

30,n July 2015

The Planning Officer, Woking Borough Council,

Dear Sirs,

Woking 2027 DPD consultation

We have been resident at the above address for 36 years and have been made aware of the Woking 2027 planning proposals that will impact Mayford. We feel these proposals will also affect Hook Heath because of the increased traffic. 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)

We object to the proposal to increase the number of Traveller Pitches on this land. We feel this represents a disproportionate distribution of traveller sites in one part of the borough.

This will also affect Smarts Heath Common (SSSI) used by the residents of Mayford.

The additional caravans proposed would decrease the visual amenity and character of the area, increasing the risk to wildlife due to the increase of domestic animals in close proximity.

This view seems to have been supported by successive Planning Inspectors refusing applications on this site.

Site References GB8, GB9, GB10, GB11 and GB14

We strongly object to the proposal for housing on all the sites above, which has ignored the current situation and makes no provision for easing the traffic congestion caused by pinch points created by single lane railway bridges.

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 - eroding the separation of Woking and Guildford provided by 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 will result in. More people mean more cars and more strain on the transport infrastructure. There are no plans to upgrade the existing roads, many of which do not have pavements, nor railway bridges which are all single lane, nor robust solutions to deal with the existing traffic problems on Egley Road. Residential development

should not be commenced without a properly-integrated infrastructure, including sewers, surface water drainage and traffic plan. 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.

Additionally, traffic from Guildford and Mayford which already uses Hook Hill Lane and then Hollybank Road as a "rat run" will be greatly increased.

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 to Mayford as a village. Mayford is unique in the UK 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 faithfully,