

The Planning Policy Team
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Dear Sirs,

Woking 2027 DPD Consultation

I moved to Saunders Lane in 2005 because I wanted my kids and pets to experience the freedom of living in this part of Woking. I felt sure our lifestyle was protected because of the Green Belt status on the land surrounding us. I am very concerned about Woking 2027 planning proposals that will have a devastating impact on Mayford's future, particularly the following sites:-

Site References: GB8, GB9, GB10, GB11, GB14.

I strongly object to the proposals for building houses on all of the above sites for the following reasons.

Traffic

There needs to be an up to date traffic report produced for **Mayford** before any decisions are made for further housing in this area. The Brett report suggests a travel time from Mayford to Woking centre of 7 minutes this is grossly underestimated as I travel this route most mornings and can spend up to 30 minutes queuing from Egley Road to Woking. Can you advise me if the author of this report has made this journey between 7am to 9am weekdays during school term.

This will be greatly increased by the completing of 350 homes at Kingsmoor Park Westfield, 150 homes at Willow Reach Westfield Avenue and homes at Brookwood. There is also the potential of 1000 homes at Slyfield Estate, Guildford Football Club at Salt Box Road and the proposed Hoe Valley School and Leisure Centre. Can you please advise me as to where on the Brett Report it mentions these future traffic impacts on Mayford.

Mayford has narrow unlit roads, three narrow one way bridges and poor unlit access to Worplesdon Station none which are listed on the Brett Report. This Report is at best poor and does not reflect a through picture of Mayford.

Suitability.

All of the sites lay below the Hook Hill Escarpment and so are prone to flooding, Saunders Lane and Egley Road currently flood several times each year. There is no mention of this in the Report and how

are you planning to deal with this problem. There is a very poor public transport service in Mayford, with no Doctor or Dentist and Mayford doesn't have a Village Centre. The construct of 700 new homes would have a devastating impact on Mayford and would remove the strategic gap between Woking and Guildford something defended by Woking Council for many years.

The Brett Report does not allow for the inclusion of other sites in the area which have not been put forward but maybe more suitable if the landowners were approached. Can you advise me as to why there hasn't been an independent report produced on Brownfield sites in Woking. It would seem the Council has taken an easy option of only putting forward sites owned by developers, which have a history of trying to gain planning for houses for many years. It is my opinion that Woking Council's proposals are based on unsound research and the scale and size of the proposals are unsuitable for Mayford. I am concerned that Woking Council appears to be picking and choosing which recommendations from the Brett Report it uses for its' decisions.

Site Reference: GB7

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

Ten Acre Farm is beside Smart Heath Common an SSSI site used by residents of Mayford for leisure purposes. An increase in the number of pitches would have a major risk to wildlife on the common from domestic animals. The land is contaminated, bound by the Hoe Stream and the Railway Line and has poor access to amenities. The Brett Report states the site is unsuitable for Traveller Pitches so why are Woking Council putting this site forward. Can you advise me as to whether the owner has agreed to the site been expanded as it has a history of failed requests for a single property due to the openness of the Green Belt.

Currently, Woking's Traveller sites are concentrated in one part of the Borough – Hatchington, Burdeshott 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 percentage of the borough's Traveller sites.

There also appears to have been no consideration to the impact on Mayford's infrastructure that the increased population will have. Houses cannot just be built in areas without the supporting infrastructure – there will be gridlock. Not only will the wildlife in the developed areas be seriously affected, but there will be increased risk to wildlife in our protected Heaths (Smarts Heath and Prey Heath) due to the proximity of the development.

Please reconsider your proposals as it will have a devastating impact on Mayford and I fear Mayford won't survive these changes

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

Yours sincerely,

Des McGrath

