

Pine Court  
Woodpecker Way  
Mayford  
GU22 0SG

July 29th, 2015

Email: [REDACTED]

Telephone: [REDACTED]

Dear Sirs,

**Regarding: Woking 2027 DPD Consultation**

We have been made aware of the Woking 2027 planning proposals that will impact Mayford. We have been owners of our property in Mayford for five years and have lived here for three. Despite this relatively short time, we grew to love Mayford Village very quickly, primarily its location as a semi rural haven which buffers two large towns and prevents them melding together. The proposed housing (see site references below) will fill in green spaces between Mayford and Woking. We value our heaths and green spaces and feel preserving the Green Belt is of paramount importance for our children and future generations. Wildlife in the developed areas would be wiped out and risk to wildlife in our protected Heaths would be at risk due to proximity of development. Mayford is also a key area for the absorption of rainwater to alleviate flooding. Developing on the land proposed will increase surface water and increase flood risk. For these reasons and those given below, we **strongly object** to the proposal for housing on all the sites mentioned below.

**GB8 (Nursery land adjacent to Egley Road)**

**GB9 (Woking Garden centre, Egley Road)**

**GB10 (Land 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)**

In addition, there seems to be no infrastructure that would support this additional housing. Already the Egley Road, for example, is very congested at peak times and there is no solution to the existing traffic. This will be further adversely affected by traffic from 550 new homes being built at Willow Reach and Kingsmoor Park as well as proposed school. Mayford has a very poor road network with narrow, unlit roads and few pedestrian footpaths. The

public transport system is very limited. Increased traffic to Worplesdon station will mean Prey Heath Road will become very dangerous for pedestrians as most of the road does not have pavements.

The Green Belt Review recommended Mayford on the basis of proximity to a local centre, however Mayford has no supporting infrastructure in the form of shops, medical facilities or restaurants apart from a Post office and barbers. The Review was also inconsistent as it identified areas of land not to be considered, then recommended land that included those very constraints.

Regarding **Site Reference GB7 (Ten Acre Farm, Smarts Heath Road)**, we also **strongly object** to the proposal to increase the number of Traveller Pitches on this site. Mayford already provides a major contribution towards the Traveller community with sites in Hatchington, Burdenshott Road (one mile from Ten Acre Farm), Brookwood Lye (three miles from Ten Acre Farm) and Ten acre Farm, Mayford. There is no justification for further expansion in Mayford.

Traveller sites should have access to local facilities but Smarts Heath Road does not have easy access to facilities, which as pointed out earlier, Mayford as a whole lacks.

Additionally Ten Acre Farm is adjacent to Smarts Heath Common, an SSSI, used by residents for leisure purposes. Any increase would decrease the visual amenity and character of this area and pose an increased risk to wildlife because of the proximity of domestic animals in the area. Planning Inspectors in the past have refused applications on this site because of the reduction in openness of a Green Belt area.

There appears to be no consideration in the current plans to acknowledge or preserve the character of Mayford Village despite the historical significance of it being mentioned in the Domesday Book. We don't want to be another suburb of Woking and feel a primary purpose of the Green Belt is to reduce the risk of Woking and Guildford merging. National Policy states that "housing need – including for Traveller sites – does not justify the harm done to the Green Belt by inappropriate development." We strongly urge you to reconsider the plans. Please also refer to the response by the Mayford Village Society. I am happy for them to represent our views.

Yours faithfully,

Sadia & Harris Irfan