

Peter West,
The Burrows
4B Bourne Way
Mayford
Woking
GU22 9QU

1 July 2015

Dear Sirs,

Regarding: Woking 2027 DPD Consultation

I have been a resident of Mayford for 14 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)

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, 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 and visited by a significant number of other residents from other parts of Surrey. 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.

Land has been classified as green belt in the past to specifically protect the countryside, its residents and wildlife against improper development. The Green Belt Review was worryingly inconsistent in its approach as it identified areas of land not to be considered (due to a number of constraints), however it then proceeded to recommend land that contained these constraints (Mayford included).

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)

I 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, and have a significant impact on the areas amenity. Land has been classified as green belt in the past to specifically protect the countryside, its residents and wildlife against improper development. I am totally against development of any green belt land unless the local and borough councils are able to demonstrate that they have exhausted all brown field sites and that empty properties in Woking and surrounding areas, both public and private have been filled and are occupied.

In any case the green belt in the Mayford village area is not an appropriate choice for development. There appears to have been no consideration to the impact on Mayford's infrastructure that the increased population will result in. More people mean 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).

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.

The Green Belt Review recommended Mayford on the basis of the ease of access to Woking Town Centre, stating that it takes 7 minutes to travel from Mayford to Woking. The report acknowledged that this was estimated using Google Maps timings. At peak hours the actual travel time can be over half an hour. The use of google maps alone in such a review is so carelessly inconsiderate of the impact of the development to the area, it borders on the incompetent and I demand that the council carry out a much more careful review of both the road networks and the local infrastructure before proceeding.

Wildlife in the area is a significant contributor to the local amenity of the green belt. 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.

Please reconsider your plans - what is currently planned will have a devastating impact to Mayford as a Village and on Woking in general. Mayford is unique in the U.K. and plays its part in attracting people to Woking to live, people feel they are in a village and yet have a good railway commuter service to London. Development of Mayford and the green belt will drive people away from Woking, not attract them to it.

Please also refer to the response by the Mayford Village Society who represent my views in this matter.

Yours sincerely,

Mr Peter West