

Woking 2027 DPD Consultation

Rosemary Harrison [REDACTED]

Sent: 30 July 2015 21:55

To: Planning Policy

Cc: [REDACTED]

Mr & Mrs S.C. Harrison

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30th July 2015

Dear Sirs

Re : Woking 2027 DPD Consultation

We have been residents of Mayford for 9 years and have been made aware of the Woking 2027 DPD that will, in our opinion, have a detrimental impact on the village. If the planning proposals go ahead, it would severely reduce the valuable, strategic gap between Woking and Guildford to prevent the coalescence of the two towns. The village of Mayford does not have the supporting infrastructure and such developments would severely reduce the quality of life in the village. We will refer to the specific site references that we are concerned about:

Site Reference: GB7 (Ten Acre Farm, Smarts Heath Road)

We object to the proposal to increase the number of Traveller Pitches on this land. Currently, Woking Traveller sites are concentrated in one part of the Borough of Woking. As Mayford already makes a major contribution towards the Traveller Community, there is no justification for a further expansion of the number of Traveller Pitches in Mayford. In addition, Ten Acre farm is close to Smarts Heath Common which is used by residents of all ages for recreational purposes, and is also a recognised SSSI. Any increase in the number of pitches from five to ten at 10 Acre Farm would decrease this valued, shared amenity and the character of Mayford, dramatically reducing the openness of this area of Green Belt.

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 adjacent to Hook Hill Lane, Hook Heath

We object to the proposal to build housing on all of the above sites and a commercial based venture in the form of an Athletics Track within the planning application for a school. National Policy states that Green Belt boundaries should only be altered in 'exceptional circumstances' – this has not been proved by Woking Council, especially as Policy clearly states that 'housing need, including for Traveller sites, does not justify the harm done to the Green Belt by inappropriate development.' The Green Belt Review indicates that a school on Egley Road would maintain the openness of the area, however this is misleading if the school is merely a Trojan horse as a precursor to housing on fields either side of the school later on.

No evidence has been produced to demonstrate that Woking Council has exhausted Brownfield sites for development in its Plan. To allow the deliberate erosion of The Green Belt within Mayford should not be allowed to occur as once relinquished, the Green Belt cannot be retrieved. Noise, pollution and the inevitable vehicle congestion throughout the weekends during the Spring, Summer and Autumn months would greatly cancel out any benefit to the residents of a Sports facility and the commercial venture being planned through the opportunity to book the Athletics track. Additional housing will fill in any Green Belt land between Mayford and Woking, greatly increasing the risk of merging Woking and Guildford. The main purpose should be to preserve the Green Belt, the loss of which would be irretrievable. No consideration had been given to preserving Mayford as a separate settlement to Woking or protecting the negative impact on this village.

There also appears to have been no consideration of the negative impact on Mayford that the significant increased population and traffic would cause. To carry out a traffic survey in May Half Term created the wrong impression upon which to make a realistic judgement of the impact on the lives of those who live on Saunders Lane and the adjoining roads. What is at risk is these roads and

lanes becoming clogged up by an excessive number of vehicles, trying to avoid the congestion that has been created. Planning permission to build hundreds of houses should not be granted in Mayford village. There is no supporting infrastructure, few shops and only has 3 single way, narrow bridges which will only serve to add to the gridlock caused. No planning application should have the right, through an alleged 'special dispensation' to significantly reduce The Green Belt within and around Mayford.

We ask you to please reconsider your DPD plans, which would have a devastatingly negative impact on our unique village of Mayford, and ask you to refer to the response submitted by the Mayford Village Society. We are happy for them to represent our views in a unified desire to preserve the Green Belt Land in and around Mayford.

Yours faithfully

Simon Harrison

Rosemary Harrison