

Woking 2027 DPD Consultation

Robin Boxall [REDACTED]

Sent: 17 July 2015 16:04

To: Planning Policy

Cc: [REDACTED]

25 Honeypots Road
Woking
Surrey
GU22 9QW

17th July 2015

Dear Sirs,

Re: Woking 2027 DPD Consultation

I have been a resident of Mayford for more than 30 years and have been made aware of the Woking 2027 planning proposals that will have an impact on the area in and around Mayford. My comments are not specific to any of your documents, but I refer below to specific site references that I have concerns about.

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

I object to the proposed increase in the number of Traveller Pitches on this land.

It is my understanding that when identifying suitable sites, those in urban areas should be considered first before looking at possibilities in the Green Belt. I am not aware of any urban sites being considered and this raises doubts about the validity of claims that there are no identifiable or suitable sites across the urban areas of the Borough. I believe that where no urban sites are available the next consideration should be to look at sites on the edge of urban areas that provide good access to jobs, local amenities such as shops and other infrastructure and services. Mayford does not satisfy any of these criteria.

Currently, Woking's Traveller sites are concentrated in one part of the Borough – Ten Acre Farm itself in Mayford, Hatchington, Burdenshott Road (one mile from Ten Acre Farm), and Brookwood Lye (three miles from Ten Acre Farm). It is evident, therefore, that Mayford already provides a major contribution towards the Traveller Community and there is no justification for further expansion in this area.

Ten Acre farm is adjacent to Smarts Heath Common which is designated as a Site of Special Scientific Interest (SSSI) and is used by residents of Mayford and others for leisure/recreation purposes. An increase of five caravans at the Ten Acre Farm site would decrease the visual amenity and character of the area and also pose an increased risk to wildlife if there was an increase in the number of domestic animals in the area.

Finally, 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. The housing will fill in any green space between Mayford and Woking, thereby turning Mayford into a suburb of Woking and increasing greatly the risk of merging Woking and Guildford. Green Belt land in Mayford is fundamental to the physical separation of Woking, Mayford and Guildford. 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.

There also appears to have been no consideration or appreciation of the impact on Mayford's infrastructure that will result from the increased population. Houses cannot just be built in areas that have no supporting infrastructure. The Green Belt Review recommended Mayford on the basis of proximity to a 'Local Centre'. However, apart from a Post Office and a barbers/hairdressers, the village has no supporting infrastructure in the form of shops, doctors/medical facilities or schools. Residents of a large housing development in the village would be isolated unless they own a vehicle.

More households mean more cars and a greater strain on the transport infrastructure. Currently, Mayford has a poor public transport system with a limited bus service. 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). Prey Heath Road especially will become very dangerous as increased traffic to Worplesdon station will encounter people walking on that road as there are no pavements.

Moreover, no robust solutions are proposed to deal with the existing traffic problems on Egley Road. Traffic in Mayford village at peak times is already heavy and travel times between Mayford and Woking centre are often in excess of 30 minutes, particularly due to traffic tailing back from the pinch point of Victoria Arch. The situation is likely to be exacerbated in the near future with the completion of the 550 new housing units currently under construction on Mayford's boundary at Willow Reach and Kingsmoor Park, and then again with the opening of the new Free School on Egley Road.

I am also concerned about the impact on the wildlife in the proposed development areas – inevitably much will be wiped out, and there will be an increased risk to wildlife in the protected Heaths (Smarts Heath and Prey Heath) due to the proximity of the development.

I would therefore urge you to please reconsider your plans. The current plans are likely to have a devastating impact to Mayford as a Village – one that is unique in the U.K. and is mentioned in the Domesday Book

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

Yours faithfully,

Robin Boxall