

West Byfleet Neighbourhood Forum
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Dear Ernest,

15th December 2014.

We would like to thank you for speaking at our public meeting on 1st December on the issue of the possible use of our green belt for housing development. At the end of the meeting we held a number of votes by the residents of West Byfleet who attended the meeting on the following matters.

1. Green Belt Land around West Hall

An overwhelming 100% felt that the green belt land around West Hall should remain untouched.

First and foremost this area, along with the Wey Navigation, is a natural buffer between Byfleet and West Byfleet with the trees and feel of the countryside contributing to the enjoyment of all, including those travelling along the Parvis Road. The trees also act as a buffer between the M 25 and the residential homes along the Parvis Road from the constant noise of the motorway.

There are many concerns if this area of land was to be developed, particularly on a large scale. The main concern is the increase in the volume of traffic which is already very high along the Parvis Road, to the point at various times during the day the traffic is at a standstill. Other concerns would be the abilities of the utilities, particularly those responsible for land drainage and sewage disposal, to accommodate significantly larger demands.

Because of the position of this land there seems to be only one possible access/egress point and this would be off the Parvis Road.

We have very little natural green space in West Byfleet, and the curtilage to the Wey Navigation to the north of the land at West Hall as well as being of historic importance is very precious and is enjoyed by walkers, runners and cyclists as well as canoeists and narrow boat owners on the water. The Wey Navigation is a manmade water way owned and maintained by the National Trust but constructed some 350 years ago.

Any development on the West Hall land would have an enormous impact upon this waterway which is also an important wild life corridor where deer, swan, kingfishers and other species have established habitation. It is of upmost importance that the ambiance of this area is protected for future generations to enjoy.

The Dodd's Lane track, part of which runs along the southern boundary of West Hall land, is also used by families for cycling, dog walking, running etc. to access the Wey Navigation footpath and is another area of natural beauty that should be protected.

If this plan was to go ahead we could have no green belt area within our village.

2. Land at Broadoaks

We also feel it is necessary to view the future use of West Hall land in the context of potential development of the land at Broadoaks. Broadoaks is a 44 acre site, with a lovely old house, grounds and lakes and could, if developed with sensitivity, become a major asset to the West Byfleet community and meet some of our housing needs.

The West Byfleet Forum have recently distributed a questionnaire around the village in which one of the questions was '*how would you like to see the site [Broadoaks] developed*'

63 % of residents have said they would like to see a mixed development of commercial, industrial, housing, education and sports development uses.

17% of residents said a large residential development only would be appropriate.

95 % of residents agreed that some form of development should take place on this site.

Development of this site will also exacerbate the existing traffic problems and also increase pressure on our schools, health care (the present Health Centre is working to maximum capacity), public transport, water supply, and sewerage services.

3. Land adjoining Parvis Bridge/Old Parvis Road

At the meeting we were also briefed on possible development plans for the small parcel of green belt between Parvis Bridge and the Old Parvis Road. A vote at the meeting showed that a small number of those present did not object, in principle, to such a development being considered. However we are aware that residents living very close to this site may not consider our vote to be truly representative of their views.

We would be interested in any comments you have to make on our view of the situation regarding the green belt areas within our village.

We look forward to hearing from you.

Yours sincerely,

**Penny Hoskyn
Pauline Hedges
Joint Chairs West Byfleet Forum**

**Jonathan Lord MP
Ernest Amoako
Ray Morgan
Cllr Richard Wilson
Cllr Gary Elson
Cllr Liz Bowes
Cllr Graham Chrystie**

