

Mr and Mrs J Spooner

The Little Orchard

Hook Hill Lane

Woking

GU22 0PT

29.07.2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

We have been residents of the Hook Heath/Mayford borders for almost 13 years and have been made aware of the Woking 2027 planning proposals that will impact Mayford and this area. Our comments are not specific to any of your documents, however We will refer to the specific site references that We are concerned about:

Site Reference: GB7 (Ten Acre Farm, Smarts Heath Road)

We 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.

We are also concerned we have been made aware that statistics show an increase in the local crime rate when traveller sites are located and enlarged.

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)

We 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. There appears to have been no consideration for preserving Mayford as a separate settlement to Woking, nor the impact on the character of the Village.

Both my wife and I are teachers of infant and primary aged school children in Woking. We have already seen Goldsworth Park and St Dunstan's increase their number of classes and pupil intake to accommodate increased demand in the Woking area. With even more housing in this area we do not see how schools in the area would be able to handle even greater increased demand. The birth rate in Surrey and Woking especially is above the national average and on the increase. Again, there are no local infant or primary schools which will be within walking distance of the proposed building plans and so there will be an even greater stress on already busy and dangerous roads during busy periods.

There also 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. 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). In addition, we have experienced 3 major traffic accidents in the last 5 years on Hook Hill Lane adjacent to our house. All of these have required police and ambulance assistance. We are still not certain if one, involving a cyclist was fatal. This road is already dangerous and there is no footpath. In places the road is barely wide enough to accommodate two vehicles. The proposed building plans will undoubtedly lead to increased traffic and certainly an increased number of accidents.

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. Both my wife and I have spotted an albino squirrel within this area including near the bridge on Hook Hill Lane; it is believed that there are only just over 50 of these in the whole of the United Kingdom. The proposed building within this area would certainly have a devastating impact on this rare creature.

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

Please also refer to the response by the Mayford Village Society who We are happy also to represent our views.

Yours sincerely,

Jonathan and Louise Spooner