

Re: Woking 2027 DPD Consultation

DAVID PEATTIE [REDACTED]

Sent: 29 July 2015 10:49

To: Planning Policy

Cc: [REDACTED]

Dear Sirs,

I have been a Mayford resident for over 30 years and have been made 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 specific site references with which I am concerned.

In October 2014, Central Government issued guidance for Councils to protect the Green Belt (<https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>), however, the Council appears not to be following this guidance.

The Council is proposing to implement Green Belt boundary changes based on the recommendation of a Green Belt Review conducted by a consultancy, Peter Brett Associates

(<http://www.woking.gov.uk/planning/policy/ldfresearch/greenbeltreview>) however, the methodology that resulted in Mayford being included in land recommended for Green Belt release is flawed

The Council has not considered a number of other factors when considering Mayford as a place for development.

- National Policy states that Green Belt boundaries should only be altered in “exceptional circumstances” – this has not been proved by Woking Council, especially as Policy clearly states that “housing need – including for Traveller sites – does not justify the harm done to the Green Belt by inappropriate development.”
- No evidence (independently verified) has been produced to demonstrate that Woking Council has exhausted Brownfield sites for development in its Plan
- The Green Belt Review incorrectly dismissed the Green Belt Purpose “To preserve the setting and special character of historic towns” stating that “Woking is not considered to be a town that has a particularly strong historical character” – however Mayford does have a strong history and is mentioned in the Domesday Book.
- Green Belt land in Mayford is fundamental to the physical separation of Woking, Mayford and Guildford – this is incorrectly classified only as “important” in the Green Belt Review
- There is only two miles between the Mayford roundabout and Slyfield, which results in a high risk of coalescence between Woking and Guildford should Mayford develop further.

Woking Council openly states that it considers land available for development (for example owned by the Council or a Developer) as more “viable” for removal from the Green Belt – the ownership status of land has no bearing on whether it should be Green Belt or not.

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 already provides a major contribution towards the Traveller Community. There is no justification for further expansion in Mayford.

Additionally, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI, used by residents of Mayford for leisure purposes. 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.

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) GB14 (Land adjacent to Hook Hill Lane, Hook Heath)

I strongly object to the proposal to build housing on this land.

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 – 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 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 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 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).

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 U.K. 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 sincerely,

David Peattie

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