

Mr & Mrs J Mace
205 Saunders Lane, Mayford
Woking, Surrey, GU22 0NT
Email: [REDACTED]

29th July 2015

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

Dear Sir/Madam,

Re: Woking 2027 DPD Consultation

We have been residents of Mayford for many years (John since birth: 74 years and Sue for 60 years). We own a property on Saunders Lane, which we love due to the quiet rural location.

We heard about the Woking 2027 planning proposals which will impact Mayford and we would like to take this opportunity to feedback our thoughts about the proposed sites in the Mayford area.

Site Reference:

GB7 (Ten Acre Farm, Smarts Heath Road)

We strongly object to the proposal to increase the number of Traveller Pitches on this land.

We already have several Traveller sites in Mayford and surrounding area (i.e. Hatchington, Burdenshott Road - one mile from Ten Acre Farm, Ten Acre Farm in Mayford, and Brookwood Lye - three miles from Ten Acre Farm). As such we feel that Mayford already provides a major contribution towards the Traveller Community. There is no justification for further expansion in Mayford. Traveller sites should be spread throughout the Borough, not all within 3 miles of each other.

We understand that the criteria for traveller sites dictates that where no sites are available in the urban area, priority will be given to sites on the edge of the urban area that benefit from good access to jobs, shops and other infrastructure and services. Mayford does not satisfy this criteria (we only have one small village shop and a barbers shop, we also do not have any footpaths on Smarts Heath Road).

We understand that over the years successive Planning Inspectors have refused applications on this site because they reduce the openness of a Green Belt area. Nothing has changed, so why is the application being reconsidered now?

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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 & Hook Hill Lane)

GB11 (Land to the north west of Saunders Lane)

We strongly object to the proposal for housing on all of the above sites.

Mayford does not have the infrastructure to support such an increase in population. The roads are narrow, some single lane, many without pavements, poor visibility around corners which make them dangerous, and they already struggle with the existing traffic. In addition we have 3 single lane railway bridges which would not handle additional traffic. Getting in/out of Mayford in peak hours can already be a struggle with the current volume of traffic; additional houses (especially as most houses tend to have 2 or more cars) will result in gridlock and increased danger to road users and pedestrians.

Mayford does not have enough local facilities at the moment, and certainly does not have the resources required to support additional housing (i.e. shops/doctor surgeries/dentists/schools/public transport etc.).

In addition the land in 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.

With regards to the Green Belt, I understand that land relating to Special Protection Areas (including a 400m buffer) was excluded from consideration of the Green Belt Review to protect endangered birds. Prey Heath and Smarts Heath are SSSIs (Special Sites of Scientific Interest) and are designated by Bird Life International as “Important Bird Areas” and therefore should also have buffers applied for the same reason.

We are concerned about the wildlife on the proposed development sites and the surrounding area. We take great enjoyment sitting in the garden watching the buzzards and kites we have flying regularly around this area. We also have a large amount of bats and other precious wildlife which will be displaced or killed if you decide to allow building on the green belt land.

The Green Belt Review indicates that a school on Egley Road would maintain the openness of the area, however this is misleading if the school is merely a Trojan horse as a precursor to housing on fields either side of the school later on.

The proposed housing will fill in any green space between Mayford and Woking, thereby turning Mayford into a suburb of Woking and increasing greatly the risk of merging of Woking and Guildford – the whole purpose of the Green Belt.

There appears to have been no consideration for preserving Mayford as a separate settlement to Woking, nor the impact on the character of the Village.

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The purpose of the Green Belt is “To preserve the setting and special character of historic towns”. Mayford does have a strong history and is mentioned in the Domesday Book.

Please reconsider your plans - what is currently planned will have a devastating impact to Mayford as a Village.

Please also refer to the response by the Mayford Village Society who I am happy also to represent my views

Yours sincerely,

Mr & Mrs J Mace