

Normandy ward

List of sites

Ref no	Address	Suggested Land Use
14	Land at Guildford Road, Normandy	Residential / Mixed use and inclusion in the Green Belt Settlement Boundary
48	Rear of Alfriston House, Guildford Road, Normandy, GU3 2AR	Residential
75	Land at Beech Lane, Normandy	Residential
82	Land at Wanborough Station	Residential
116	Former Vokes Site, Henley Park, near Normandy	Retirement Care Village
194	Manor Fruit Farm, Normandy	Open Space
241	Whittles Drive, Grassypiece Copse, Aldershot Road, Normandy	Travelling Showpeople site, 12-15 pitches
*76	Merrist Wood Campus, Worplesdon, Guildford, GU3 3PE	Education / Residential / Leisure & Recreational / Mixed Use
*165	Cobbett Close Gypsy and Traveller Caravan site, Cobbett Hill, Worplesdon, Guildford	Extension of current public Gypsy site to enable extra pitch capacity

*Sites 76 and 165 are also within Worplesdon ward.

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 > Guildford Development Framework > Site Allocations.

Site reference number	14	
Site address	Land at Guildford Road, Normandy	
Suggested land use	Residential / Mixed use and inclusion in the Green Belt Settlement Boundary	
Number of comments received	4	
Number of respondents in agreement with the suggested land use	2	50%
Number of respondents suggesting alternative uses	1	

Most common supporting comments

No detailed supporting comments.

Most common objections

- Loss of mobile homes.
- Increase the pressure on existing services principally the sewage system.

Local information gathered

- History of highway flooding, drainage needs to be improved
- Traffic is heavy along this road being a main route through the village.

Any additional relevant information

None applicable.

Alternative use suggestions

- Retail use.

Site reference number	48	
Site address	Rear of Alfriston House, Guildford Road, Normandy, GU3 2AR	
Suggested land use	Residential	
Number of comments received	26	
Number of respondents in agreement with the suggested land use	1	4%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

No detailed support comments made.

Most common objections

- Insufficient amenities to support extra households in Normandy (groceries, post office, schools etc).
- Loss of wildlife habitat.
- There is no safe access to this proposed plot of land.
- Increased traffic.
- Loss of Green Belt land.
- Increase risk of flooding on site and elsewhere.
- Overdevelopment.
- Adverse impact on the openness of the Green Belt.
- Adverse impact on the character of the area.
- The proposal is contrary to Local Plan Policy RE3.
- Loss of privacy to adjoining properties.
- Loss of a tranquil area.
- Extension of built up area.
- Unsustainable location for development.
- Previously Developed Land should be considered first.

Local information gathered

- The only access is currently down a narrow bridal path which is for 4 current properties.
- The land could not cope with more traffic.
- Left and right visibility is poor when existing onto Guildford Road.
- The road is in a poor state.
- Train station is a 20 minute walk.
- There is no street lighting.
- The whole area has natural springs running through it.
- The water level is constantly high as the land has poor drainage.
- Wildlife is abundant in these fields. Families of deer and foxes regularly feed here. The field is a habitat for bats, woodpeckers and deer.
- History of flooding in the area.
- The water level is constantly high.
- The site is outside of the settlement boundary.

Any additional relevant information

None applicable.

Alternative use suggestions

- Nursery land
- Green Belt – fallow land

Site reference number	75	
Site address	Land at Beech Lane, Normandy	
Suggested land use	Residential	
Number of comments received	5	
Number of respondents in agreement with the suggested land use	3	60%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

- Agreement based on development involving an overhaul of the drainage system which could help local problems.

Most common objections

- Increase traffic congestion.
- Loss of Green Belt land.
- Development would be contrary to Local Plan Policy.
- Additional pressure on services.

Local information gathered

- Beech Lane has a very dangerous junction with West Wood Lane by the railway bridge – this needs to be improved urgently.
- The drainage needs to be improved.
- There is already pressure on existing services principally the sewage system.
- There is a lack of shops in the area following the closure of the grocers.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative use suggestions were made.

Site reference number	82	
Site address	Land at Wanborough Station	
Suggested land use	Residential	
Number of comments received	15	
Number of respondents in agreement with the suggested land use	4	27%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- It is adjacent to the station with good road links to the A31 and A323.
- The site is within walking distance of doctor's surgery, Wyke school and the new village hall.

Most common objections

- Loss of Green Belt land.
- The road is too narrow.
- Increase traffic congestion.
- Adverse impact on the privacy of neighbouring properties.
- Increase risk of flooding on site and elsewhere.
- Adverse impact on the Special Protection Area (SPA).

Local information gathered

- There are a number of road frontages for access.
- Beech Lane has a very dangerous junction with west wood land by the railway bridge – this needs to be improved urgently
- Drainage needs to be improved
- Pressure on existing services principally sewage system
- Lack of shops following the close of the grocers / post office is a problem
- Christmas Pie Avenue is narrow with adequate sewage provision.
- Sewage problems in Glaziers Lane.
- History of flooding in the area (gardens regularly flooding).
- Possibly contaminated ground.
- The approximate distance to the bus stop is incorrect.

Any additional relevant information

None applicable.

Alternative use suggestions

- Wildlife sanctuary.
- Shops

Site reference number	116	
Site address	Former Vokes Site, Henley Park, near Normandy	
Suggested land use	Retirement care village	
Number of comments received	10	
Number of respondents in agreement with the suggested land use	3	30%
Number of respondents suggesting alternative uses	3	

Most common supporting comments

- Help local elderly people to stay in the area.
- Support based on a mix of residents, not just the elderly.

Most common objections

- The site is already developed.
- Inappropriate location for such a use, there are no shops or public transport.
- The site is too isolated, it needs a community feel with shops, café, nursery, allotments etc.

Local information gathered

- Most elderly people leave Normandy as they cannot afford to stay – the houses are too large, the gardens too big etc.

Any additional relevant information

None applicable.

Alternative use suggestions

- Mixed residential use.
- Business / commerce / offices
- Public/private Gypsy and Traveller site
- Affordable Housing.

Site reference number	194	
Site address	Manor Fruit Farm, Normandy	
Suggested land use	Open Space	
Number of comments received	4	
Number of respondents in agreement with the suggested land use	4	100%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- It is owned by the Council for the purpose of being used as open space.

Most common objections

- No respondents opposed this proposal.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

- Mixed residential / affordable housing and village green and SPA open space (SANGS site) and nursery.
- A limited amount of residential development with open space.

Site reference number	241	
Site address	Whittles Drive, Grassypiece Copse, Aldershot Road, Normandy	
Suggested land use	Travelling Showpeople site, 12-15 pitches	
Number of comments received	12	
Number of respondents in agreement with the suggested land use	6	50%
Number of respondents suggesting alternative uses	1	

Most common supporting comments

- Support for this proposal based on the presumption that it will be limited and controlled growth.

Most common objections

- The site should revert to Greenfield land.
- Adverse impact on Green Belt land.
- There is a need to distribute sites across the borough, rather than concentrate them in one area.

Local information gathered

Frogs and lizards live in the area.

Any additional relevant information

Non applicable.

Alternative use suggestions

- A sanctuary for wildlife

Site reference number	76	
Site address	Merrist Wood Campus, Worplesdon, Guildford, GU3 3PE	
Suggested land use	Education / Residential / Leisure & Recreational / Mixed use	
Number of comments received	11	
Number of respondents in agreement with the suggested land use	3	27%
Number of respondents suggesting alternative uses	4	

Most common supporting comments

- Help achieve the college's educational objectives.

Most common objections

- Development will add pressure to local infrastructure (especially the road network).
- Retain land as open space.
- Loss of Green Belt land, previously developed land should be considered first.
- Development at risk of flooding.
- Development conflicts with Planning Policy Guidance Note 2: Green Belts.
- Adverse impact on the Special Protection Area (SPA).

Local information gathered

- Surface water flooding on site.
- This site is located in Worplesdon not Normandy

Any additional relevant information

None applicable.

Alternative use suggestions

- Education and agricultural
- Minor developments only
- Education only

Site reference number	165	
Site address	Cobbett Close Gypsy and Traveller Caravan site, Cobbett Hill, Worplesdon, Guildford	
Suggested land use	Extension of current public Gypsy site to enable extra pitch capacity	
Number of comments received	25	
Number of respondents in agreement with the suggested land use	11	44%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- The site could be easily enlarged (there are already existing facilities on this site).
- Appropriate to extend a site currently in use, rather than find new sites.
- Support based on growth being limited and controlled.
- Extension will have the least impact on other areas of the borough.

Most common objections

- Development at risk of flooding.
- Adverse impact on the character of the area.
- The sites should be distributed evenly around the borough.
- Increase noise pollution.
- Loss of common land.

Local information gathered

- The site has been extended before.
- The site is surrounded by water; a pond to the north east and a brook of the river to the west.

Any additional relevant information

None applicable.

Alternative use suggestions

- Reinstate to woodland.