

Mr. Ian C. Mitchell  
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GU220NN

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Sunday July 26<sup>th</sup> 2015

Dear Sirs,

**RE: Woking 2027 DPD Consultation**

I have lived in Woking all my life, having been born in Chobham Police station as the son of the local village bobby. I have lived in my current home in Mayford for twenty years this year. I also run my Information Technology Consulting business from here.

I am 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:

**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.

**Site GB9** has been garden centre and a central feature of Mayford ever since I can remember. It would be tragic to lose its amenity to local people.

**Sites GB8, GB10, GB11 & GB14** - There is a clear ribbon development stretching out of London towards Guildford, and Mayford is right in its path. We (Woking residents and our elected councillors) must fully uphold the purpose and intent of the Green Belt and resist the pressure to build on this land. [See Image 1]

The housing will fill in precious 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. 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.

There also appears to have been no consideration to the impact on Mayford's infrastructure that the increased population have. It is already overstretched with accident blackspots at the junction of Blackhorse Road / Saunders Lane and at the Junction of Egley Road and Almond Avenue. More people means more cars and more strain and more accidents on the already over-stressed 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 more gridlock at busy times.

Not only will the wildlife such as deer, badgers, and the welcome returned red kites and buzzards 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.

We (Woking residents and our elected councillors) need to firmly push back against any pressure to build more housing in an area rightly protected by the Green Belt and with an infrastructure and crumbling roads that are already at breaking point.

I have some quotes\* from the Business Secretary, the Rt. Hon. Sajid Javid MP:

- Local people will still have control over planning.
- **There is no need to build on green belt land to meet the government's targets.**
- The green belt can be rightly protected. There is plenty of land which is not green belt that we can build on and which is suitable for housing and we need to get on with it. We need to find new ways to encourage it.

\*Source: BBC Radio 4 Today Programme. 26<sup>th</sup> July 2015 <http://www.bbc.co.uk/programmes/p02wqdbg>

Also, the Government's guidance\*\* to local Councils on the Green Belt is clear:

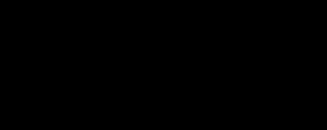
### **“Councils must protect our precious green belt land”**

\*\* Source: <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land> 6th October 2014.

Please reconsider your plans. What is currently planned will have a devastating impact upon the quality of life of those in Mayford as a Village and Woking as a whole.

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

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Ian Mitchell

**Image 1.**

Ribbon Development Pressure on Mayford's Green Belt.

