

# Planning objection

Cliff Cox [REDACTED]

**Sent:** 17 July 2015 19:14

**To:** Planning Policy

Cliff Cox  
15 Hillside  
Woking GU22 0NF  
Email [REDACTED]  
16/7/15  
Dear Sirs,

## **Regarding: Woking 2027 DPD Consultation**

I have been a resident of Mayford for 24 years, living in Hillside for all that time 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 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.

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 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. The Egley road is already the main thoroughfare into Woking from the South and the traffic can be horrendous. Prey Heath Road will also 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. Pollution levels will also be excessive and pose a threat to both human and animal health.●

Air Quality - Having been informed that there are no current diffusion tubes within the area of Egley road I have looked at your last air quality report for 2014. The nearest road side site is Constitution Hill and as this is close to the Egley road area and it takes traffic from Egley road it is therefore safe to assume that the level of pollution measured (NO2) at Constitution Hill was a 43.9 (bias corrected). I am informed that the legal LIMIT is 40 and this is a maximum level. Hence I would respectfully suggest that on the assumption that in the absence of a full pollution monitor in the area that the pollution levels on the same road some 1000m away would not be too dissimilar. As the expected movement of vehicles is going to be increased from 19000 to 22000 (due to the building of the new school), it is going to push the levels even higher and higher still if the area is developed for housing. Air pollution is the UK leading cause of premature deaths. Air quality is a material consideration in terms of planning.

Egley road site is currently in the green belt and the National planning policy framework (NPPF) contains a general presumption against inappropriate development within the green belt. NPPF guidance is that such development should not be approved except in VERY special circumstances. The building of all the proposed leisure facilities on this site does NOT constitute VERY special circumstances.

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,

Cliff Cox