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Dear Sirs

**Re: Woking 2027 DPD Consultation**

I have been a resident of Mayford for over 19 years and am deeply troubled by the Woking 2027 planning proposals that will have an impact on our immediate area. I am most concerned that, across the borough, the council has identified a disproportionate number of sites within Mayford to remove from the green belt.

Taken together, the removal of these sites will have a profound effect on the character of the area, which is currently semi-rural and relatively peaceful – a location in which my husband and I have lived very happily for the best part of two decades. Even over this period, we have noticed a significant upswing in traffic activity and noise. It is nowhere near as peaceful as it once was but still retains enough character to give it the village feel we both enjoy.

What is being proposed threatens to destroy this village environment and turn Mayford into a suburban corridor between Woking and Guildford, with no buffer between the two. In addition to my general anxiety over the council's proposals, I have highlighted my chief concerns under the specific site references below.

**Site reference: GB7 (Ten Acre Farm, Smarts Heath Road)**

I strongly object to the proposal to increase the number of traveller pitches on this land.

My understanding is that Mayford already has its fair share of traveller pitches within the borough. Also, I believe a sequential approach should be adopted in identifying suitable pitches, with brownfield sites given priority over green belt, but no urban sites appear to have been considered in preference.

Additionally, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI used by Mayford residents for leisure purposes. Any increase in the present Traveller site of five caravans at 10 Acre Farm would decrease the visual amenity and character of the area and also increase risk to wildlife as a result of the greater number of domestic animals nearby.

Over the years, successive planning inspectors have refused applications on this site because they reduce the openness of the green belt area. This sensible approach should be maintained and alternative, more suitable, sites sought for the travellers.

**Site references:**

GB8 (Nursery land adjacent to Egley Road)

GB9 (Woking Garden Centre, Egley Road)

GB10 (Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane)

GB11 (Land to the north west of Saunders Lane)

I strongly object to the proposal for housing on all of the above sites.

Mayford is a distinct characterful village with a strong community in an attractive semi-rural setting. It is even mentioned in the Domesday Book.

Developing housing on the green belt sites suggested would turn Mayford into a suburb of Woking and greatly risks merging Woking and Guildford into one big lump of concrete, with no 'green lung' between the

two. There appears to have been no consideration for preserving Mayford as a separate settlement, nor the impact on the character of the village.

The green belt between Woking and Guildford is already very slim and vulnerable – Slyfield industrial estate next to Guildford is just two miles from Mayford roundabout. Building on the scale proposed would remove the natural buffer between Woking and Guildford for ever (and Mayford as a separate entity would cease to exist).

Further, there does not appear to be any independently verified evidence that the council has exhaustively considered brownfield sites in the borough as a viable alternative.

Mayford is a village – with a post office, a barbers, two pubs, a garden centre and...that's it. It doesn't have any other facilities to speak of. No doctors, dentists, other shops or schools (except for the special needs one). The bus service is limited, the train station car park already gets so full that I stopped using it to commute to London several years ago. Anyone moving to a new development here would be isolated without a car – and would have to use one to get to any facilities.

And therein lies another major issue: access. I find it laughable that the Green Belt Review, using Google Maps, recommended Mayford on the basis of ease of access to Woking Town Centre, stating that it takes seven minutes to travel from Mayford to Woking. Maybe that's true at 6am or 10pm. For much of the day, it takes considerably longer and certainly over half an hour at peak times. Maybe those producing the Green Belt Review should actually experience it for themselves rather than rely on Google Maps.

Daily gridlock between Mayford and Woking will become a fact of life should these developments go ahead. There are already huge concerns about the impact on traffic of the 550 new homes being built on Mayford's boundary at Willow Reach and Kingsmoor Park. The proposed school for Egley Road will further exacerbate this situation.

I am also concerned about the impact such developments would have on wildlife, not just on the built sites themselves but also in the nearby protected heaths (Smarts Heath and Prey Heath). Anyone familiar with this corner of Woking will know how charming it is to walk around; an area abundant with flora, fauna and wildlife. Surely this is worth protecting for future generations?

Please reconsider your plans - what is currently planned will have a devastating impact on Mayford as a village and threatens to destroy a very special part of Surrey.

Please also refer to the response by the Mayford Village Society who I am happy to represent my views

Yours sincerely

Mrs Dee Allen