

Mr and Mrs M Boschier
Spinneybrook
95 Saunders Lane
Mayford
Woking
GU22 0NR

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

In June we moved to Saunder's Lane and after only being here a few days we were made aware of the Woking 2027 planning proposals that will impact Mayford.

Firstly we are very angry that any planning proposals were not provided to our solicitor when doing local searches when procuring this property.

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)

We strongly object to the proposal to increase the number of Traveller Pitches on this land.

Currently, Woking's Traveller sites are 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.

Additionally, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI, used by residents of Mayford 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 due to increased number of domestic animals in close proximity.

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), GB14 (Land adjacent to Hook Hill Lane, Hook Heath)

We strongly object to the proposal for housing on all of the above sites.
Landscape and Environmental Factors:

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- We brought this property for our Children so they can explore the surrounding countryside it offers and not be brought up on an estate with no parks, just endless housing hanging around street corners.
- 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.

- The Green Belt Review proposes to change boundaries without a Landscape Character Assessment – this questions the validity of the Review and suggests why areas of landscape importance NE7/CS24 have been ignored.
- 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
- Mayford is a key area for the absorption of rainwater to alleviate flooding. Developing on the land proposed will increase surface water and increase flood risk to surrounding properties.

Infrastructure Factors:

- With the proposed 550 houses, that would increase the car pool of the area to over 1000 cars. Mayford has a very poor road network. Roads are very narrow, for which only allows 1 car at a time. Traffic is already backed up on Saunders lane at the single line railway bridge at peak hours and with an additional 1000 cars this will cause mayhem.
- The Green Belt Review recommended Mayford on the basis of the ease of access to Woking Town Centre, stating that it takes 7 minutes to travel from Mayford to Woking. The report acknowledged that this was estimated using Google Maps timings. At peak hours the actual travel time can be over half an hour. With the additional traffic load, the highways into Woking will need to be radically changed to accommodate this.
- Worplesdon Station is inaccessible with unlit pedestrian footpaths leading to and away from the station. Also, the route to Waterloo is very limited and alas, people will use Woking Station. So the majority of users will travel by car, due to the fact that Mayford has a poor public transport system with limited bus services
- There are three single line bridges, two with traffic lights in the village. Those on Smarts Heath Road and Hook Hill Lane service the area proposed to be developed - neither could handle additional traffic
- The Green Belt Review recommended Mayford on the basis of proximity to a “Local Centre”, however, other than a Post Office and Barbers, Mayford has no supporting infrastructure in the form of shops, doctors, dentists, medical facilities, or schools. Residents living on any major development in the Village would be isolated unless they have a vehicle.

Our thoughts are mirrored by many other residents in the surrounding areas and these needs must be taken into consideration. After all, we are the ones most impacted by these proposals/potential upheavals.

Yours sincerely,

Mr and Mrs M Boschier