

Received 21 21 JUL 2015

Orchard House Blackhorse Road Woking GU22 0RE

15th July 2015

Dear Sirs,

RE WOKING 2027 DPD CONSULTATION

I confirm that I have been a resident of Mayford for over 30 years. I have been made aware of the Woking 2027 planning proposals specifically those that will impact upon Mayford and the surrounding area.

My comments are not specific to any of your documents, however I shall refer to the specific sites and I am most concerned about

SITE REFERENCE GB7

(TenAcre Farm. Smarts Heath Road)

I strongly object to the proposal to increase the number of Traveller Pitches on this land

Woking Traveller sites are currently concentrated in this area of the Borough, Hatchington, Budenshott Road, Ten Acre Farm and Brookwood Lye and therefore Mayford already provides a major contribution to traveller sites in comparison to other areas of the Borough.

The rubbish created by the users on these sites is highly visible as you travel along roads such as Budenshott Road, where the verges surrounding the site are regularly strewn with household and other junk. The site borders onto Smarts Heath area which is an SSSI and any increase would decrease the visual amenity and increase the

risks to wildlife and local residents caused by this dangerous rubbish /tipping. Travellers also keep unregulated /untrained dogs /unvaccinated pets and this causes a risk to local pets, children and wildlife.

Please confirm what extra policing provisions have been allowed for to cater for these antisocial issues.

Over the years many Planning Inspectors have refused applications on this site because they reduce the openness of a Green Belt area. What has changed that this proposal should be any different? Surely it also reduces the openness of the Green Belt and should again be refused on this ground alone.

Urban areas must be considered before those in Green Belt and thereafter priority should be given to areas on edge of urban area with good access to jobs, shops and other infrastructure. Mayford does not satisfy any of these criteria.

#### 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 northwest 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 proposed housing will fill any green space between Mayford and Woking, thereby turning Mayford into a suburb of Woking and greatly increase the risk of merging Woking and Guildford- the whole purpose of the Green Belt.. In summary the proposed development land is FUNDAMENTAL to the separation of Woking, Mayford and Guildford.

There has been no provision for preserving Mayford as a separate settlement to Woking nor the impact of such extensive development on the character of the Village.

National policy states that Green Belt boundaries should only be altered in "exception circumstances"-this has not been proven by Woking Borough Council.

Housing need does not justify the harm done to the Green Belt by inappropriate development The ownership status of the land has no bearing on whether it should be Green Belt or not Land North of Saunders Lane includes Escarpments and rising ground of Landscape importance (1999 Local Plan) and should not be considered suitable for development

Mayford is a key area for the absorption of water and the developments will increase the flood risk to the area and properties.

The infrastructure that the increase in population will require has not been considered. There will be more strain on transport the roads many of which have no pavements, no street lighting and cannot take the increased volume of traffic. The railway bridges are all single lane (some have load restrictions). The effect could be gridlock. Prey Heath Road will become increasingly dangerous with increased traffic to the station - where there is already

nowhere left for people to park to use the train on weekdays. It can already take 30 mins to get to Woking Town Centre by car in peak hours due to traffic congestion and this is set to increase with the Willow Reach development near Leisure Centre becoming occupied.

The wildlife -in the newly developed areas will be wiped out and there will be increased risk to the SSSI areas of Smart Heath and Prey Heath.

The local schools are already full to capacity and Doctors surgeries have full lists. There are no local amenities, (except one post office/shop) which once again will result in all residents having to take to their cars increasing the general congestion of the area.

We would ask you to reconsider your plans, which if they remain as stated would have an irreversible devastating impact on Mayford Village.

Mayford Village is mentioned in the Domesday Book and you as Stewards of the environment have a duty of care to protect it for future generations.

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

Yours sincerely

Mrs Ann Pound