

Mr T J Milbourn,  
Redcroft,  
Prey Heath,  
Woking, Surrey, GU22 0SL  
Email [REDACTED]  
Telephone: [REDACTED]

31st July 2015

Dear Sirs,

### **Regarding: Woking 2027 DPD Consultation**

I have been a resident of Mayford since birth and have been made aware of the Woking 2027 planning proposals that will have an impact on 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 object to the proposal to increase the number of Traveller Pitches on this land.

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. There is no justification for further expansion in Mayford.

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.

Since Traveller sites should be so situated as to provide access to schools, local facilities, business related activities, jobs, shops, and other amenities, Mayford is not a suitable site as it provides few of these. The school would only be fulfilling an existing demand so cannot be included. There is no doctor or pharmacy, no dentist, no other medical provision, and apart from the Post Office, no other shops at all.

Over the years successive Planning Inspectors have refused applications on this site because they reduce the openness of a Green Belt area.

#### **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. The proposals above will also result in a merging of the localities of Mayford and Hook Heath. Proposals within the Borough of Guildford are bringing the northern Guildford boundary closer to Woking and even WBC's own consultation plan states that the boundaries will be far less than in guidelines for maintenance of Green Belt. Green Belt land in Mayford is fundamental to the physical separation of Woking, Mayford and Guildford – this is incorrectly classified only as “important” in the Green Belt Review.

There also appears to have been no consideration to 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. Houses cannot just be built in areas that have no supporting infrastructure – there will be gridlock. Prey Heath Road will become very dangerous as increased traffic to Worplesdon station will be weaving around people walking on the road (as there are no pavements).

Parts of Mayford are in a flood plain and there are often large areas under water. Occasionally also there have been leaks from the sewage drains near the Hoe Stream down the banks from the main road.

The Green Belt in Mayford supports a wide range and volume of wildlife. Reducing the area available for wildlife habitat, and the areas surrounding the SSSIs, will also cut off the vital ‘animal corridors’ to other suitable areas. 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.

Please reconsider your plans - what is currently planned will have a devastating impact on 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 also to represent my views

Yours sincerely,

T J Milbourn