

Woking 2027 DPD Consultation

Nigel [REDACTED]

Sent: 30 July 2015 13:56

To: Planning Policy

Cc: [REDACTED]

Mr Nigel Douglas, 4 Drakes Way, Mayford, Woking, Surrey, GU22 0NX

Email: [REDACTED]

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Dear Sirs,

Regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford for 23 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 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, Burdeshott 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. This would see to me to be a more than adequate provision for this local area. There is no justification for further expansion in Mayford.

Additionally, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI, used by many 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 a school, sports center and 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).Nor will Worplesdon station be able to cope since the car parking is already inadequate. In addition the bus service to this area is nothing short of pathetic.. Overall I believe that the traffic issues involved with these projects have seriously underestimated

I am also concerned about the drainage of our area. Adding a significant size school and sports area will further reduce the natural drainage capability of the land even if further drainage piping is installed. Another concern is the running of a sports complex from the proposed site. It appears that this will be on a seven day basis running well into the evening. This brings with it noise concerns from traffic and loud speaker systems and also light pollution issues from use after dark. I question the need for such a facility when Woking Leisure centre is close by and Guildford facilities are not far away. There are also large area unused at Goldsworth Park which could easily accommodate a running track and already has some building facilities that could be expanded much more cheaply than building this new facility.

Little consideration seems to have been given to wildlife. 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 Nigel J Douglas