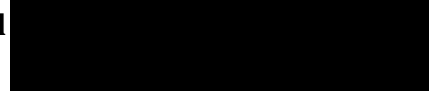


Mr. & Mrs. R. & S. Kuban,
The Hawk's Nest,
Prey Heath,
Mayford,
Woking, Surrey.
GU22 0SL.

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

Email
Tel:



29th July, 2015.

Dear Sirs,

Re: Woking 2027 DPD Consultation

We have been residents of Mayford for 48 years having purchased the above property in 1967. We have great concerns about the Woking 2027 planning proposals and how they would impact Mayford, especially with regard to the development of Green Belt areas. The following are our comments on particular site references:

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

We strongly oppose the proposal to increase the number of Traveller Pitches on this land. We feel that travellers are well catered for in Mayford; there are two other sites within a few miles of Ten Acre Farm. Increased traveller activity at this site would mean more domestic animals, more traffic and very likely disturbance of the adjacent SSSI Smarts Heath Common.

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 strongly object to the proposal for housing on all of the above sites. Having lived in the area for so long we value the green space we have between Woking and Guildford and that the village, which is very old, has remained distinct from Woking because of National Green Belt Policy.

Many of the roads in and around Mayford are narrow, some having no pavements and there are several single track bridges and tunnels. We have witnessed over the years an ever increasing volume of traffic between Woking and Guildford, particularly during the rush hours (and when there is a major accident on the M25 and traffic is diverted through Woking). Worplesdon Station has become a popular starting point for commuting to London making Prey Heath Road a dangerous road for those who choose to walk to the station because there are no pavements, and car parking is already a problem. During periods of heavy rainfall flooding has been a serious problem in and around Mayford

We feel that no consideration has been given to what effect new housing on these sites will have on Mayford given the problems that already exist. A bit of road widening here and there will not be enough to take up the inevitable volume of traffic and increased population.

We understand that National Planning Policy Framework objectives for designating areas as Green Belt are:

- To check the unrestricted sprawl of large built-up areas.**
- To prevent neighbouring towns from merging into one another.**
- To assist in safeguarding the countryside from encroachment.**
- To preserve the setting and special character of historic towns.**
- To assist urban regeneration by encouraging the recycling of derelict land.**

In addition, National Policy also states that there have to be “exceptional circumstances” for Green Belt boundaries to be altered. By proposing the above sites for new house building the Council is failing to take into consideration these objectives and we do not accept that there is a case for there being “exceptional circumstances”.

In our opinion small areas of Green Belt are as important as larger ones and for 46 years we have enjoyed the richness and variety of flora and fauna in this area and the mental and physical health benefits it brings. We feel we should be custodians of this for future generations.

If these plans go ahead they will have a huge effect on the character of Mayford as a village and we would therefore ask you to please reconsider them. Please also refer to the response by the Mayford Village Society who we are happy to represent our views.

Yours sincerely,



Richard and Sheila Kuban