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

30 July 2015

Dear Sir/Madam,

Re: Woking 2027 DPD Consultation

I have lived in 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. Mayford already has a number of sites used as unofficial pitches in addition to the official pitch at Ten Acre Farm. I don't feel that it is appropriate to bring further members of the traveller community into the area at the expense of the green belt.

Smarts Heath Common is an SSSI and is regularly used by many different members of the local community for recreational activities including walking and dog walking. Ten Acre Farm is adjacent to the common and any increase in the present Traveller site would decrease the visual amenity and character of the area.

It would be better to look at more urban locations which 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.

The local infrastructure is currently unable to cope with the volume of existing demand. The roads are narrow, many without pavements, often unlit and sometimes single track. There are already a number of developments underway or recently completed in the area and on the boundaries which will further increase demand. The roads are not maintained to a good standard now and the extra traffic will do further damage leading to yet more delays.

There is a significant risk of the loss of Mayford's village identity lost to become a suburb of Woking and/or Guildford. The hospitals, schools, GP surgeries, dentists, leisure facilities (including sports pitches and playgrounds), public transportation etc. will not be able to cope with the additional demand leading to further service failures and increased traffic as people are forced to travel further for basic amenities. I understand that some of these facilities will be included in the development plans, but the provision will be less than demand because the developers always want the land for housing they can sell and want the absolute minimum of amenity provision.

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 any time 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).

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. This will again reduce the quality of life and health of the surrounding population which probably conflicts with any public health strategy you currently have.

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

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 location and the Green Belt is key to the preservation of the village identity.

Whatever the financial benefits to the council via the New Homes Bonus, additional council tax and the Community Infrastructure Levy etc. there will be insufficient investment in the area's amenity and services to in any way mitigate the additional demands these developments would create. Politicians are supposed to represent residents views and direct the strategy of public servants accordingly. There are still some undeveloped, derelict brownfield sites that some additional homes could be built on spreading the load on the amenities but these are small developments unattractive compared to big estates to developers. These brownfield sites should be used up first.

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

Yours faithfully,

Jonathan Sewell