



Effingham Parish Council



10th August 2017

WISLEY APPEAL QUESTIONNAIRE SURVEY RESULTS

A survey of Effingham residents was carried out by Effingham Parish Council (EPC) and Effingham Residents Association (EFFRA) to understand the views of Effingham residents about the proposed development at Wisley Airfield. The planning application was refused by Guildford Borough Council (GBC), subsequent to which Wisley Property Investments Ltd (WPIL), the developer, lodged an appeal due to start on 19th September 2017. The survey was carried out over a 4-week period between the 13th June and 7th July 2017 and its results will form part of the evidence base for the joint statement to the public enquiry by EPC and EFFRA.

The survey consisted of a letter, a summary of the proposed development and a questionnaire. It was hand-delivered to every home in Effingham during the first two weeks of June 2017. The questions were based on those asked by the Horsley parish councils in their survey, to have consistency of information covering the views of residents over the Horsleys and Effingham area.

Residents were asked to return the completed questionnaires to the Parish Office or Sibleys Newsagents. The survey resulted in 354 replies from 256 separate households. This represents a response of over 24% from the 1054 homes in Effingham. The strong views of residents on this proposed development are demonstrated by the return rate of 24% of households, which is high considering that residents had to personally return the questionnaires.

The results show that Effingham residents overwhelmingly oppose this development. Many commented that special circumstances have not been demonstrated by the developer to build 2000 plus dwellings in the Green Belt.

They see the planning application leading to an over-development of the site, a development completely out of character with the area, which ignores the impact on wildlife, the environment and air pollution, and will overwhelm a rural infrastructure including, roads, public transport and public services. There is much criticism of the developer's totally inadequate plans to establish public services on site and their inadequate schemes to mitigate traffic congestion, road safety issues, especially during the school day, and the pressure on an already overburdened parking situation at local stations.

Specifically, the comments about the over-development of the site mention the five storey buildings, the density of dwellings being out of character with the surrounding area and the inability of the

rural infrastructure to cope with a population increase of over 5000, and 4000 additional vehicles. The developer's proposals are seen as being completely out of character with a rural area. They will cause massive traffic congestion especially at existing bottlenecks, including Effingham Junction crossroads, with accompanying road safety issues. They will cause parking problems everywhere and an unacceptable burden on existing public services, for example, GP surgeries, schools, rail services, and parking at Effingham Junction station.

Effingham residents see the rural road infrastructure as inadequate to support the number of added vehicle journeys implied by a development of this size. The roads in the area, including in Effingham, are often not wide enough to take two lorries passing without one or both lorries having to go on to the pavement to pass each other.

There is also concern about the possible closure of roads during the development, and afterwards, leading to increased journey times, congestion and road safety issues, especially for cyclists and pedestrians.

Wisley, and the neighbouring areas, have a great diversity of wildlife which will be irreparably harmed by the development of such a large community. Many residents mentioned a rise in air pollution from the many additional vehicle journeys.

The main findings from the questionnaire are:

1. Effingham residents overwhelmingly, 96% of respondents, oppose the proposed development at Wisley Airfield.
2. 78% of respondents believe that the development will make it harder for Effingham children to secure school places in Effingham.
3. 89% of respondents believe that the development will significantly add to traffic congestion in Effingham and lead to road safety issues throughout the area.
4. 83% of respondents will be inconvenienced by the proposed closure of roads caused by the proposed development, both during the building phase and afterwards, leading to increased journey times and adding to congestion.
5. Respondents overwhelmingly see the proposed development causing the overcrowding of public services: 94% see a severe effect on parking at Effingham Junction station, 79% see a severe impact on them getting a seat on the Guildford to Waterloo service at peak times and 80% see the waiting times at local GP surgeries increasing.

Results of the survey

- Total responses 354.
- 256, 24.3% of the total number of dwellings in Effingham, completed at least one survey.
- 98 properties completed 2 or more surveys.

1) Question - Do you support the proposed development at the former Wisley airfield?

(Tick one box) **352 responses**

Yes, I support the proposed development

9/3%

No, I do not support the proposed development

337/96%

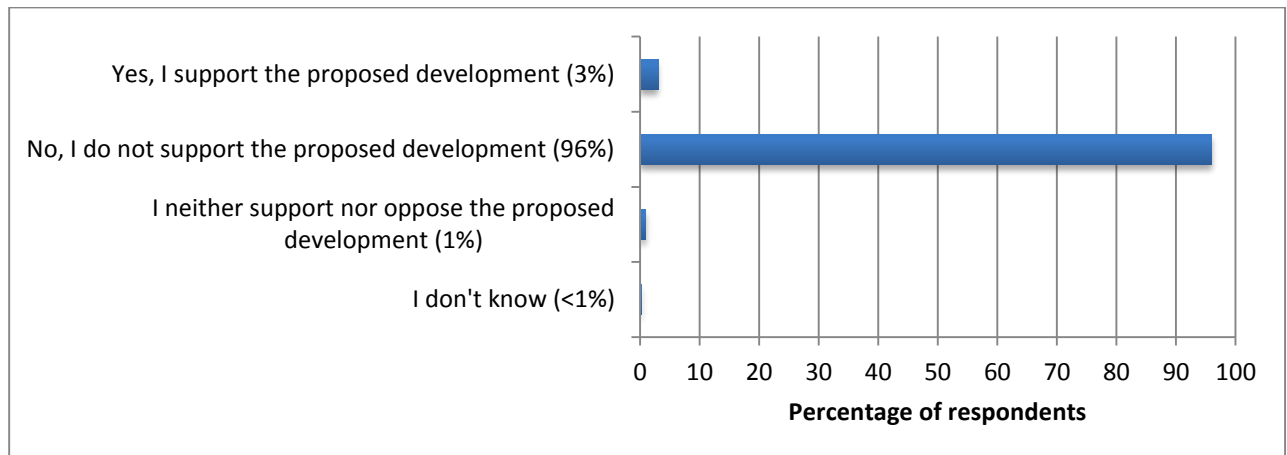
I neither support nor oppose the proposed development

5/ 1%

I don't know

1/ 0%

As shown 96% (337) of respondents, out of the 352 that answered this question, oppose the proposed development. Only 3% (9) respondents support the development.



2) What are the main reasons for your answer to Question 1 above.

...Comments analysed separately.....

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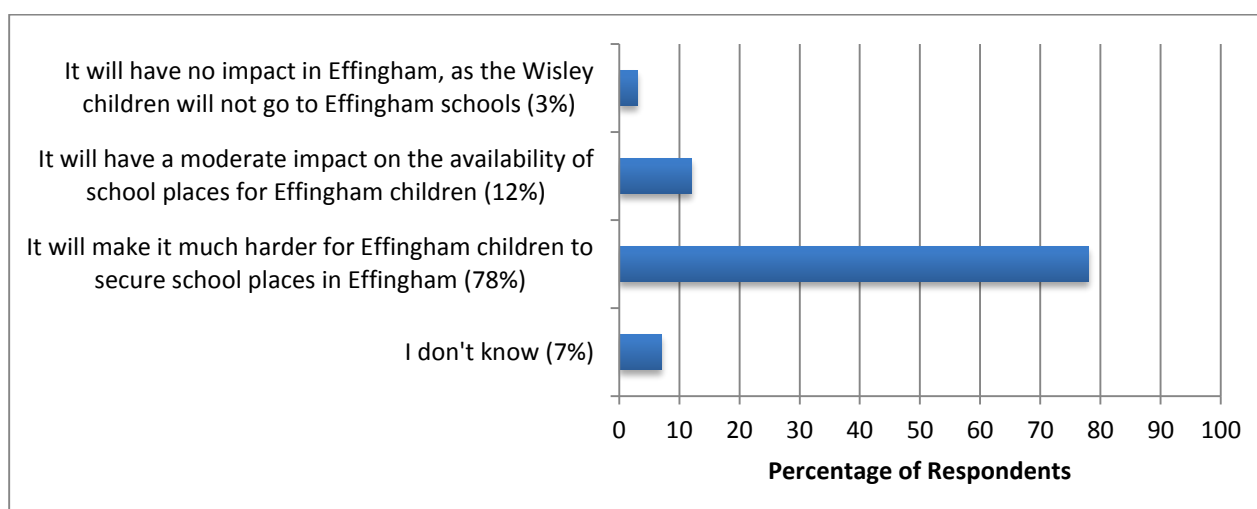
3) Question - Wisley Property Investments Limited (WPIL) propose to build a new primary school in year 7 of the development and a new secondary school in year 8. What impact do you think the Wisley development might have on school places for Effingham children before these schools open?

(Tick one box) **351 responses**

- It will have no impact in Effingham, as the Wisley children will not go to Effingham schools
- It will have a moderate impact on the availability of school places for Effingham children
- It will make it much harder for Effingham children to secure school places in Effingham
- I don't know

10 /3%
41/12%
274/78%
26/7%

78% (274) of respondents believe that the development will make it harder for Effingham children to secure school places in Effingham, and a 12% believe it will have a moderate impact. Only 3% felt it would have no impact.



4) Question - What impact do you think the Wisley development might have on traffic congestion on the Effingham Common Road and at the road junction with Forest Lane?

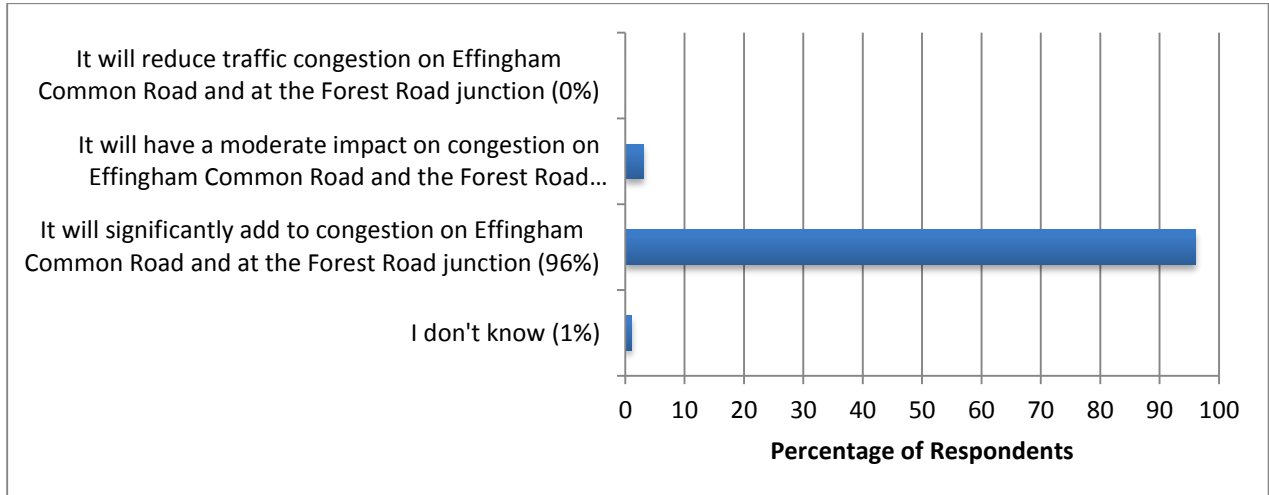
(Tick one box) **351 responses**

- It will reduce traffic congestion on Effingham Common Road and at the Forest Road junction
- It will have a moderate impact on congestion on Effingham Common Road and the Forest Road junction
- It will significantly add to congestion on Effingham Common Road and at the Forest Road junction.

0/ 0%
9/ 3%
339 /96%
3/ 1%

I don't know

96% (339) of respondents believe that the development will significantly add to traffic congestion on the Effingham Common Road, and comments by respondents show that they are very concerned about road safety implications of the congestion.



5) Question - What impact do you think the Wisley development might have on road traffic congestion in Effingham generally?

353 responses (Tick one box)

It will have little or no impact on congestion in Effingham generally

3 / 1%

It will have a moderate impact on congestion in Effingham generally

33 / 9%

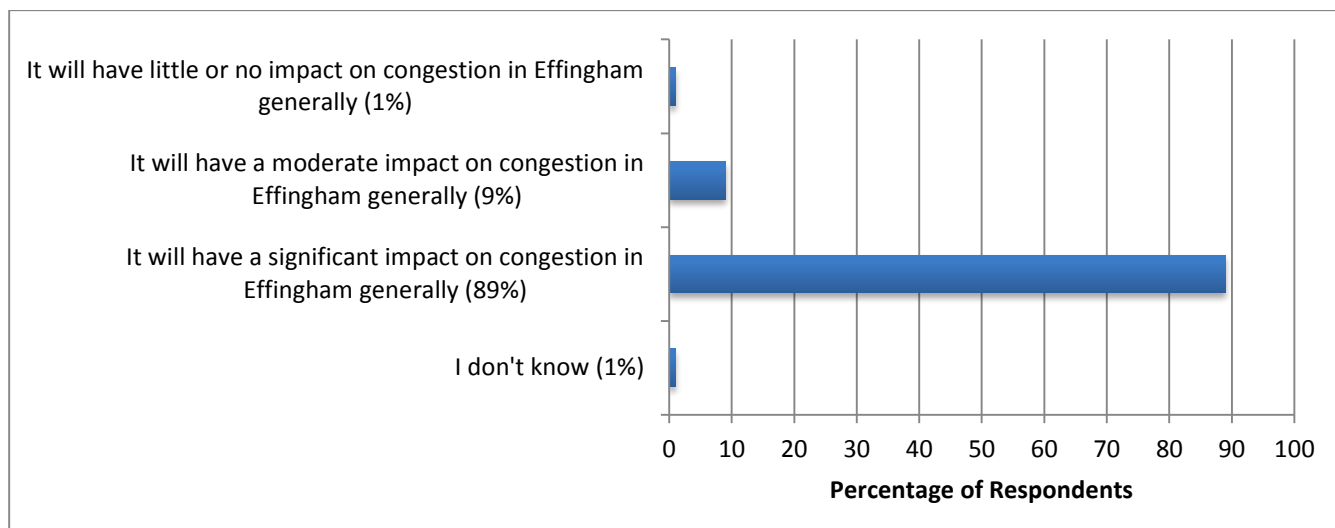
It will have a significant impact on congestion in Effingham generally

315 / 89%

I don't know

2 / 1%

89% (315) of respondents believe that the development will significantly increase road traffic congestion in Effingham generally. Comments by respondents show that they are very concerned about road safety implications of the congestion.



6) Question - WPIL proposals have suggested the closure of the northbound Old Lane exit to the south-westerly bound A3. What will be the impact on you of the closure of the northbound Old Lane exit on to south-westerly bound A3?

(Tick one box) **349 responses**

It will have little or no impact as the developer plans to make a new westbound exit on to the A3 at the Ockham road junction

12/ 4%

It will have a moderate impact

28/ 8%

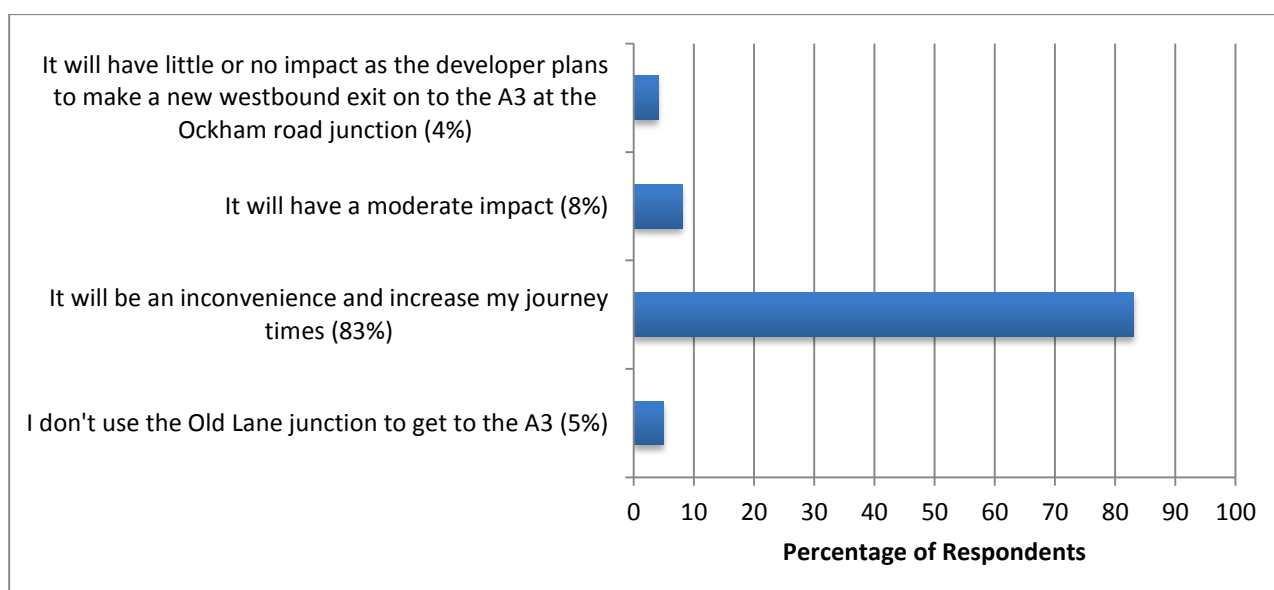
It will be an inconvenience and increase my journey times

294/ 83%

I don't use the Old Lane junction to get to the A3

15/ 5%

83% (294) of respondents believe that proposals to close of the northbound Old Lane exit to the south-westerly bound A3 will increase journey times and add to congestion and impact road safety on local roads throughout the area.



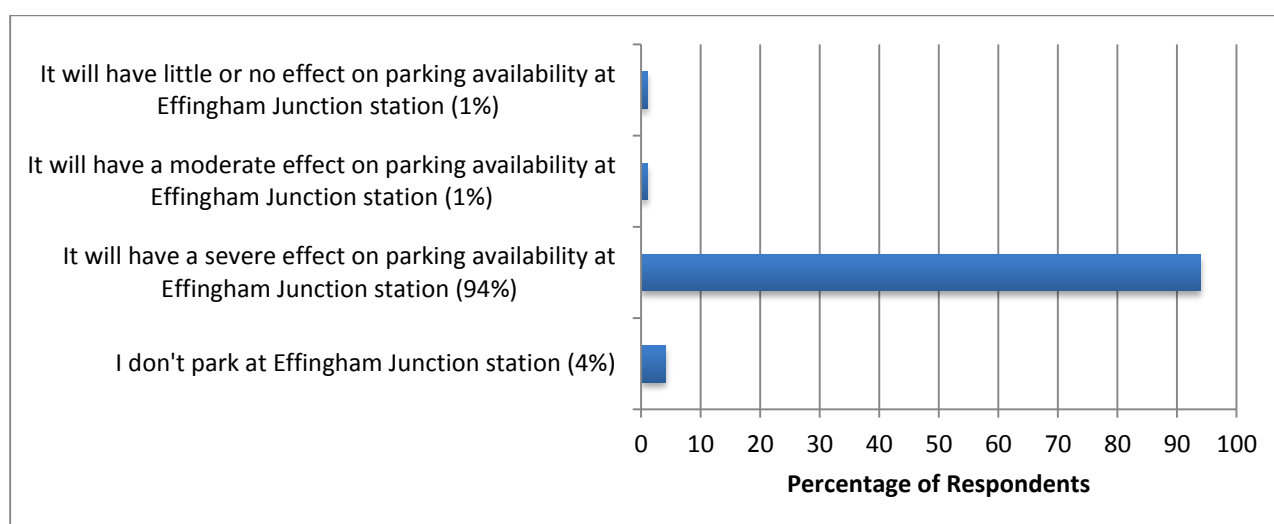
7) Question - What impact do you think the development might have on car parking at Effingham Junction station?

(Tick one box) **352 responses**

- It will have little or no effect on parking availability at Effingham Junction station
- It will have a moderate effect on parking availability at Effingham Junction station
- It will have a severe effect on parking availability at Effingham Junction station
- I don't park at Effingham Junction station

3/ 1%
2/ 1%
333/94%
14/4%

94% (333) of respondents believe that the proposed development will have a severe effect on parking at Effingham Junction station.



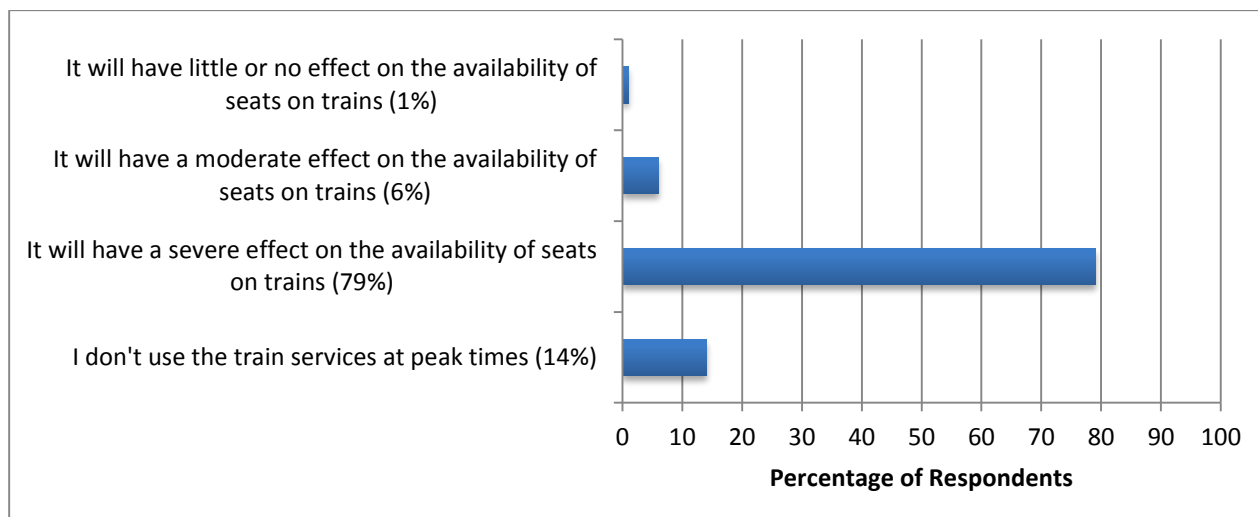
8) Question - What impact do you think the development might have on the availability of seats on the Effingham Junction to Waterloo service at peak times?

(Tick one box) **352 responses**

- It will have little or no effect on the availability of seats on trains
- It will have a moderate effect on the availability of seats on trains
- It will have a severe effect on the availability of seats on trains
- I don't use the train services at peak times

2/ 1%
22/ 6%
279/ 79%
49/ 14%

79% (279) of respondents believe that proposed development will have a severe effect on the availability of seats on the Effingham Junction to Waterloo service at peak times.



9) Question - WPIL propose to fund the cost of a local medical centre at the development, however the time-scale is not specified. What impact do you think the development might have on your local GP surgery?

(Tick one box) **348 responses**

It will improve waiting times at my GP surgery due to the proposed medical facility on the development site

2/ 1%

It will have a moderate impact on waiting times at my GP surgery

31/ 9%

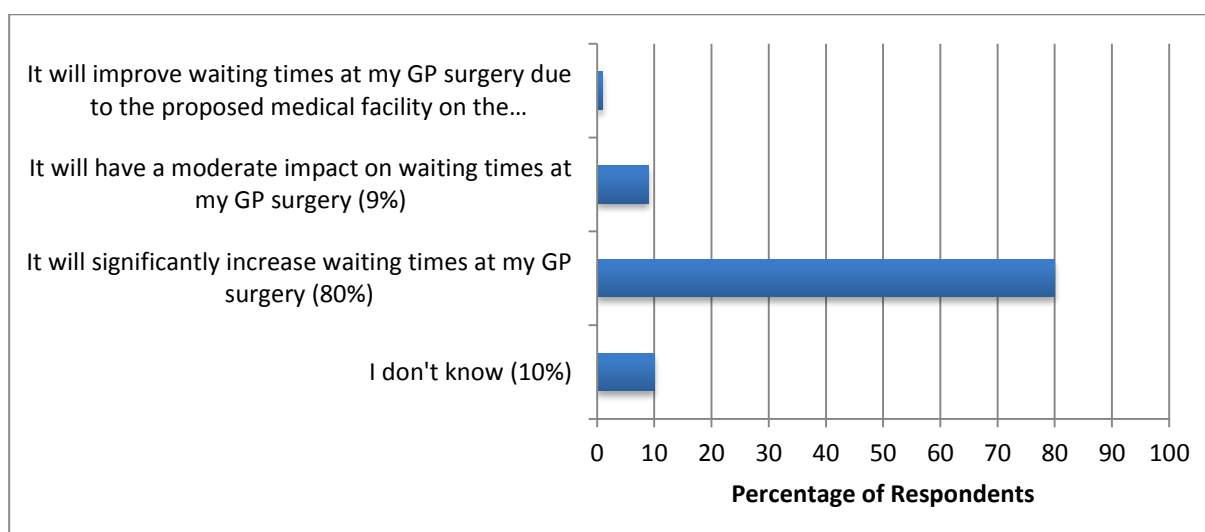
It will significantly increase waiting times at my GP surgery

282/80%

I don't know

33/10%

80% (282) of respondents believe that the proposed development will have a detrimental effect on the waiting times at their local GP surgery.



10) Please describe any other important impacts you believe this development might have:

Analysis of the Survey Comments

A selection of typical comments is shown here. The comments are taken from the answers to questions 2 and 10 of the questionnaire – shown above. The numbers shown indicate the number of the survey response.

Too many houses for the space and local infrastructure. (Questionnaire 219)

It will urbanise an area hitherto composed of small villages. (Q 103)

We do need more housing especially low cost, but the number proposed is out of all proportion to the area. (Q 251)

Lack of infrastructure to cope with extra housing on this scale in the area. Environmental impact. The increase in demand on already over stretched services. It will take away from the village environment making the whole area feel more suburban. Before long the London Borough of Guildford will be created. (Q 332)

I support some urban development but this is orders of magnitude too big in an area that cannot cope with existing demand. (Q 452)

The development is in Green Belt and “very special circumstances” had not been demonstrated to overcome the harm to the Green Belt for the development. Proximity to the A3/M25 bottleneck and local road network especially in Wisley. Totally disproportionate attempted location of 2068 dwellings within the ancient village of Ockham. (Q 166)

It is far too big. The existing facilities in the area will be swamped as I do not believe promised new facilities will come in time – if not at all. (Q 270)

Development too high density, too high in height, not sympathetic to surrounding countryside, will obliterate Ockham. Why small gardens, people want space. Far too commercial disregarding views of local residents. The development needs a GP surgery in its own right existing ones already at capacity with unacceptable waiting times. Open space/park area should be considerably bigger. Ill thought out, ill conceived. (Q 329)

No infrastructure to support such a development. Local roads already congested and narrow. Inadequate access to public transport. GP surgeries (existing) could not cope. (Q 381)

Green Belt, over development, highways traffic problems, lack of local amenities, schools. The M25 junction is so awful I will move if this development gets through as I will not be able to get to work. (Q 315)

2068 houses probably means say 3000 cars, 6000 people. The infrastructure in the area is quite inadequate: car parking, Effingham junction station car park, villages will not be able to manage. (Q 180)

Environmentally unfriendly – loss of green belt. Urban sprawl. Developments will impact on local hamlets i.e. disproportionate amount of residents, traffic on country lanes, pollution – noise, air, damage to natural habitat of birds/animals etc. (Q 282)

No.	Summary of Comments into categories	Numbers Commenting
1	Increase in traffic congestion, parking at Effingham Junction railway station, and increase in road safety dangers	177
2	Green Belt, special circumstances not proved	129
3	Over- development of site and surrounding area	127
4	Inadequate plans by developer will see local services over-burdened eg GP surgeries, parking at Effingham Junction station, over crowding on trains, lack of school places,	122
5	Inadequate rural infrastructure	121
6	Out of character with local villages, including Effingham	79
7	Problems for the environment, wildlife and flooding	67
8	Pollution, air quality problems	41
9	Agree with all the objections already made by GBC, Effingham Parish Council, Effingham Residents Assoc.	25
10	Problems with closure of roads and access to A3	24
11	We need more housing	11
12	Lack of affordable housing in the developer's proposals	9
13	Problems of much disruption during development	7
14	Damage to Wisley RHS	5
15	Increase crime in the area	3
16	Good location for development	1
17	Positive effect on shops in Effingham	1
18	Extra work opportunities	1

19	Improve transport links in the area	1
20	The development will positively enhance the area	1
21	Need to promote cycleways more generally	1
Total comments (from 354 questionnaires)		953