

Green Belt Consultation Mayford

Michael Plastow [REDACTED]

Sent: 30 July 2015 09:05

To: Planning Policy

Cc: [REDACTED]

Dear Sirs,

I am writing to you as a resident of Saunders Lane regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford for 9 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 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 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:

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 for housing on all of the above sites.

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 very thing the Green Belt is designed to prevent. 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 will be nowhere for children of the new and existing residents to play with the removal of the fields and playground on Saunders Lane. Residents will then have to drive their children to locations where facilities exist adding further traffic congestion.

Saunders Lane currently floods at the bottom of GB10 implying the drainage system cannot cope with current rainfall volumes. The construction of homes, and thereby the paving over of GB10 will result in serious flooding on Saunders Lane causing additional cost to both residents and the council, along with further traffic problems.

There also appears to have been no consideration to the impact on Mayford's infrastructure that will result from an increased population.

More people will 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.

Additional people will add to pressure on the existing infrastructure in Woking. It currently takes three weeks to get a doctor's appointment and St Peter's hospital accident and emergency had to be closed last winter as it could not handle the number of cases.

In addition to the strain on road infrastructure there will be additional strain on rail services which currently have standing room only on trains to Waterloo in the rush hour.

Please reconsider your plans, as what is currently planned will have a devastating impact on Mayford as a Village.

Please also refer to the response by the Mayford Village Society who I am happy to represent my views

Yours sincerely,

Michael Plastow

11 Saunders Lane

Woking

GU22 0NN