



Mr John Miller  
3 Saunders Copse,  
Mayford Village,  
N<sup>r</sup> Woking  
Surrey  
GU 22 0NS  
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Planning Policy Team,  
Woking Borough Council,  
Civic Offices,  
Gloucester Square,  
Woking,  
Surrey,  
GU21 6YL

To whom it may concern,  
I wish to raise strong objections to the proposals for the further development of Mayford and Egley Road for housing and other construction work. My objections are based on the following criteria;

**1. Unsuitability of the area for further development.**

The only reason for Mayford being chosen for development is that for some time the land has been owned by Martin Grant and it is an easy option for the council to go with their drive to develop the area. Little else is in favour of Mayford being suitable.

- The area is at risk from flooding. Only recently the Egley Road was flooded. Saunders Lane floods in the winter and the fields to the north of the Lane are marshy. Water gushes down Green Lane when rain is heavy. Building on this land will remove natural flood defences, putting the current properties at risk.
- Ongoing problems with sewerage and drainage evident from the frequent road works around this area are likely to be exacerbated by additional housing and public facilities.

In addition there is a perfectly good site in Sheerwater which already has a running track and there are no transport issues of which we are aware. This track is being removed for no good reason. My suggestion is that it is a less attractive option for developers who look to a more central and prosperous area for investment.

**2. Poor local infrastructure to support further development.**

The proposals for both housing and leisure centre/ arena facilities are untenable with the current poor transport infrastructure. The plans are not taking into account the increase in traffic and transport requirements of an increased population. There are already issues:

- Five pinch points which currently hold up local traffic including 2 Mayford railway bridges, Kemisford, the underpass by Worplesdon station and the railway bridge at St Johns.
- Narrow winding roads with poor or non existent pavements for pedestrians.
- Lack of pedestrian crossings and traffic calming measures in Mayford. The village is already a rat run.
- Dangerous junctions at the junction with Saunders Lane and Blackhorse Road, Kemisford, Heath house Lane and Bagshot Road and on Hollybank Road.
- Lack of current and proposed parking facilities.
- A small and poorly developed railway station with few parking spaces at Worplesdon and lack of parking at overcrowded Woking railway station. Worplesdon station currently has no train services at weekends.
- Difficulties in making a doctors appointment already without an increase in population.
- Poor bus service.
- Lack of amenities generally.

### **3. Pollution**

I am very concerned about the potential rise in pollution to the Mayford and surrounding area. There is likely to be increased traffic for longer periods with the proposed building of a leisure centre and arena. The congestion caused by the poor road infrastructure is also likely to cause an increase in pollution.

The light and noise pollution caused by the arena will impact on the quiet neighbourhood significantly and its visual impact will also spoil the current nature of the area.

The suggestion that the public will be bussed to the arena from Woking Leisure centre car park is ridiculous as there are already too few parking spaces.

### **4. Lack of joined up work between Woking Borough Council and Surrey County Council transport departments**

At meetings about the developments there has been insufficient information available this issue.

Yours concerned,



John Miller

CC Mayford Village Society, Will Forster Councillor, Jonathan Lord MP,  
Ayesha Azad Councillor.