

Mr Andrew Spencer
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Email: [REDACTED]

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Date: 31st July 2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford since January 2014 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 - 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.

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 the above sites.

National Policy states that Green Belt boundaries should only be altered in "exceptional circumstances" –this has not been proved by Woking Council, especially as Policy clearly states that "housing need –including for Traveller sites –does not justify the harm done to the Green Belt by inappropriate development."

The Green Belt Review indicates that a school on Egley Road would maintain the openness of the area, however this is misleading if the school is merely a precursor to housing on fields either side of the school later on.

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.

Mayford has a very poor road network. Roads are narrow and most are unlit at night with few

pedestrian footpaths. Traffic is gridlocked in the Village at peak hours. This will be further adversely affected by traffic from 550 new homes being built on Mayford's boundary at Willow Reach and Kingsmoor Park. The proposed school for Egley Road will further exacerbate this situation.

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

The Green Belt Review recommended Mayford on the basis of proximity to a "Local Centre", however, other than a Post Office and Barbers, Mayford has no supporting infrastructure in the form of shops, doctors, dentists, medical facilities, or schools. Residents living on any major development in the Village would be isolated unless they have a vehicle.

Please reconsider your plans - what is currently planned will have a devastating impact to Mayford as a Village.

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

Yours sincerely

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Mr Andrew Spencer