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24/07/2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

I am a resident of Mayford 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 Reference: GB7 (Ten Acre Farm, Smarts Heath Road)

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

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 is vital that these areas are protected from development to preserve the open character of Mayford.

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.

The 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.

Mayford's road infrastructure simply cannot cope with any increased traffic as it is already overburdened. Mayford is already both heavily congested and hazardous for pedestrians, with few crossings and high-speed traffic trying to beat traffic lights on the single-lane bridges. Increased road noise and pollution will further degrade the quality of life of the resident population. We note that there are no plans to upgrade the roads (some of which have no pavements) or railway bridges (which are all single lane) nor solutions to deal with the existing traffic problems on Egley Road. Prey Heath Road is already dangerous for foot traffic to Worplesdon station as there are no pavements. Increased road traffic is not feasible. Mayford has no supporting infrastructure in the form of shops other than a small post office. There are no doctors, dentists or medical facilities or plans to introduce these. Residents living on any major development in the Village would be dependent on a car, which is out of step with national environmental policies.

Not only will the wildlife in the developed areas be wiped out, but also there will be increased risk to wildlife in our protected Heaths (Smarts Heath and Prey Heath) due to the proximity of the development. The Heaths are SSSIs and are rare, valuable environments. The open space elsewhere in the village provides valuable habitats and commuting routes for wild animals and insects, as well as significant surface water drainage capacity in a village heavily affected by drainage problems. The tree cover also provides significant visual amenity and habitat.

Please reconsider your plans - what is currently planned will have a devastating impact to Mayford and would effectively remove its character as an independent village. Mayford is unique in the U.K., has a particularly strong historical character and is mentioned in the Domesday Book. If this application went ahead it would have significant impact on the area and would result in great dissatisfaction with the council from the thousands of residents in Mayford and the surrounding area.

To go ahead with these plans would be totally unacceptable. Green Belt boundaries should only be altered in "exceptional circumstances" which has not been shown by the Council. There are a large number of Brownfield sites available in Woking and until these are exhausted no Greenfield building will be acceptable to the local community. Green Belt land in Mayford is fundamental to the physical separation of Woking, Mayford and Guildford and the electorate are strongly opposed to any merging. We feel that the ownership status of the land is being used to justify development in an unjustified way and that the council's approach contravenes both national policy and the opinion of residents, to whom the council are accountable.

The Council's review proposes to change boundaries without a Landscape Character Assessment, which is irregular and shows a lack of due consideration to the needs of the area.

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

Yours sincerely,

Mr Andrew Malley