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The Planning Policy Team

Woking Borough Council

30 July 2015

Dear Sir or Madam

**Woking 2027 DPD Consultation**

We have been resident in Saunders Lane Mayford for two years and we are concerned about the current plans for re-designation of current green belt land for redevelopment. We expect you will want to take into account our views, set out below, in your deliberations.

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

We do not object to plans for the provision of a traveller site on this land PROVIDED the protection of the Smarts Heath environment is facilitated by restricting the size of the site to a very small number of vans and ensuring proper provision for sanitation, refuse collection etc. We support local

authorities who responsibly and fairly implement their statutory duty to provide suitable sites for travelling people, with due regard to the needs and rights of settled local residents.

**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 to the north west of Saunders Lane)

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

We object to the current plans for development that will result in the current extensive green space between Mayford and Woking being filled in. Development on the scale proposed will turn Mayford into a mere suburb of Woking. The result will be the loss of the attractive and irreplaceable character of Mayford village. It will also risk the eventual merger of Woking and Guildford into one large conurbation, which is precisely the effect that the green belt was devised to protect against.

There also appears to have been no consideration to the impact on Mayford's infrastructure that the increased population will cause. More people mean more cars and more strain on the transport infrastructure. If any development takes place, the lack of planned provision for upgrading roads (some of which have no pavements) or railway bridges (which are all single lane) will result in intolerable congestion, particularly around Egley Road, and danger to pedestrians. 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.

We recognise that there is a housing shortage in this area and it is important that new homes are built. For this reason, we would support some very limited development of small pockets of housing on the sites proposed PROVIDED these are not to an extent that would result in the loss of the village character of Mayford and the merging of Mayford with Woking; and provided the infrastructure is improved to support the higher population that will ensue.

Please reconsider your plans - what is currently planned will have a devastating impact to Mayford as a Village, which is unique and mentioned in the Domesday Book.

Please also refer to the response by the Mayford Village Society, as we support most of their views about the proposed developments, with the provisos we have described in this letter.

Yours faithfully

Henry Kay and Dr Peter Dunn