

# Effingham ward

## List of sites

Ref no	Address	Suggested Land Use
99	Former St Lawrence School Playing Fields, off Church Road Effingham	Residential with small graveyard extension
164	The Home Farm Estate Plot A – Site north of Chester Road	Public / private Gypsy and Traveller site
188	Grove House, St Teresa's School, Effingham	Residential
238	The Home Farm Estate Plot C – Land between 77 and 80 Calvert Road	Public / private Gypsy and Traveller site
239	The Home Farm Estate Plot D – Land between 67 and 75 Calvert Road	Public / private Gypsy and Traveller site

*See the Site Allocations Site Proformas for more information about each site, including site map and site area. The Site Proformas are available to download from the Council's website at [www.guildford.gov.uk/planningpolicy](http://www.guildford.gov.uk/planningpolicy) > Guildford Development Framework > Site Allocations.*

Site reference number	<b>99</b>	
Site address	<b>Former St Lawrence School Playing Fields, off Church Road, Effingham</b>	
Suggested land use	Residential with small graveyard extension	
Number of comments received	34	
Number of respondents in agreement with the suggested land use	9	26%
Number of respondents suggesting alternative uses	11	

Most common supporting comments

- Agreement based on the provision of affordable housing.
- An extension to the graveyard is needed.

Most common objections

- Loss of Green Belt land outside of the Settlement Boundary.
- Increase parking congestion.

Local information gathered

- The local schools are oversubscribed and would not be able to cope with the extra children (St Lawrence, Howard of Effingham).
- The A246 is an accident black spot.
- The roads and paths are narrow and in a poor condition.
- This is high ground and any development would be visible from the surrounding area.

Any additional relevant information

There is general support for an extension to the graveyard. There are reservations about housing, but more support for affordable housing rather than market housing.

Alternative use suggestions

- Graveyard only
- Affordable housing (rural exception site).
- Add to the facilities of the Howard of Effingham School which is close by.

Site reference number	<b>164</b>		
Site address	<b>The Home Farm Estate Plot A – Site north of Chester Road</b>		
Suggested land use	Public / private gypsy and traveller site		
Number of comments received			64
Number of respondents in agreement with the suggested land use	3		5%
Number of respondents suggesting alternative uses			3
Number of petitions received objecting to this proposal	2 (422 and 14 signatures)		

#### Most common supporting comments

- The site should be available to all Gypsies and Travellers and not just those currently resident in Calvert Road/Chester Road.
- The allocations are needed to meet the needs identified in the Gypsy and Traveller Accommodation Assessment.

#### Most common objections

- The site is in the Green Belt, outside of the Settlement Boundary.
- Adverse impact on the Green Belt.
- Adverse impact on the rural character of the area.
- The exit for the site onto the A246 is already an accident black spot and extra traffic on Orestan Lane would add to the already over used cut through route.
- Dangerous access.
- Increase in traffic.
- Prohibitive cost of putting in sewers and drains.
- Proposed use is not in keeping with the character of the area.
- The local infrastructure cannot cope with additional residential units.
- Adverse impact on community relations and social cohesion.
- Potential problem of outside families moving into the area against the wishes of long standing Gypsy residents may upset community relations.
- A sequential approach to site selection has not taken place, alternative sites should be considered before Green Belt sites.
- Unsustainable location – lack of public transport to local services and local train station.

#### Local information gathered

- The schools in Effingham are over-subscribed.
- The council owned fields are well-used for grazing, and there is a local shortage of grazing land.
- Horses are kept here and Calvert Road is very often used for horse-riders
- Orestan Lane suffers with excessive speeding traffic.
- Heavy traffic on all local roads.
- There is a detailed planning history on the site.
- Water supply sometimes reduced by low pressure.

#### Any additional relevant information

None applicable.

#### Alternative use suggestions

- Affordable housing
- Farmland / grazing
- Police station

Site reference number	<b>188</b>	
Site address	<b>Grove House, St Teresa's School, Effingham</b>	
Suggested land use	Residential	
Number of comments received	28	
Number of respondents in agreement with the suggested land use	9	32%
Number of respondents suggesting alternative uses	10	

Most common supporting comments

- More housing is needed.
- The site is Previously Developed Land.

Most common objections

- The local infrastructure cannot cope with additional houses.
- Loss of Green Belt land outside of the Settlement Boundary.
- Increase in traffic.
- There are no exceptional circumstances which warrant residential development on this site.
- Over development of the area.

Local information gathered

- The local schools are oversubscribed.
- Planning permission has been granted to allow the school to relocate.
- The exit to Guildford Road is dangerous.
- The A246 is a very busy road.

Any additional relevant information

None applicable.

Alternative use suggestions

- Affordable housing
- Elderly care home
- Expansion of the Howard of Effingham School.

Site reference number	<b>238</b>	
Site address	<b>The Home Farm Estate Plot C – Land between 77 and 80 Calvert Road</b>	
Suggested land use	Public / private Gypsy and Traveller site	
Number of comments received	66	
Number of respondents in agreement with the suggested land use	3	5%
Number of respondents suggesting alternative uses	4	
Number of petitions received objecting to this proposal	2 (422 and 14 signatures)	

#### Most common supporting comments

- The site should be available to all Gypsies and Travellers, not just those currently in Calvert Road and Chester Road.
- The allocations are needed to meet the needs identified in the Gypsy and Traveller Accommodation Assessment.

#### Most common objections

- It is Green Belt land, outside the Settlement Boundary.
- Inadequate infrastructure and services to cope with additional residential development.
- Exit onto A246 is already an accident black spot (this has been the reason for rejecting previous residential proposals), plus Oresten Lane already suffers from heavy traffic.
- Poor access, Calvert Road is a single track road with passing places.
- No on street parking on Calvert Road.
- Prohibitive cost of putting in sewers and drains (currently, all properties are on cesspits or septic tanks).
- The site is too small for this development; 6 metres between each caravan and 18 metres from any boundary is required for health and safety reasons.
- The proposal would detract from the character of the village.
- Too far from local amenities, including shops and the train station.
- Against the trend of mobile homes being replaced by permanent dwellings.
- The Council's work on Home Farm – improving fields, fencing, planting hedges and maintaining roads – would be undone by the proposal.
- Potential problem of outside families moving into the area against the wishes of long standing Gypsy residents may upset community relations.

#### Local information gathered

- The local schools, St Lawrence and Howard of Effingham would not be able to cope with the extra children.
- Water pressure is low in the area.
- Land currently leased as gardens to residents on Calvert Road.
- Two accidents have occurred on the blind summit on Dirtham Lane since 1<sup>st</sup> December 2007.

#### Any additional relevant information

None applicable.

#### Alternative use suggestions

- Block of flats for local people
- Grazing and Green Belt
- Police station
- Offer this site to existing families

Site reference number	<b>239</b>	
Site address	<b>The Home Farm Estate Plot D – Land between 67 and 75 Calvert Road</b>	
Suggested land use	Public / private Gypsy and Traveller site	
Number of comments received	64	
Number of respondents in agreement with the suggested land use	3	5%
Number of respondents suggesting alternative uses	4	
Number of petitions received objecting to this proposal	2 (422 and 14 signatures)	

#### Most common supporting comments

- The site should be available to all Gypsies and Travellers, not just those currently in Calvert Road and Chester Road.
- The allocations are needed to meet the needs identified in the Gypsy and Traveller Accommodation Assessment.

#### Most common objections

- It is Green Belt land, outside the Settlement Boundary.
- Inadequate infrastructure to support additional development.
- Exit onto A246 is already an accident black spot (this has been the reason for rejecting previous residential proposals) plus Oresten Lane already suffers from heavy traffic.
- No street parking on Calvert Road.
- Poor access, Calvert Road is a single track road with passing places.
- Prohibitive cost of putting in sewers and drains (currently, all properties are on cesspits or septic tanks).
- The site is too small for this development; 6 metres between each caravan and 18 metres from any boundary is required for health and safety reasons.
- The proposal would detract from the character of the village.
- Too far from local amenities, including shops and the train station.
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- The Council's work on Home Farm – improving fields, fencing, planting hedges and maintaining roads – would be undone by the proposal.
- Potential problem of outside families moving into the area against the wishes of long standing Gypsy residents may upset community relations.

#### Local information gathered

- The local schools, St Lawrence and Howard of Effingham, would not be able to cope with the extra children.
- Water pressure is low in the area.
- Land currently leased as gardens to residents on Calvert Road.
- Two accidents have occurred on the blind summit on Dirtham Lane since 1<sup>st</sup> December 2007.

#### Any additional relevant information

None applicable.

#### Alternative use suggestions

- Block of flats for local people
- Grazing and Green Belt
- Police station
- Offer this site to existing families