

Chalkley [REDACTED]

Sent: 20 July 2015 22:50

To: Planning Policy

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Dear Sirs,

Regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford for over 30 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 of which I am concerned.

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.

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)

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 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.

There also appears to have been no consideration to the impact on Mayford's infrastructure that the increased population will necessitate. 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).

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.

I am particularly concerned about the plan to build a leisure centre in Egley Road as an addition to the proposed Hoe Valley School. I feel there is not sufficient need to create yet another such facility with both Woking Leisure Centre and Guildford Spectrum each within a couple of miles of Egley Road. The prospect of floodlit all-weather running tracks and sports pitches is worrying and whilst the provision of some facilities for games for pupils is certainly beneficial nevertheless, the most important factor is 7 days a week additional vehicle movements, combined with massively increased daily weekday traffic and associated deliveries to the proposed school in my opinion I feel this has not been given sufficient thought in the DPD .I believe the school has all-party support but the proposed leisure centre is a step too far and requires careful thought.

Please reconsider your plans - what is currently planned will have a devastating impact to Mayford as a Village. Mayford is unique in the UK and is mentioned in the Domesday Book. I need hardly add, of course, that if WBC fail to listen to the views of those people who really care about Mayford (ie) Mayford residents and council tax payers, the implications of any contentious planning decisions may very well be considered in future council elections.

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

Yours sincerely,

Richard Chalkley