

*Cedar Lodge, Woodpecker Way, Mayford, Woking, Surrey GU22 0SG*

The Planning Policy Team  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking  
Surrey  
GU21 6YL

20 July 2015

Dear Policy Team

**Green Belt Consultation: Mayford**

We are writing to object to the proposals to build on green belt land in Mayford for the following reasons. Firstly, the Greenbelt was conceived for a purpose: to provide a green area for the benefit of the residents of England's towns and cities. It remains as relevant to Woking today as when it was first conceived. Secondly, the infrastructure cannot support the hugely increased volumes of traffic that the proposed school, sports centre, housing and Travellers accommodation will generate. Thirdly, there is no demand for a sports centre.

On a fine spring morning in one of Mayford's pleasant lanes, I met a young couple out walking, the baby on father's back. After asking me for directions, they told me how thrilled they were to have come to Woking because it was 'so green and beautiful' around the town. My point is that the opportunities for fresh air, exercise, peace and quiet and visual beauty are amenities for the *whole* of Woking. If Mayford loses its Greenbelt, the character of Woking itself will be greatly diminished. Many of Woking's residents now live in flats: it is essential for their quality of life to have easy access to places to walk, cycle and enjoy. The Greenbelt provides decent air quality for Woking. To those driving into Woking, the Greenbelt currently provides an attractive visual green entry to a thriving town. Specifically, the land around Saunder's Lane should continue to provide a green space around Woking; the unique heathlands of Smart's Heath and Prey Heath, relatively small but precious and easily damaged and eroded areas, should not be threatened by immediate proximity to housing and Traveller accommodation. The land adjacent to Egley Road should continue to provide a green approach to the town.

Unfortunately, Woking has a terrible reputation for traffic congestion. The Mayford Roundabout now features in traffic reports. On bad days, traffic will turn around and drive over Hook Heath and into Woking via York Road, or out to the A320 by passing Woking town. I admit I do this myself. Such queues into Woking along the Egley Road from the Mayford Roundabout are commonplace. The town simply cannot support more traffic from this direction – road widening and slip roads will have little impact in the face of current and future volumes of traffic. Shoppers, who unlike commuters

can make a choice, will head for Guildford. It is clear that those proposing Mayford as a site for further development had not tried to enter Woking from the south on a weekday morning.

The Moor Lane and Westfield Avenue housing developments have already created pressures on the infrastructure. The lanes around Mayford are an amenity for walking and cycling as well as vehicular access. They will not be able to support increased traffic from a housing estate or Traveller accommodation. The latter would hugely increase the volume of very large 4 by4s; pickup trucks and lorries. To add a housing estate, Traveller Accommodation, a school and a sport's centre to current traffic problems is simply impractical and will exacerbate a situation that is already critical.

Worplesdon Station is congested at peak times. The trains are full, as is the car park. The roads to the station, not least, the narrow, single track bridge at Kemishford, will not support the traffic that would inevitably arise from these proposals.

A sport's centre has been tacked onto to these plans. There is no demand for one. It will create traffic congestion, noise for local residents and destroy a valued green environment.

To conclude, Mayford's Green belt was conceived for a purpose that is even more relevant today. It must be preserved for the benefit of the whole of Woking. Mayford is unsuitable for development. It comprises fragile heathland and valued green space, while its lanes cannot accommodate the traffic that development on this scale would bring. The traffic situation on the Egley Road between Mayford and Woking is hugely frustrating to those trying to enter and leave at peak times; it is already detrimental to the town's reputation and will compromise efforts made to attract business to the town.

Yours sincerely

Paul and Rosalind Saper