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The Planning Policy Team  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking  
Surrey GU21 6YL

29th July 2015

Dear Sirs

**Woking 2027 DPD Consultation**

**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)**

I have been a resident of Mayford for 54 years and am writing to you concerning the Woking 2027 planning proposals that will impact Mayford. I strongly oppose the Council's plans to release these sites from Green Belt and to allow any form of development on them. Once any land is released from Green Belt, I am certain that development will occur sooner than the indicated time scales as there will be pressure from developers such as Martin Grant Homes who already own much of the land in question. I am also concerned that developing on land in Mayford will be the easy option for the Council in light of its ownership as it will not have to attract, engage or negotiate with developers.

The proposed housing development will fill in any green space between Mayford and Woking resulting in Mayford becoming a suburb of Woking and this will greatly increase the risk of merging Woking and Guildford.. The whole purpose of the Green Belt is to stop separate towns merging. No consideration has been given to preserve Mayford as a separate settlement to Woking, nor the impact on the character of the village.

I understand that the Council is taking advice from a report produced by Peter Brett Associates and Mayford has been recommended because it has no 'barriers to development', it's 'proximity to Woking town centre' and closeness to a 'Local Centre'. The proximity of Mayford to Prey Heath and Smarts Heath conservation areas was not included in the criteria. Although Woking is only a couple miles from Woking, do they realise how long it currently takes to reach the town in peak hours and that's without the building of 619 houses ! The Local Centre comprises a Post Office and barbers. Mayford has no supporting infrastructure in the form of shops, doctors, dentists, medical facilities or schools.

It seems that no consideration has been given to the impact on Mayfords' transport infrastructure. I understand there are no plans to upgrade the roads (many of which are unlit and have no pavements) or the three railway bridges (which are all single lane) nor are there robust solutions to the existing traffic problems on Egley Road. Houses cannot just be built in areas that have no supporting infrastructure - there will be gridlock . The impact will not be limited to Mayford as the

enormous increase in traffic will extend to Hook Heath, St Johns, Worplesdon, Sutton Green and beyond.

Increased traffic volumes will also result in increased air pollution for local residents which is a cause of major concern.

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.

Wildlife will be eliminated in the developed areas and there will be increased risk to birds and wildlife on the local heathland (Smarts Heath and Prey Heath) due to the proximity of the development.

Please reconsider your plans as, what is currently proposed, will have a devastating impact on Mayford and its residents. Mayford deserves protection from development. It is a village of historical interest and is mentioned in the Domesday Book.

Yours faithfully

A solid black rectangular box redacting the signature of Frederick John Kirkman.

Frederick John Kirkman

(signed by Mary Kirkman due to ill health)