

Woking 2027 DPD Consultation

Ben Horton [REDACTED]

Sent: 31 July 2015 10:29

To: Planning Policy

Importance:High

Collington
Hook Heath
Woking
GU22 0LE
28 July 2015

Dear Sir or Madam,

Re: Woking 2027 DPD Consultation and in particular to site references:

GB10 (Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford GU22 0NN)

GB11 (Land to the north west of Saunders Lane, Mayford, GU22 0NN)

GB14 (Land adjacent to Hook Hill Lane, Hook Heath, GU22 0PS)

As a resident of Hook Heath I am writing to register my objection to the removal of areas GB10, GB11 and GB14 from the Green Belt and to proposals to build houses on parcels GB10 and GB11 post 2027.

My reasons for objecting are:

Environmental Factors

1. The Mayford Village Society is currently pursuing the inclusion of Prey Heath and Smarts Heath into the Thames Basin Heaths SPA (Special Protection Area) which, if successful, will result in a 400m development buffer zone within which development is not allowed.
2. Areas of Mayford are recommended to be released from the Green Belt on the basis of "creating a defensible Green Belt boundary" – "strong" boundaries are considered to be motorways, district roads, railway lines, rivers, prominent physical features, protected woodlands – the proposed changes would in fact make a weaker boundary due to removal of the escarpment
3. Mayford is a key area for the absorption of rainwater to alleviate flooding. Developing on the land proposed will increase surface water and increase flood risk to surrounding properties.

Infrastructure

1. There are three single line bridges, two with traffic lights in the village. Those on Smarts Heath Road and Hook Hill Lane service the area proposed to be developed - neither could handle additional traffic. The third services Worplesdon Network Rail station which would notice a major increase in congestion.
2. The Green Belt Review recommended Mayford on the basis of proximity to a "Local Centre", however, other than a Post Office and Barbers, Mayford has no supporting infrastructure in the form of shops, doctors, dentists, medical facilities, or schools. Residents living on any major development in the Village would be isolated unless they have a vehicle.

Your consideration of this objection is appreciated and I wish to be kept informed on updates relating to this proposal

Yours faithfully,

Ben Horton

Regards,