

Ms Eleanor Reed
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Planning Policy Team
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29 July 2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford for almost fourteen 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, Mayford, GU22 0NP)

I strongly object to the proposal to increase the number of Traveller Pitches on this land. I do not want the openness of the Green Belt area reduced.

We use Smarts Heath Common, an SSSI, to walk our dog. This is adjacent to the site in question. Any increase in the present Traveller site of five caravans at Ten Acre Farm would decrease the visual amenity and character of the area which is unacceptable.

As Mayford already provides a major contribution towards the Traveller Community at Ten Acre Farm, I believe that you should consider urban sites before those in the Green Belt. There is no justification for further expansion in the small village of Mayford, which cannot satisfy the criteria of good access to jobs, shops and other infrastructure and services.

Site References:

GB8 (Nursery land adjacent to Egley Road, Mayford)

GB9 (Woking Garden Centre, Egley Road, Mayford)

GB10 (Land to the North East of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford)

GB11 (Land to the North West of Saunders Lane, Mayford)

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

I strongly object to the proposal for housing on all of the above sites. I do not want the openness of the Green Belt area reduced.

Mayford Village needs to be kept separate from Woking and Guildford. The Green Belt area is fundamental in preserving Mayford as a separate settlement to Woking and Guildford, and in retaining the character of the Village.

We need to protect our scarce Green Belt spaces. I believe it is better for the environment and the people of Mayford to protect the Green Belt with its natural grassland, shrubs, trees and woodland than to cover it with houses, tarmac and concrete which does not absorb rainwater and CO2. Mayford is a key area for the absorption of rainwater to alleviate flooding. Developing on the land proposed will increase surface water and increase flood risk to surrounding properties.

Not only will Mayford residents lose healthy open green spaces on which to walk or exercise dogs etc, the wildlife in the developed areas will be wiped out, and also the wildlife corridors linking the open spaces will be destroyed.

Land North of Saunders Lane includes “Escarpments and Rising Ground of Landscape Importance” and therefore should not be considered for development.

I am very concerned about the impact on Mayford’s infrastructure that the increased population will result in. There is currently congestion on the roads at peak hours. Many of the roads do not have pavements or streetlights. Prey Heath Road will be very dangerous due to increased traffic to Worplesdon station having to avoid pedestrians walking on the road (as there are no pavements).

It is already dangerous crossing Egley Road and at the Mayford roundabout at peak hours due to the volume and speed of traffic. There are no pedestrian crossings. I note that there are no plans to upgrade the roads or railway bridges (which are all single lane).

Also Mayford has a poor public transport system with limited bus services.

Leave Mayford’s Green Belt alone. What is currently planned will have a devastating impact to Mayford as a Village. Mayford is mentioned in the Domesday Book which makes it a historic town for which the Green Belt is there to preserve.

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

Yours faithfully,

Eleanor Reed

