

Proposal for development of Mayford Green Belt - Woking DPD 2027 Consultation

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To: Planning Policy

Cc: [REDACTED]

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19th July 2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

We have been residents of Mayford for 10 years and have been made aware of the Woking 2027 planning proposals that will impact Mayford. Our comments are not specific to any of your documents, however we will refer to the specific site references that we are concerned about:

Site Reference: GB7 (Ten Acre Farm, Smarts Heath Road)

We strongly object to the proposal to increase the number of Traveller Pitches on this land. There is no justification for the loss of Green Belt land for additional travellers' site in Mayford.

1. There is no justification for further expansion in Mayford and the Woking Borough Council (WBC) have not offered any sound argument for increasing the current number the travellers sites already on the 10 Acre Farm Site and the have not taken due cognisance of government guidelines and due processes for preserving the Green Belt. For example, the government practice guidance paper published 6 October 2014.
2. No acknowledgement of the proximity to Smarts Heath Common, an SSSI, used by residents of Mayford for leisure purposes.
3. 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.
4. Over the years successive Planning Inspectors have refused applications on this site because they reduce the openness of a Green Belt area.

Site Reference - GB8 (Nursery land adjacent to Egley Road)

1. We have previously provided comment on these plans via the Mayford Society. Feedback was such that a number of residents do not have an issue with a provision of new schooling as long as the concerns regarding access and infrastructure are not ignored.
2. What is of concern is the intention now to include housing at this site in addition to a school. This is contradictory to the reasons given for the need for a new school as it was to provide for current residents, not an increased population that would accompany new housing.
3. The Environmental Impact Assessment has not been completed as required by law as it has not considered the impact of light pollution, noise pollution caused by the loss of the tree line.

Site References:

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)

We strongly object to the proposal for housing on all of the above sites due to the following concerns:

1. Restricted access via Black Horse Road due to the narrow railway bridge which only allows single line traffic would not be able to accommodate the massive increase in vehicle movements which would be the result of housing, with a minimum of two cars per household.
2. Access via Smarts Heath Lane is via a traffic light controlled bridge over the railway. This would cause a serious backup to the Egley Road roundabout and the A320, a major trunk road.
3. The increased pollution that this extra traffic will produce seems to have been completely ignored in the proposal. Not only does this impact the environment, but also the health of residents.
4. There is no proposal within WBC's plans for increased infrastructure and where it is likely to be placed. Any increased infrastructure plans would therefore encroach upon the Mayford Village even further.
5. 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)
6. There is insufficient evidence that all potential brown field sites have been fully explored by WBC contrary to government requirements and practices. This commitment has been reaffirmed by successive governments.
7. The erosion of the Green Belt between Mayford and Woking by using the land for new buildings will fill green space between the two, causing the two to merge together with no intervening open spaces. This will also increase the risk of merging of Woking and Guildford which undermines the whole purpose of the Green Belt.
8. Mayford does not have the facilities for an additional 550+ new houses. The research into local facilities is greatly flawed in this matter. It assumed there were local facilities, however, this only constitutes a barbers shop and newsagent, hardly suitable for an increased population of this magnitude. This lack of local facilities will lead to further traffic movement as residents will need to use the A320 to travel to Woking Town Centre or Guildford for shops and facilities.
9. There is also a serious lack of social infrastructure to meet the needs of the additional residents, e.g. Doctors, Schools, etc.
10. There is already the flooding on the Egley Road area during bad weather. The level of the water table would be significantly affected by the construction of the proposed additional housing on the Green Belt and would result in increased flooding. There is insufficient infrastructure in place to deal with the resulting increase in ground water.
11. Little consideration has been paid to the impact on the local wildlife. There will be increased risk to wildlife in our protected Heaths (Smarts Heath and Prey Heath) due to the proximity of the development.
12. We urge the council to reconsider their plans in the strongest possible terms as the current proposals will be devastating to the Mayford Village and its surroundings.

Please also refer to the response by the Mayford Village Society who we are happy also to represent our views.

Yours sincerely,

Mr Ian and Mrs Susan Moore