

Reference to Woking 2027 DPD Consultation

Damon Elson [REDACTED]

Sent: 24 July 2015 17:56

To: Planning Policy

Dear Sirs,

As a 15 year resident of Mayford village, I would like to express my strong objections to Woking's 2027 planning proposals. I do not want any of these proposals to take place in their current form because I have no doubt that they will negatively and permanently change my village, and set a precedent for further green belt demolition in the future.

My comments are not specific to your documents, but I am concerned about the following site references:

[Site Reference]:

[1] **GB7 (Ten Acre Farm, Smarts Heath Road)**

I wholly and strongly object to the proposal to increase the number of Traveller Pitches on this land, which are not more than 500m from my front door.

I am informed that Woking Borough Council (WBC) approached the owner without proof that this request holds any truth. After talking directly to the owner, it is clear that he is requesting to replace the existing pitches with a more permanent home for him and his ailing wife.

There is absolutely no justification for the expansion of the Traveller community in Mayford village because we already provide a significant contribution to this community.

Any increase in the Traveller site (5 caravans) on Ten Acre farm will decrease the visual amenity and character of Smarts Heath Common, which is an SSSI fondly used for leisure purposes by myself, residents of SHR and visitors. In addition, any increase in the site would pose further risk to wildlife because there will be more domestic animals nearby.

Over the years successive Planning Inspectors have refused applications on this site because they reduce the openness of a Green Belt area. This has been overlooked.

[2] **GB8 (Nursery land adjacent to Egley Road)**

[3] **GB9 (Woking Garden Centre, Egley Road)**

[4] **GB10 (Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane)**

[5] **GB11 (Land to the north west of Saunders Lane)**

I strongly and wholly object to the proposal for housing on all of the above sites.

The sheer size of the impact to Mayford is massive and totally disproportional to anything else being tabled. The proposed housing will fill in any green space between Mayford and Woking, thereby turning Mayford into a suburb of Woking and greatly increasing the risk of merging of Woking and Guildford. **Green belt exists to separate such towns in a meaningful way.**

There appears to have been no consideration, **frankly disregard**, for preserving Mayford Village as a separate settlement to Woking, nor the impact on the character of the Village itself, which is already creaking due to the existing schools in the area.

There also appears to have disregard 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, flooding, speeding and pollution.

WBC has not kept up with maintaining the current infrastructure, shown by how the roads are filled with potholes and water after only a single shower of rain. As a result, cars drive in the middle of the road [see photos taken on June 20th 2015 that are attached in emails from Cameron and Lesley Elson]. Therefore, I know that if these plans are accepted WBC will do an **even worse** job of maintaining infrastructure due to the exacerbation of existing problems from more people and more cars.

Why are there no plans to upgrade the roads (some of which have no pavements) or railway bridges nor robust solutions to deal with the existing traffic problems in the surrounding roads?

If you attempted to walk to Worplesdon station during any time of the year you would discover that you will be **forced** to walk on the roads because there is no pavement.

Additional houses cannot just be built in areas that have no supporting infrastructure **without consequences** such as the severity of pre-existing rush hour gridlock increasing.

Currently there is a significant amount of illegal speeding along Smarts Heath Road [SHR], which is a **fact** and **not hearsay** (my dad was part of the Neighbour Speed Watch), but this problem **has not been addressed** and is **continually ignored**.

* Gridlock at rush hour, illegal speeding of cars, noise pollution, rubbish strewn alongside the side of the road and lack of pavements are a few problems that should be completely addressed before even the idea of increasing the number of houses enters WBC's agenda.

How does WBC expect residents to believe that it has the ability and willing to sort out larger issues in the future for Mayford residents if it cannot sort out basic infrastructure at present?

Please reconsider your proposal – it will have a devastating impact to Mayford as a Village. Mayford is unique in the UK and is mentioned in the Domesday Book.

Please also refer to the response by the Mayford Village Society who I can trust to represent my views on this matter too.

Yours sincerely,

Mr. Damon Elson

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