

Mr Robert Corlett,  
Gabriel Cottage,  
Guildford Road, Mayford,  
Woking, Surrey, GU22 9QX

Dear Sirs,

**Regarding: Woking 2027 DPD Consultation**

I have been a resident of Mayford for 1 year and have been made aware of the Woking 2027 planning proposals that will impact Mayford.

As a new resident who moved to Mayford specifically for its rural aspect I am most concerned about proposals for new development, particularly as with the planned academy on the Woking – Guildford road and the housing estate under construction adjacent to Moor Lane, the Mayford area seems to have had more than enough encroachments on its Green Belt and with no extra planning provision now for amenities, the area will become very overloaded. Looking at the overall Woking vicinity map it seems the southern area of Mayford is overly demanded by the Green Belt relaxation and surely a balanced approach sharing the impact would be more appropriate. 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. Woking and Worplesdon already has 1 large traveller site adjacent to Whitmoor Common and there is no justification for further expansion in Mayford. 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.

**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 of Woking and 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 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).

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.

Please reconsider your plans - what is currently planned will have a devastating impact to Mayford as a Village. Mayford 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 sincerely,

Mr Rob Corlett