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30.7.15

Dear Sirs,

Ref: Woking 2027 DPD Consultation

I have been a resident of Mayford for 23 years and am aware of the Woking 2027 planning proposals that will impact Mayford very considerably. I have always valued the semi-rural character of Mayford and the fact that it's identity is distinct from Woking and Guildford. 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 strongly 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 and its surrounds already provides a major contribution towards the Traveller Community. I do not consider that Ten Acre Farm is a suitable site for any further expansion, which will encroach on the rural character of the area.

Additionally, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI, which is used as a leisure area. 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 resident in such close proximity.

I am led to understand that 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)

I strongly object to the proposal for increased housing development on all of the above sites.

No consideration seems to have been given to infilling green spaces in between the boundaries of Woking and Mayford. It is vitally important that Mayford retains it's own clear boundaries and does not become a suburb of Woking. It also increases the likelihood of merging the boundaries between Woking and Guildford. .

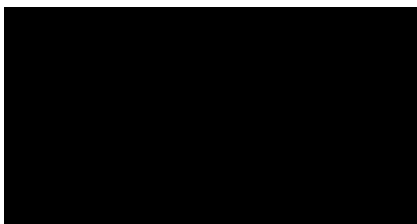
Mayford does not have the transport or social service infrastructure to support any further residential or industrial development. The proposed housing developments will result in a significant amount of additional traffic on the roads which do not have the capacity for it and are already very busy. The building of the new Hoe Valley School will in itself bring a mass of new traffic down the roads in Mayford as parents driving their children to school try to find short cuts around the main A320 which is gridlocked on it's way into Woking at typical school and work commuting times. 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 very narrow and in places 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. 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).

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. Whilst I appreciate that there is a critical need for increased housing and wherever you consult to develop there will be objections from local people who do not want to see change, I truly believe that there are other more imaginative and thoughtful proposals that could be explored to use brown field sites. This is not a case of NIMBY-ism. It is likely that I will need to move home soon anyway for personal reasons but Mayford in it's current character needs to remain intact. To subsume this individual village into a wider urban space would be a travesty.

Please also refer to the response by the Mayford Village Society who I am happy also to represent my views on this proposed development issue.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Mrs Rachel Pearson