

Woking 2027 DPD Consultation

Debbie Macpherson [REDACTED]

Sent: 31 July 2015 10:53

To: Planning Policy

Cc: [REDACTED]

31st July 2015

Dear Woking Borough Council,

Regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford for 7 years and have been made aware of the Woking 2027 planning proposals that will impact Mayford. My comments are not specific to any of your documents, however I will refer to the specific site references that I am concerned about:

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)

I strongly object to the proposal for housing on all of the above sites for the following reasons:

1) The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The proposed developments would make Mayford another borough of Woking and take away its village status. We chose this area as a family specifically to enjoy the benefits of nature and the countryside. My children love living in this area and we are often on walks in the neighbourhood looking at wildlife, plants and enjoying the serenity of the area which unfortunately is not something you can easily do these days.

2) The UK Government attaches great importance to the Green Belts as they serve five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns (Mayford unlike Woking is a historic village as it is mentioned in the Domesday Book); and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3) A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes

of including land within it;

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The above proposed sites do not meet any of these exceptions in point 3 as far as I am aware.

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

I strongly object to the proposal to increase the number of Traveller Pitches on this land for the following reasons:

1) 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 there is no justification for further expansion in Mayford.

2) Additionally, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI, used by residents of Mayford for leisure purposes. Any increase in the present Traveller site of five caravans at 10 Acre Farm would decrease the visual amenity and character of the area and also increase risk to wildlife due to increased number of domestic animals in close proximity. Over the years successive Planning Inspectors have refused applications on this site because they reduce the openness of a Green Belt area.

It would appear that the proposed developments do not take into account any of the above and will deprive the Mayford and surrounding communities of a beautiful area which they can enjoy and is a natural habitat for a lot of wildlife. Please reconsider your plans - what is currently proposed 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,

Debbie Macpherson