

Regarding: Woking 2027 DPD Consultation

Ingrid Hopson [REDACTED]

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To: Planning Policy

Regarding: Woking 2027 DPD Consultation
30 July 2015

I would like to comment on this proposal. I live at 1 Drakes Way and have done for 33 years.

Tel [REDACTED] [REDACTED] email [REDACTED]

GB8 (Nursery land adjacent to Egley Road)

GB9 (Woking Garden Centre, Egley Road)

I strongly object to the Hoe Valley School and sports facility proposals due to,

1. Possible flooding. The area does flood and I notice that you propose to divert the water across the road. However the ditches there are very overgrown in fact the ditch parallel to the backs of the houses in Drakes Way is now virtually non-existent, and also this land floods. Although the new hoe valley flood scheme has proved a success we have not yet had a bad wet winter with all the new houses by the football ground. Adding yet more water will not help the possible flooding and also it will raise the water table, which is very high already, and the water could come up into the houses in Drakes way and Egley road through the drains, as it did in 2000. I do not want to see the good work of the flood scheme being undone by yet more development in an area that is very prone to flooding. Even with this scheme the bottom end of our garden sits in 4 inches of water for most of the winter making the garden inaccessible during the winter months.
2. Parking. the number of parking spaces may be enough of school staff and visitors, though I doubt it. But it will certainly not be enough for athletics events. The public will then just park in any available road, including Drakes way. I think parents will use Drakes Way for drop off and pick up to save having to use the school's service road. Once the school is full it will be unrealistic to expect them to use the service road. I do not think that many students will walk to school especially when you see how many parents collect children from Barnsbury by car.
3. Traffic, it already takes a long time to get into Woking during peak hours, this problem will increase and we will find it very hard to turn right onto Egley road at peak hours. The other roads that converge at Mayford roundabout will probably become congested too.
4. Sports facility, this seems to have been added to the original school plan. I object strongly to this development. The noise from major events, together with traffic and increased parking will make it very annoying and dangerous. We will not be able to enjoy sitting in our gardens, we will suffer noise and light pollution, congestion, possible increase in road accidents. This facility should definitely not be included with the school.
- 5 The sports facility is large and would be used at weekends, the school would have fixed hours and not be open at weekend. So disturbance, noise, light pollution and traffic would occur throughout the whole week and into the evenings.
- 6 Although a school may have a beneficial effect on house prices, if it proves to be a good school, however the sports facility will probably have a detrimental effect on house prices. We would feel that we would have to move if this goes ahead, which we do not want to do and it would also put people off buying in Drakes Way as the character of the road would be changed.
7. South Woking already has a sports centre and Mayford football centre so I would have thought it made sense for the Athletics track to be located north of the town so that that area has some sports facilities too.

8. Using this land by the garden centre will mean that Mayford virtually joins up with Barnsbury and I suspect you will then want to build houses on the pocket of land next to the track.

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. There is no justification for further expansion in Mayford. Additionally, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI, used by 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.

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)

GB14 (Land adjacent to Hook Hill Lane, Hook Heath)

I strongly object to the proposal for 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.

I have always felt that I live in Mayford not Woking. This development would in time make me feel as if Mayford did not have an identity of its own, but merely be an extension of Woking.

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).

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.

I am a member of the Mayford Village Society and would also ask you to refer to the response by the Society whose views I agree with.

I do not think that you will be able to allay my concerns. I did attend the open question session which did not help as the speaker did not really answer the questions asked.

I am very much against these plans which will be detrimental for Mayford on all

the fronts I have mentioned above.
Yours sincerely

Ingrid Hopson