



Mrs. T. Coleman,
Director of Planning and Regeneration,
Guildford Borough Council.

26 June 2019

Dear Mrs. Coleman,

Re. planning appln. 19/P/00703; 408/410, Lower Road, Effingham, KT24 5JP

The above revised planning application was reviewed at EFFRA committee meeting on 25th June. As a result, I am instructed to write to you to re-affirm EFFRA's strong objection as set out in EFFRA's letter of 21st May. Please also note the additional comments below.

1. Although the revised plans are for 4 houses instead of 5, thereby reducing the footprint and housing density, this does not significantly ameliorate the objections stated in para. 2 of EFFRA's letter of 21st May 2019. EFFRA submits that the revision is still contrary to NPPF provisions as it represents an unacceptable increase in size.

2. EFFRA remains extremely concerned that, because of safety issues, homes on this site should not be accessed by a new access on Lower Road, but that access should continue to be from the back of the site. As per our previous letter, this part of the road has a record of accidents partially arising from the change in level of the road. The access to Effingham Place almost immediately opposite has restricted visibility which would be worsened by another access opposite to it. We are also concerned that the proposed access would also go across a combined cycle and footpath leading to the new school and therefore primarily used by children.

Given that the applicant has outline planning permission to build on the adjacent Effingham Lodge Farm land, it would be more logical for access to any development on the subject plot to be via the new access to Lower Road approved in that permission. EFFRA is also very concerned that as the plans for this site include a tarmacked area up to its northern boundary with the Effingham Lodge Farm site where there is a similar tarmacked area on the outline plans, that the two might be joined at a later date thereby allowing traffic movements through from the main site on to Lower Road. This would create totally unacceptable road safety issues.

I trust that the above objections will be taken fully into account in determining this application and that it will be refused.

Yours faithfully,

David J. King (Hon. Sec.)