

23 Ellis Farm Close Mayford WOKING GU22 9QN

Planning Policy Team Woking Borough Council Civic Offices Gloucester Square Woking,  
GU21 6YL

Dear Sirs

#### WOKING 2027 DPD CONSULTATION

I have been resident in Mayford for over 25 years and have been made aware of the Woking 2027 planning proposals that will impact Mayford. My comments are not specific to any of your documents. However, I will refer to the specific site references that I am concerned about:

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 for the following reasons:

1. National Policy states that Green Belt boundaries should only be altered in "exceptional circumstances" - this has not been proved by Woking Council, especially as Policy clearly states that "housing need - including for traveller sites - does not justify the harm done to the Green Belt by inappropriate development."
2. No evidence (independently verified) has been produced to demonstrate that Woking Council has exhausted brownfield sites for development in its Plan. Ministers have publicly stated that there are sufficient brownfield sites available without encroaching on green belt land. This may not be true in every case, but would apply if local planning authorities acted together to find joint solutions to joint problems.
3. The Green Belt Review incorrectly dismissed the Green Belt purpose "To preserve the setting and special character of historic towns" stating that "Woking is not considered to be a town that has a particularly strong historical character" -however, Mayford does have a strong history and is mentioned in the Domesday Book.
4. There also appears to have been no consideration to the impact on Mayford's infrastructure that the increased population will result in. More people mean more cars and more strain on the transport infrastructure. I note that there are no plans to upgrade the roads (some of which have no pavements) or railway bridges (which are

all single lane), nor robust solutions to deal with the existing traffic problems on Egley Road. Houses cannot just be built in areas that have no supporting infrastructure - there will be gridlock. Prey Heath Road will become very dangerous as increased traffic to Worplesdon station will be weaving around people walking on the road (as there are no pavements).

5. Moreover, the concentration of developments on the south side of Woking, including the 550 new homes being built near Mayford's boundary at Willow Reach and Kingsmoor Park, highlight the general lack of proposals to improve other essential aspects of infrastructure, which will be under stress.

6. Land north of Saunders Lane includes "Escarpments and Rising Ground of Landscape Importance" (1999 Local Plan Policy NE7 - referred to as CS24 in the Woking 2027 submission) and therefore should not be considered for development.

7. The Green Belt Review proposes to change boundaries without a Landscape Character Assessment - this must call into question the validity of the Review and suggests why areas of landscape importance NE7/CS24 have been ignored.

8. Areas of Mayford are recommended to be released from the Green Belt on the basis of "creating a defensible Green Belt boundary" - "strong" boundaries are considered to be motorways, district roads, railway lines, rivers, prominent physical features, protected woodlands - the proposed changes would in fact make a weaker boundary due to removal of the escarpment as a boundary feature.

9. The Green Belt Review indicates that a school on Egley Road would maintain the openness of the area. However, this is misleading if the school is merely a way to get housing on fields north and south of the school later on, this is rather obvious!

10. Mayford is a key area for the absorption of rainwater to alleviate flooding.

Development on the land proposed will increase surface water runoff and thereby increase the flood risk to surrounding properties, including those both sides of the Hoe Stream, which are next to the flood risk area as declared by the Environment Agency. There is no evidence that the flood prevention works recently undertaken up and downstream of Elm Bridge could cope with flood flows above those currently experienced from time to time.

In conclusion, please reconsider your plans - what is currently proposed will have a devastating impact on Mayford as a Village.

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

M L BADGER (Mrs)

Yours faithfully