

## **Re: Woking 2027 DFD Consultations**

Julie [REDACTED]

**Sent:** 28 July 2015 10:52

**To:** Planning Policy

**Cc:** [REDACTED]

28th July 2015

**Planning Policy Team  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking  
Surrey GU21 6YL**

Dear Sir/Madam,

### **RE WOKING 2027 DFD CONSULTATION**

I purchased my property **89 Saunders Lane in 2002** and have been a resident of Mayford since that date. I am extremely concerned about the proposed Woking 2027 planning proposals, as you will see from my comments below.

#### **SITE REFERENCE GB7 - Ten Acre Farm, Smarts Heath Road, Mayford GU22 ONP**

Smarts Heath Road is a residential area which includes two Grade 2 buildings and 25 houses. A Traveller Site needs to have adequate amenities for the people occupying it and also space for any related business activities. This alone makes it unsuitable and it would be completely out of keeping with such a road.

Smarts Heath Common is a Site of Special Scientific Interest and many of the local residents use it frequently for leisure. Any increase in size to the current Traveller Site would have an impact on the character and natural beauty of this area as well as a detrimental impact on local wildlife.

This area does not have either reasonable access to schools or other local facilities, and this again makes it an unsuitable place to put more Traveller sites and there is no justification for further expansion in Mayford.

***I strongly oppose the proposal to increase the number of Traveller Pitches on this land.***

#### **SITE REFERENCE GB8 - Nursery land adjacent to the Egley Road, Mayford GU22 OPL**

#### **SITE REFERENCE GB9 - Woking Garden Centre, Egley Road, Mayford, Woking GU22 ONH**

#### **SITE REFERENCE GB10 - Land to the North East of Saunders Lane between Saunders Lane and Hook Hill Lane, Mayford GU22 ONN**

#### **SITE REFERENCE GB11 - Land to the North West of Saunders Lane, Mayford GU22 ONN**

#### **SITE REFERENCE GB14 - Land adjacent to Hook Hill Lane, Hook Heath GU22 OPS**

The roads in Mayford are very narrow especially outside my house and in many other places and not all have a pavement, pedestrian footpath or street lighting during the hours of darkness. There are 3 single line bridges in the area and two of those on Smarts Heath Road and Hook Hill Lane would not be able to handle additional traffic. The public transport system and bus service are very limited in this area; the majority of residents in this area travel by private car. As a result the volume of traffic in this area is already high. It is not unusual for the traffic to be gridlocked during peak hours

and despite the proximity of this area to Woking town centre, the journey can easily take 30 minutes or more during peak traffic hours. An increase on the proposed scale will definitely increase existing congestion and the number of traffic accidents in the area.

The existing infrastructure cannot support the occupancy of 550 new homes. With the exception of a small Post Office and Barber Shop, there are no other shops, medical offices, schools or public services in this area to serve these additional proposed homes. Without access to a vehicle or a vastly improved public transport service residents in any major development in the village would be isolated.

Building on this lane is highly anticipated to cause flooding. Mayford is a key area for the absorption of rainwater to alleviate flooding, and the proposed development will increase the surface water and increase the risk of flooding to the surrounding properties. I suffered flooding in my garden in 2013 at the time of the heavy rains which went on for weeks.

Building a school with recreational facilities will exacerbate the traffic problems not just at peak times, but is likely to continue during evening and weekends to provide access to the recreational facilities.

***I strongly object to the proposal for building on any of the above sites.***

I use the areas around my house daily for leisure observing the wildlife of birds, foxes, deer, rabbits and insects, if the plans for housing were passed this would have a serious effect on my life and the environment.

Mayford Village was mentioned in the Domesday Book dated 1086, although it was then spelt "Maiford". It would be a great pity if it was to become just a suburb of Woking or Guildford.

The current proposed changes to the Green Belt will have a devastating and lasting impact on Mayford Village. **Please reconsider your plans.**

Please also refer to the response by the Mayford Village Society who represent my views.

Yours faithfully,

Julie Fletcher

89 Saunders Lane, Mayford, Woking, Surrey GU22 0NR

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