

Planning Policy team
Woking Borough Council
Civic offices
Gloucester Square
Woking
Surrey GU21 6YL



26th July 2015

Dear Sirs

Re: Woking 2027 DPD consultation

We wish to object to the following planning proposals as laid out below:

GB 8 (Nursery land adjacent to Egley Road)

GB 9 (Woking Garden Centre Egley Road)

GB 10 (Land to the north east of Saunders Lane between Saunders Lane and Hook Hill Lane)

GB 11 (Land to the north west of Saunders lane)

Objections:

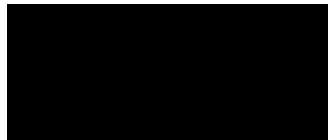
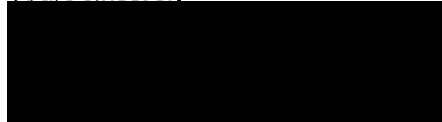
1. Mayford is mentioned in the Domesday book and the greenbelt land is fundamental to the physical separation of Woking Mayford and Guildford.
2. National policy states that the green belt boundaries should only be altered in "exceptional circumstances" - this has not been proved by Woking Council -other than the land is owned by a developer.
3. Mayford has a very poor road network Roads are narrow and mostly unlit.
4. Mayford has poor public transport system with limited bus service.
5. There are three single line bridges, two with traffic lights in the village. Those on Smarts Heath Road and Hook Hill Lane service the area proposed to be developed – neither could handle additional traffic. The third services Worpelsdon Network rail station which would notice a major increase in congestion.
6. The roads around Mayford particularly Saunders Lane are already congested and often gridlocked during the morning and evening rush hours.
7. HGVs are currently unable to pass each other for several hundred yards adjacent to the Emmanuel Church in Saunders lane without mounting the pavement.
8. There are currently less than 1000 homes in Mayford and the proposed development is totally disproportionate to the existing dwellings.
9. 500 more homes will adversely affect the roads even further.
10. Saunders Lane and Egley Road are already subject to periodic flooding and obviously with yet more ground concreted over there will be less water absorption hence flooding can only get worse.
11. To correct this infrastructure would take vast amounts of public money.
12. This proposed development will completely wipe out much of the existing wildlife

13. Having lived in Saunders Lane for over 30 years we would draw your attention to section 31 of the Highways Act 1980 it states "that if a route is enjoyed by the public for 20 years or more as a right the path is deemed to have been dedicated as a highway" . These paths exist along the escarpment and run the length the length of Saunders Lane.
14. The proposed running track and Leisure centre would introduce another 5000 a week car journeys as well as noise and light pollution.
15. This whole proposed development is wholly and totally **unsustainable** within the Village of Mayford.

In conclusion if this development where to go ahead then the village of Mayford would be lost forever.

Can Surrey County Council really afford all the new infrastructure and environmental damage including roads, bridges, lighting, sewage, water, services, flood prevention, exhaust emissions from stationary vehicles that would all be originated if the proposed development where to go ahead?

Yours sincerely



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