

Woking 2027 DPD Consultation

Jacky Wilman [REDACTED]

Sent: 29 July 2015 16:22

To: Planning Policy

Cc: [REDACTED]

Dear Sirs

I have been a resident of Mayford for 33 years. It is a pleasant rural environment but within reach of transport links to London and good vehicle access to main highways and vehicular access to the M25.

I am concerned about the planning proposals and the impact on Mayford with regard to the following sites:

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 proposals for housing on each of these sites.

Brett Review

- I understand that the Council is proposing to implement Green Belt boundary changes based on the recommendation of a Green Belt Review conducted by a consultancy, Peter Brett Associates (<http://www.woking.gov.uk/planning/policy/ldfresearch/greenbeltreview>) however, the methodology that resulted in Mayford being included in land recommended for Green Belt release is flawed.
- The report is a theoretical and analytical assessment of the sites put forward and does not include other sites that could be available if other land owners were approached. It does not review other sites in the Borough.
- It does not appear that any weight has been placed on the fact that Mayford does not have good transport except on the main highway. The roads are narrow, not always with street lighting and frequently without pavements. The minor roads in Mayford have only single lane access, with traffic lights or with give way restrictions for a single vehicle to pass. This information does not appear to be in the report.
- The timings for travel from Mayford to Woking Town Centre are not realistic. The estimated time is stated to be 7 minutes. **During the major part of morning and evening peak travel the actual time is easily over half an hour.**
- These timings are before the 350 new homes are built at Kingsmoor Park, Westfield, 150 homes are built at Willow Reach, Westfield Avenue and 1,000 potential homes are built by Guildford Council on the Slyfield Estate. All these proposals are adjacent to Mayford and the A320 but are not in the report and this is before the effects of the Hoe Valley School and Leisure Centre on the Egley Road are taken into account.
- The other problem to take into account is the traffic congestion where any road has major construction work such as the 6 month closure of Westfield Road to facilitate a new mains sewer, this left the area gridlocked because there are only limited access roads for a high volume of traffic.
- **Finally, if these proposals go ahead then the strategic gap between Woking and Guildford, which I understood should always remain would be removed.**

Brownfield Sites

- The stated reason for the above review is that the Council has exhausted all Brownfield sites for future development.

- It is not clear whether the review of such sites includes those that would become available in the years to 2027.
- There has been a recent announcement in the press by the Business Secretary where there should be an acceleration of homes on Brownfield sites and he stated: **There is no need to build on the Green Belt.** This position should be reviewed by an independent consultant, to ascertain why Woking Council is planning to build on the Green Belt.

GB7 (Ten Acre Farm Smarts Heath Road)

I strongly object to the proposal to increase the number of Traveller Pitches on this land.

- Woking's Traveller sites are **all** 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 should be no further expansion in Mayford.**
- Specifically, Ten Acre Farm should not be expanded. It is adjacent to Smarts Heath Common, an SSSI, used for leisure purposes. Any increase in the present Traveller site of five pitches at this site would decrease the visual amenity and character of the area and also increase the risk to wildlife due to the 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.**
- Ten Acre Farm is on contaminated land, it is bounded by the Hoe Stream and Mainline Railway. It has poor access to local amenities which do not exist. It also on floodplain land, which would not seem suitable for extending the number of pitches.

Please review your plans.

The proposed developments will have severe detrimental effect to both existing and future residents of Mayford and change forever the nature of the Village.

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

Yours faithfully,

Mrs J Wilman

Appleshaw

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