

Woking 2027 DPD Consultation

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Sent: 29 July 2015 20:34

To: Planning Policy

Cc: [REDACTED]

Mr Nick and Mrs Pam Mace,
17 Greenmeads, Mayford,
Woking, Surrey, GU22 9QJ

Email: [REDACTED]

Telephone: [REDACTED]

29th July 2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

We have lived in Mayford for 16 years and have been made aware of the Woking 2027 planning proposals and the impact they will have on the village of Mayford. Our comments are not specific to any of your documents, but we have detailed below the specific site references that we are concerned about:

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.

Currently, Woking's Traveller sites are concentrated in one part of the Borough – Hatchington, Burdenshott Road (one mile from Ten Acre Farm), Ten Acre Farm, Mayford, and Brookwood Lye (three miles from Ten Acre Farm). Mayford already provides a major contribution towards the Traveller Community and we cannot see how there is any justification for further expansion in Mayford. Surely urban sites should be considered before any further incursion into our Green Belt.

It is documented that Traveller sites should have adequate amenity for its intended occupiers, including space for related business activities, which this does not. This road is a residential road with about 25 houses, with two Grade Two listed buildings in close proximity to Ten Acre Farm. Even if the space were appropriate Travellers related business activities are not in keeping with such a road.

In addition, Ten Acre Farm is adjacent to Smarts Heath Common, an area denoted as a SSSI, used by residents of Mayford, Guildford and Woking for leisure purposes. Any increase in the present Traveller site of five caravans at 10 Acre Farm would have a significant impact on the panorama and the character of the area which in turn will also jeopardise the wildlife due to increased number of domestic animals in close proximity.

It is surely significant that historically successive Planning Inspectors have refused applications on this site because of the effect it would have in reducing the openness of a Green Belt area. Why is this suddenly acceptable now?

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.

The various housing proposals will remove significant amounts of Green Belt which will in effect merge Mayford and Woking. Mayford will no longer be its own entity but will be absorbed into the town of Woking. It is then surely only a matter of time before Woking and Guildford become one and we are then sadly looking at the creation of a Wokeford or a Guilding! This appears to defeat the purpose of the Green Belt concept.

There also appears to have been no consideration to the impact on Mayford's infrastructure that the increased population will result in. More people will mean more cars and more strain on our, already overloaded, transport infrastructure. We note that there are no plans to upgrade our roads, some without pavements, or our single lane railway bridges. Nor are there any proactive solutions in place to deal with the existing traffic problems on Egley Road. Houses cannot just be built in areas that have no supporting infrastructure as there will be gridlock, there often already is.

Having had dealings with this sort of infrastructure issue before we know the answer will be that this problem belongs to a different department and any issues that arise will be addressed post development. In this case this argument is not appropriate as we already live in an area in which the infrastructure no longer copes. The traffic situation is already overly stretched and unacceptably congested. This is a significant issue alone without then mentioning that there will be an increased risk to wildlife in our protected Heaths (Smarts Heath and Prey Heath) due to the proximity of all this development.

We implore you to please reconsider your plans. This area is already being overdeveloped and it appears that houses are being squeezed in all over this area. We have yet to absorb all the additional traffic that the housing developments at Balfour Road and opposite Woking Football Club, just to mention two, will have on this area.

What is currently proposed will have a devastating effect on the village of Mayford and we don't feel it is dramatic to say that it will wipe Mayford out as a village, we will become Woking.

We are members of the Mayford Village Society and as such ask that you please also refer to their response as they also represent our views.

Yours faithfully,

Nick & Pam Mace