

106 Westfield Road  
Mayford  
Woking  
Surrey GU22 9QP

Tel: [REDACTED]

Email: [REDACTED]  
[REDACTED]

The Planning Policy Team  
Woking Borough Council

26th July 2015

Dear Sirs,

**Re: Woking 2027 DPD Consultation**

I am a long term resident of Mayford. I have lived here with my family for more than 30 years and I am writing with reference to the 2027 planning proposals and their impact on the village.

I strongly object to the Council's proposed housing developments and the removal of Green Belt status and comment below on the site references concerned:

**Site References:**

- GB8 (Nursery land adjacent to Egley Road)
- GB9 (Woking Garden Centre, Egley Road)
- GB10 (Land to north east of Saunders Lane, between Saunders Lane and Hook Hill Lane)
- GB11 (Land to north east of Saunders Lane)
- GB14 (Land adjacent to Hook Hill Lane, Hook Heath)

As stated above, I very **STRONGLY OBJECT** to the proposed removal of land from the Green Belt and the extensive housing developments on these sites.

Government policy guidance states that only in exceptional cases are such Green Belt boundaries to be changed, and having a housing need does not mean that the Green Belt should be damaged or altered for inappropriate development. The proposals do not meet the criteria of "exceptional circumstances" and have not been proved to do so by the Council or the Green Belt Review.

The Green Belt review which the Council seems determined to implement, is flawed in its disregard for Mayford and its special character. The village has a long and notable history, and the Green Belt land has always been considered fundamental for it to retain its physical separation from Woking and to prevent creeping development towards Guildford.

These unused Green Belt fields are no doubt an easy option to choose, and are readily available to purchase from willing building developers and land owners who have been waiting for just this opportunity. This should not, however, be a justification for selecting this land over other options including brown field sites!

In neighbouring Westfield, there are currently massive housing developments underway (approx 550 homes), with no proper provision for additional local services in relation to these additional homes, let alone the huge number of proposed properties to be built in the future in the Egley Road, Saunders Lane etc.

The A320 is already a very busy road and with the building of the new Hoe Valley School and

leisure centre, with necessary access onto the Egley Road for children, teachers and others, the road will become even more dangerous and gridlocked in the rush hour, and this is before all the proposed new housing development!! Mayford also has no shops, no medical facilities, many narrow roads and bridges and is generally totally unsuited to this level of housing development.

It seems that the building of the new school (which will automatically be approved but which will only fulfil an existing need), is being used in conjunction with and being used to justify the removal of large areas of Green Belt around it and beyond, to build extensively on this land. The Green Belt Review suggests that the new school will maintain the openness of the area which is clearly untrue with these proposals.

### **Site Reference**

GB7 (Ten Acre Farm, Smarts Heath Road)

I **STRONGLY OBJECT** to the number of Travellers pitches being increased.

Mayford already has sites for travellers and makes a large contribution to Woking's overall provision. There should be no further expansion in this village, and previous applications on this site have always been refused.

I hope that you will reconsider these proposals. Their impact on Mayford village will be very great indeed and will damage a special village. The development of the green areas between Mayford and Woking will mean that the village is no longer a separate entity. This is what the Green Belt is designed to achieve and protect!

Please also refer to the matters raised by the Mayford Village Society, who I am pleased to say are also representing my views.

Yours faithfully

Mrs Mary Goodman