

23 Ellis Farm Close Mayford WOKING GU22 9QN

27 July 2015

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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 since 1986 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 Reference: GB7 (Ten Acre Farm, Smarts Heath Road)

I strongly object to the proposal to increase the number of traveller pitches on this land for the following reasons:

1. A sequential approach must be taken in identifying suitable sites for allocation, with sites in the urban area being considered before those in the Green Belt. However, no urban sites appear to have been considered. I am having great difficulty in believing that no other sites across the whole of the Borough could be identified as suitable.
2. Where no sites are available in the urban area, Government policy and common sense state that priority shall be given to sites on the edge of the urban area that benefit from good access to jobs, shops and other infrastructure and services. Mayford does not satisfy any of these criteria.
3. Currently, Woking's traveller sites are all concentrated in one part of the Borough - Hatchington, Burdenshott Road (one mile from Ten Acre Farm), Ten Acre Farm, Mayford, and Brookwood Lye (three miles from Ten Acre Farm). Mayford already provides a major

contribution towards the traveller community. There is no justification for further expansion in Mayford.

4. Additionally, Ten Acre Farm is adjacent to Smarts Heath Common, an SSSI, used by residents of Mayford and others for leisure purposes. Any increase in the present traveller site of five caravans at Ten Acre Farm would decrease the visual amenity and character of the area and also increase the risk to wildlife due to increased number of domestic animals in close proximity.

5. Over the years successive Planning Inspectors have refused applications on this site because they reduce the openness of a Green Belt area.

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. "The malfunctioning housing market, with its combination of copious subsidies to boost demand and umpteen restrictions to constrain supply, is probably the greatest area of failure in British post-war economic policy making." (Robert Bootle writing in the Telegraph 3/6/13) Woking Borough, like other areas in the south-east, is a victim of this failure. The proper response is not to swallow up Green Belt in one area and regurgitate it in another and claim that this makes sense. Particularly if that means swallowing up one or more distinct communities which form part of the whole. Rather the response should be to collaborate with all neighbouring authorities to solve jointly what is a shared problem. There is no evidence that this has been done.

2. The housing will fill in the green space between Mayford and Woking, thereby turning Mayford into a suburb of Woking and increasing greatly the risk of merging Woking with Guildford - the whole purpose of the Green Belt. There appears to have been no consideration for preserving Mayford as a separate settlement to Woking, nor the impact on the character of the Village.

3. 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 and probably first built when the main traffic was horse and cart) 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).

4. Not only will the wildlife in the developed areas be wiped out, but also there will be increased risk to wildlife in our protected heaths (Smarts Heath and Prey Heath) due to the proximity of the development.

In conclusion, please reconsider your plans - what is currently proposed will have a devastating impact to Mayford as a Village. Mayford is unique in the U.K. and is mentioned in the Domesday Book - maybe that now takes on new meaning.

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

Yours faithfully