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Mayford Village,
N^r Woking
Surrey
GU 22 ONS
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Planning Policy Team,
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To whom it may concern,
I wish to raise strong objections to the proposals for the further development of Mayford for housing. My objections are based on the following criteria;

1. Unsuitability of the area for further development.

The area being proposed for development, north of Saunders Lane, is a sloped area. In the winter and during summer downpours, the water runs down this area and on to Saunders Lane. There is a similar problem with Hook Hill Lane. The footpath known as Green Lane also becomes a small stream. Dog walkers in the fields are well aware of how wet and boggy the ground can be on these slopes. This area is currently wooded or is fields apart from one cultivated area. It is likely that if housing and roads were to be built on this area, replacing natural flood defenses, that dwellings south of the proposed area including the railway line would be at increased risk of flooding.

Drainage is a constant source of problems and there have been a number of works to improve drainage on Hook Heath Road and Hook Hill Lane. A thorough review of the drainage and flooding risk needs to be undertaken.

2. Poor local infrastructure to support further development.

The shocking lack of plans to develop the local infrastructure to support housing development is disturbing. There are four single line bridges (two in Mayford, one at St Johns Hill Road and one at Kemishford). Two of these have traffic lights. The roads are narrow and paths are either in poor repair or non-existent. There is little scope to widen roads or to provide pavements and this will cause danger to pedestrians and motorists alike with the increase in traffic and congestion. The junction between Black Horse Road and Saunders Lane is dangerous and is likely to become more so with increased traffic. Narrow roads are likely to become rat runs as traffic finds alternative ways to avoid congestion.

Saunders Lane has issues for parking by residents already.

The transport infrastructure is currently inadequate with poor local bus services and a small railway station. It will not support the increased demand and is likely to further exacerbate traffic congestion.

There is already congestion towards Woking and Guildford at peak times. In addition there will need to be an increased number of pedestrian crossings to allow pedestrians, including school children, to cross roads safely. It would be useful to see how cyclists will be accommodated safely on local roads.

There is likely to be pressure on local schools, to provide places and doctors surgeries are likely to face a struggle to provide for an increased population. I currently have to wait a month to get a doctors appointment with a named doctor at my GP surgery in Woking town centre which illustrates that the infrastructure is already under pressure. Lack of medical infrastructure is likely to put a further strain on A & E local hospitals as a consequence.

There is a poor broadband service in Mayford with no fast broadband. My relatives in rural Cornwall have better access than us!

3. Threat to conservation areas and wildlife.

Conservation areas at Prey Heath and Smarts Heath are likely to be put under severe strain if surrounded by housing and an increased population using a reduced green space. These pockets of Special Scientific Interest are more likely to be abused and overused. Proper protection needs to be put in place for these areas.

The area north of Saunders Lane is mixed with fields, hedgerows small woodland areas and wildlife corridors. These will disappear and valuable wildlife displaced and destroyed. The home for a variety of birds, insects, mammals, reptiles, wild plants and trees will be lost. This area is currently used well and sustainably by the local community but will be lost as a community natural resource.

I walk this area daily as do many others. We enjoy the benefits including the 'green lungs' for our village. I enjoy the wildlife including bats that live here. There needs to be a comprehensive bat and reptile survey before moving forward as many of these species are protected.

4. Lack of proper independent research of brown field sites for alternatives.

There needs to be a proper independent review of possible brown field sites for development before proceeding with irreversibly merging Mayford with Woking. The council needs to show that it has proceeded in good faith to investigate possibilities before despoiling local communities.

I am surprised that a supermarket was allowed to build in Sheerwater when this would have been an ideal area for housing development.

Mary Cowland

CC Mayford Village Society, Will Forster Councillor, Jonathan Lord MP,
Ayesha Azad Councillor.