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*Planning Policy Team,
Woking Borough Council,
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29 July 2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford for 20 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:

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 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 whole purpose of the Green Belt.

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.

There 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.

I am astonished that the council are not aware that there is already serious traffic congestion on Egley Road and on many days this road is already at gridlock during the morning and evening rush hours. It is irresponsible of the council to propose further developments along this road.

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).

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

The plans will also have negative impact on Woking and Guildford residents, who use the Egley Road for commuting or taking children to school - the resulting congestion will make it impossible to get to work or to school in reasonable time.

I would expect that the role of the Woking Borough Council is to look after interests and wellbeing of its residents. At the moment, I feel that these interests are being neglected and that the proposals will make life miserable if not impossible for many of the local residents of Mayford, Woking, Guildford and surrounding villages.

I would be interested whether WBC conducted any road traffic studies in rush hours during school term, on local roads, specifically on Egley Road. I would be interested in receiving details of the results of such a study.

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

Yours sincerely,

Anna Raven