

**Objections Regarding: Woking 2027 DPD Consultation. Mrs Marie Stuart**

stuartonroad [REDACTED]

**Sent:** 29 July 2015 11:04

**To:** Planning Policy

**Cc:** [REDACTED]

Mrs Marie Stuart,  
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28<sup>th</sup> July 2015

Planning Policy Team,  
Woking Borough Council,  
Civic Offices,  
Gloucester Square,  
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Dear Sirs,

**Regarding: Woking 2027 DPD Consultation**

I have lived in Mayford for 30 years and having been made aware of the Woking 2027 planning proposals that will impact upon my village I am writing to voice my objections in the strongest possible terms.

The Green Belt land in Mayford is fundamental to the physical separation of Woking, Mayford and Guildford. The character of this ancient, isolated, small village, mentioned in the Domesday Book, would be destroyed forever by the current proposals.

Only last week the business secretary Sajid Javid stated that “the green belt can be rightly protected. There is plenty of land which is not green belt that we can build on and which is suitable for housing”.

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)

The proposals to build almost 400 homes on these two parcels of land are unsustainable.

There are currently only 105 houses in Saunders lane with a further 37 in Saunders Copse. These proposals would completely overwhelm this lane which currently has a rural environment and fragile infrastructure.

The whole of Mayford comprises fewer than one thousand homes.

The roads are not wide enough for 2 cars in some areas and the area has pinch points at all the approaches with a limited height tunnel and single lane bridges. There is no public transport in the area which would mean that it would be necessary for any new residents to have a car and realistically most

households have at least two cars. This would impact on an already busy and inadequate road. Furthermore the increase in the number of daily road journeys associated with an influx of nearly 400 households would also have an inevitable impact on the wider area, including Egley road which under associated proposals would also be stressed by the impact of people using the proposed school and leisure centre. Recent developments at Moor Lane and Willow Reach have impacted already on the area and the situation can only be made worse. Travelling to the town Centre can take 30 or 40 minutes at busy times of the day.

The proximity of the area to a railway link at Worplesdon station was mentioned. The approach to the station is down a small road with no footpaths or lighting in keeping with its rural nature. The parking at the station is already overwhelmed on a regular basis.

Flooding occurs at several points along Saunders Lane and would be severely adversely affected by any loss of natural drainage increasing the risk of more widespread and severe flooding to existing homes. Given the extremes of climate noted in recent years this is a very real risk. Furthermore we recently had a van parked in the Lane for several weeks pumping raw sewage when a problem developed in the sewers.

We have suffered losses in water supply and electricity supply many times over the years that I have resided in the area. These systems barely cope at the present.

Within the proposals there was mention of a local centre. We have a small post office and a Barbershop! We have no medical centre, doctors or dentists and only a small range of basic groceries available at the post office.

We currently have a wealth of wildlife in the area which would be obliterated by the construction of these houses. There are buzzards and owls nesting in the area and Red Kites have moved into the area over the last few years. We also have deer and Badgers and many amphibians. Proposals to provide a wildlife corridor are spurious as any wildlife would be driven away by the noise pollution and light pollution associated with the development. Also there will be increased risk to wildlife in our protected Heaths (Smarts Heath and Prey Heath) due to the proximity of the development.

This land includes an area of escarpment and rising ground of landscape importance and should not be considered for development. It possesses a strong unspoilt character which Green Belt designation protects.

We chose to live in Mayford and not an urban environment, due to its semi-rural nature. The impact of noise and light pollution would profoundly affect this environment.

I cannot understand why the council feels it expedient for one small rural area to bear the burden of this huge development other than the fact that the land is already owned by a single developer. Ownership status of land should have no influence on Green Belt status.

GB8 (Nursery land adjacent to Egley Road)

GB9 (Woking Garden Centre, Egley Road)

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

I also 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 coalescence 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.

With respect to the proposed school and leisure Centre (GB8) the extent of the proposed plans regarding the leisure Centre, grandstand, with associated public address systems and floodlighting, sports pitches, carpark, café, running track and football pitches will have an immense adverse effect on the area. The proposed operating hours for the site will impact to the detriment of those living nearby and in the greater vicinity. Many councils are taking steps to reduce light pollution and this sort of development is not suitable in an area of green belt. As we all know, noise travels a long way and a public address system operating after school hours and in the evenings and weekends for large public events would be untenable.

The increase in traffic burden would cause further load on an already overloaded road system which has a poor public transport system.

**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 – Hatchington, Burdeshott Road (one mile from Ten Acre Farm), Ten Acre Farm, Mayford, and Brookwood Lye (3 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. 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.

Please reconsider your plans.

The proposals for development in this area will have an irrevocable effect on the character of a small independent village resulting in coalescence and further spread towards Guildford. The plans for 550 houses, a large school and leisure centre in an area of fewer than 1000 houses are totally beyond any reasonable and fair proportional burden.

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

Yours sincerely,

Mrs Marie Stuart...