

GB8, GB9, GB10, GB11

Peter McAtamney [REDACTED]

Sent: 26 July 2015 15:22

To: Planning Policy

Cc: Graham Baker [REDACTED]

To: Planning Policy, Woking Borough Council

From:

Peter McAtamney

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26 July 2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford for 19 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 as follows:

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)

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

1. 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 – against 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.
 2. There also seems little consideration of the impact on Mayford's infrastructure that the increased population will result in. More people mean more cars and more strain on the transport infrastructure. I 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 robust solutions to deal with the existing traffic problems on Egley Road. Yet another Mayford traffic issue is the plan for 1000 new homes around Slyfield and expansion of the industrial estate (part of the Guildford DPD). The increase of traffic on the A320 through Woking will be significant and more congestion inevitable!
 3. Houses cannot just be built in areas that have no supporting infrastructure. Prey Heath Road will become very dangerous as increased traffic to Worplesdon station will be weaving around people walking on the road (in the absence of pavements).
 4. 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.
 5. A further general factor is the inappropriate Development in the Green Belt. Some of the proposals are, by definition, contrary to Policy CS6 (Development in the Green Belt) of the Woking Core Strategy Publication Document 2012 and Section 9 (Protecting Green Belt Land) of the National Policy Framework. These set out limited circumstances where development is considered to be appropriate within the Green Belt. In the absence of Very Special Circumstances being demonstrated that would justify an exception, there is a presumption against such development. Unmet demand does not constitute 'very special circumstances'. The previous Government (Communities and Local Government Minister, Brandon Lewis MP Statements July 2013, January 2014) made it clear that unmet demand, whether for conventional housing (or traveller sites), is unlikely to outweigh harm to the Green Belt or to justify inappropriate development in the Green Belt. The Secretary of State wishes to re-emphasise this policy point to both local planning authorities and planning inspectors as a material consideration in their planning decisions.
- Please reconsider your plans - what is currently planned will have a devastating impact to Mayford as a Village. Mayford is unique in the U.K. and is mentioned in the Domesday Book.
- Please also refer to the response by the Mayford Village Society who I am happy to represent my views.

Yours sincerely,

Peter McAtamney