

## Regarding: Woking 2017 DPD Consultation

Hilary Goodband [REDACTED]

**Sent:** 17 July 2015 17:22

**To:** Planning Policy

**Cc:** [REDACTED]

Dear Sirs,

### Regarding: Woking 2027 DPD Consultation

We have been residents of Mayford Green for eight years and have been made aware of the Woking 2027 planning proposals that will impact Mayford and the surrounding area and would like to notify you of the concerns we have about these proposals. Please note that 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 for a number of reasons.

Firstly, as we understand it, Woking's Traveller sites are concentrated in one part of the Borough – Hatchington, Burdeshott Road (one mile from Ten Acre Farm), Ten Acre Farm, Mayford, and Brookwood Lye (three miles from Ten Acre Farm). So in our view Mayford already provides a major contribution towards the Traveller Community so there is little justification for further expansion in Mayford.

Secondly, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI, which is used actively by residents of Mayford for many leisure activities. We believe that 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 the risk to wildlife due to the increased number of domestic animals in close proximity and the mess created by Traveller settlements.

Finally, we already live in a very overcrowded area so value our Green Belt all the more. We understand that Planning Inspectors have refused applications on this site previously because they would reduce the openness of a Green Belt area and we feel that this proposal should be refused again based on the same rationale.

Moving on; we strongly object to the proposal for housing on all of the sites listed below.

#### 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)

Following on from the point re overcrowding and loss of open spaces, the proposed housing developments will fill in any remaining 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. We chose to live here as it offered us proximity to both Woking and Guildford but afforded us some green/rural outlook. And 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 itself, which we appreciate greatly.

There also appears to have been no consideration given to the impact on Mayford's infrastructure that an increased population will lead to. More people mean a greater number of cars and increased strain on the already inadequate transport infrastructure. We note that there are no plans to upgrade the roads, some of which have no pavements, many are unlit, or railway bridges, which are all single lane, nor any 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 and safety issues. We have already had to live with the impact of an inadequate infrastructure when we were affected by recent road works in Old Woking; it regularly took us over an hour to get our son to school and back in Hoe Bridge and it was only tolerable because of the relatively short time period of the road works (6 months). We cannot begin to imagine the permanent inconvenience and chaos that will result if these developments get the go ahead. This is exacerbated by the very poor public transport services in Mayford, the result of which means that most residents are car users which, if the development go ahead, will mean an even greater number of cars on the roads in the Village and on Egley Road.

In addition, you must be aware of the potential for accidents. We draw your attention to Prey Heath Road in particular as there are no pavements and people walk in the road frequently; increased traffic poses a real threat to all road users and the potential dangers need to be considered seriously before granting any approval for these developments to begin.

Conservation is another key point which concerns our family. In destroying the Green Belt you will wipe out the habitats for our local wildlife. We will simply lose many insects, mammals and birds as well as plants and trees. This is unacceptable. We understand that our Heaths (Smarts Heath and Prey Heath) are protected and feel outraged about the risk to all plant and wildlife due to the proximity of the proposed developments. It's not only the plants and wildlife that lose here, all local people, and especially our children and future generations will lose out on the natural world we enjoy presently.

We urge you to reconsider these plans; what is currently proposed will have a devastating impact on Mayford as a Village and the community who so enjoy living here. Mayford is an historic location (mentioned in the Domesday Book) and is a unique, green area in the heart of busy and thriving commercial landscape and it would be shattering to lose the rural charm it offers so many.

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

Yours sincerely,

Mr Timothy and Mrs Hilary Pike and Family

Ivy Cottage  
Mayford Green  
Mayford  
Woking  
Surrey  
GU22 0PR

Tel: [REDACTED]

Email: [REDACTED]