccq	OS3	The map indicates that Randall's field includes land behind the Arbor Centre which is then listed separately as the Arbor field. This might be confusing.	Agreed, this is confusing.	**Section 9.2.2** Randalls Field has been amended to remove the reference to the Arbor Field as a separate space.
8zBB0dUy	BN3	Again, should climate-resilient species be considered favourably too? You may want to double-check this is consistent with emerging NPPF policy and Planning Practice Guidance on BNG, as policy requirements are quick to change and evolve (you may need to futureproof the policy). It's also worth signposting any biodiversity objectives in Surrey's Local Nature Recovery Strategy which apply to the Pyrford Neighbourhood Area - emerging NPPF will expect Neighbourhood Plans to account for this strategy.	Agreed	Links added to Nature Depletion and Nature Recovery sites in the supporting text in **Section 10.3.3**
LKta2Woy	BN4	There is enough space around and outside Pyrford for this.	Protection is needed everywhere to prevent gradual erosion of an already depleted quantity and quality of wildlife due to man's impacts.	Links added to Nature Depletion and Nature Recovery sites in the supporting text in **Section 10.3.3**
6qzkRZLy	BN4	Not just protected and priority species but all the wildlife which has suffered in Pyrford over the years	Agreed	Links added to Nature Depletion and Nature Recovery sites in the supporting text in **Section 10.3.3**
8hDFwmj7	BN6	While agreeing with the intent this is difficult to answer without definition of the Classes B2, B8 etc.	Agreed	Definitions included in text in **Section 10.3.5**

ZnBRWD44	Final	Ref 6.2.4 - is the comment about the 'fourth rat run' still correct now that RHS Wisley has a new approach road separate from the A3. Ref 9.2.2 - suggest amending to 'maize for livestock feed'. Sweet corn is for human consumption. The plan is certainly very comprehensive and well written.	Thank you. We will check the fourth rat run and sweet corn references	Sweetcorn changed to maize (**6.2.4**). On rat run to the A3 - Lock Lane is still used as a rat run.

3. Schedule of Changes Made Following Statutory Consultee Responses to Regulation 14 Consultation

Surrey County Council (SCC), Historic England and Natural England.

Consultee	Ref	Comment	Pyrford Neighbourhood Forum Response	Amendments to Reg 14 NP
SCC	I1	We welcome Infrastructure Policy 1 as it reflects the aims of NPPF and Surrey's Local Transport Plan 4 and Surrey Healthy Streets Guidance.	Support for Infrastructure Policy 1	No change
SCC	I2 and I3	Infrastructure policy 2 and Infrastructure policy 3 do not accord with the NPPF. Traffic congestion is not a reason for refusal. NPPF sayas "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (NPPF 116).	We understand that traffic congestion is not a reason for refusal, but it is a matter of great concern to our residents. To reflect that, we propose leaving the text as it is.	No change
SCC	H3	duplicates the NPPF and Woking Local Plan Policy CS20 so may be deemed unnecessary	Noted	No change
SCC	H3	archaeology is often omitted from neighbourhood plans, so we welcome its recognition.	Support for Heritage Policy 3	No change
SCC	H4	We welcome Heritage Policy 4 (Reuse, repair and heritage at risk) which dictates sensitive re-purposing of heritage structures. This is particularly welcomed as retrofitting historic buildings is an issue not covered by both the National and Local Borough planning policies and guidance.	Support for Heritage Policy 4	No change

SCC		Heritage Design Code is unavailable	Now incorporated in Design Guide	Add Design Guide to available documents
SCC	N3	Reference to badgers	Noted. Change text	Remove and replace with "Bats and other protected species are known to occur within and around these sites."
SCC	N3	BNG policy text	Noted. Change text	For major projects only: Long-term delivery, management and monitoring of BNG should be secured through a Biodiversity Gain Plan (BGP) and supported by a Habitat Management and Monitoring Plan (HMMP), which sets out the habitat creation/enhancement measures, management prescriptions, monitoring requirements and responsibilities for the mandatory 30-year period.
SCC	N3	Habitat creation policy text	Noted. Change text	Revise the policy wording to remove the requirement that suitable off-site compensation sites must be located within the Borough and instead align the policy with the statutory BNG framework, allowing off-site provision in appropriate locations while recognising the existing incentives for habitat delivery to be undertaken as locally as possible.
SCC	N3	Ecological enhancement policy text	Noted. Change text	Revise text:“All development proposals, including domestic extensions where appropriate, 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.”

SCC	N3	SUDS policy text	Noted. Change text	Change text: “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.”
SCC	N3	Long term management policy text	Noted. Change text	Change Text “All new green infrastructure and habitat improvement measures should include appropriate arrangements for their long-term management, maintenance and monitoring, proportionate to the scale and nature of the development.”
SCC	N3	Nature recovery policy text	Noted. Change Text	Change text "Development proposals should support the objectives and priorities of the Surrey Local Nature Recovery Strategy (published March 2026), including the enhancement, restoration and creation of habitats that strengthen ecological networks and contribute to nature recovery."
SCC	N3 & 4	Justification	Noted.	Change iRecord map for another if possible. Remove photo of badger hole and replace with something else. Reword as suggested
SCC	N6	Policy text	Noted	Add additional text about non-human receptors such as roosting bats/birds etc
SCC	N6	Justification	Noted	Add justification for noise issues
Natural England	Plan	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted	No changes

Historic England	Plan	We welcome the production of this neighbourhood plan,particularly the policies relating to Heritage and Design, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time	Noted	No changes

Response from Bidwells on behalf of Burhill Land Group

The Forum has studied the response from Bidwells and acknowledges its comments but stands by the methodology and the outcomes of the Local Green Spaces designation process at this time.