

The Planning Policy Team
Woking Borough Council
Civic Offices
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Mrs Alison McGrath
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Email: [REDACTED]
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28th July 2015

Dear Sirs,

With Regards To: Woking 2027 DPD Consultation

I have been a resident of Mayford for the last 10 years. I chose this area specifically because of the semi-rural feel and quiet location and felt it would be a lovely place to bring my children up in. I am, of course, extremely concerned about the proposed plans to the area and the terrible impact it would have for everyone living within the vicinity.

The site references I am referring to are:

GB8 - the Nursery land adjacent to Egley Road)

GB9 - Woking Garden Centre, Egley Road

GB10 - the land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane

GB11 - the land to the north west of Saunders Lane

I **strongly object** to the proposal for housing on all of the above sites. The roads in Mayford, and Saunders Lane in particular, are not suitable for the increased traffic. There are several single lane bridges/tunnels in the area and Saunders Lane itself is very narrow in places. Some of the roads do not even have pavements including Prey Heath Road which will be very dangerous to pedestrians and drivers with the amount of increased traffic to Worplesdon station. Egley Road into Woking is already extremely busy at best, in the rush hour and on many mornings backed up right back into Mayford past the proposed school site. The Brett Report states that the travel time into Woking is 7 minutes, clearly very misleading and not taking into account any current traffic let alone the impact of the proposed school and houses would have. The increased traffic from all the new houses will cause absolute gridlock and chaos to all trying to travel in the area - a nightmare for all concerned. The whole character of Mayford will disappear, it will just merge into Woking which, in turn, will merge into Guildford. One of the purposes of Green Belt land is to keep the towns separate in their own right. Why is the Green Belt being targeted so much. When I tried to get planning permission for my own house to change it from a bungalow to a house, I was told by Woking council I would not get permission due to spoiling the openness of the

Green Belt. That doesn't seem to be a consideration now! There are a lot of Brownfield sites around, why are they not being looked at and the landowners approached. A lot of the land you are proposing to build hundreds of houses on is owned by developers who obviously have been waiting to build on even though it is supposedly all protected Green Belt land. I feel the Brett report, which is supposed to put forward a clear indication of the suitability of the area, has been extremely misleading and vague about the impact all these developments will have on Mayford (and the surrounding area). I haven't even mentioned the impact the houses would have on the local wildlife, which would be devastating.

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.

I feel Mayford already provides a major contribution towards the Traveller Community with the following sites : Hatchington, Burdenshott Road (one mile from Ten Acre Farm), Ten Acre Farm, Mayford, and Brookwood Lye (three miles from Ten Acre Farm). There is no justification for further expansion in Mayford. Again, there would be an increased risk to the wildlife and the character of the area would be effected.

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.

Please reconsider you plans to change Mayford beyond recognition It will have an unimaginable impact on the people that live in this unique and beautiful village.

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

Yours sincerely

Mrs Alison McGrath