



Planning Department,
Guildford Borough Council,
Millmead House, Millmead,
Guildford, Surrey,
GU2 4BB

29th May 2020

Dear Sir

Re: Planning Application 20/P/00737 Demolition of the existing property and erection of 8 dwellings with a new access provided onto Beech Close

The Effingham Residents Association (EFFRA) objects to this application as we believe it would be a serious overdevelopment of the site and would also cause harm to the Effingham Conservation Area.

Our detailed objections are:

1. This site is an allocated site in the adopted Effingham Neighbourhood Plan. As policy ENP-SA3 it is allocated for up to 6 new homes which includes replacing the existing house on the site i.e. a net increase of 5. The site is also identified on page 232 of the Land Availability Assessment February 2016, which forms part of the Guildford Local Plan 2015-2034, as a Realistic Candidate for Development Within Villages with a net number of 5 homes. There is no justification for the increase to 8 new homes (net 7) proposed in the planning application. The site is only 0.37ha/0.9acres and it would result in the site being severely overdeveloped and overcrowded.
2. The development would contravene ENP-G2 as it would be out of character with the area that surrounds it. This is largely because the resulting density would be approximately 21.6 dwellings per hectare compared to the rest of Beech Close which has an approximate density of 12 dwellings per hectare. Beech Close's character is of open spacious front gardens with well separated detached houses. It was designed to complement the existing character of the neighbouring Beech Avenue. This development would result in tightly packed houses with very small front and back gardens and the removal of mature trees which are currently important for wildlife habitat. It would have a detrimental impact on the area.
3. The site borders the Effingham Conservation Area and the boundary wall of the property forms part of the Conservation Area boundary and makes an important contribution to it. The wall dates from the nineteenth century and was part of the walled orchards and gardens of Effingham House (now the Golf Club) which is nationally listed. Any development on this site should preserve and enhance the setting of the wall and the Conservation Area in line with para 194 and 200 of the National Policy Planning Framework guidance on heritage assets which this proposal demonstrably does not. Contrastingly, the neighbouring development of The

Crossroads used the wall as a backdrop to the houses and gardens and this has enhanced its setting. It is not clear what protection the wall has and EFFRA would ask GBC to look at this and ensure it is properly protected. We understand that the developer has given some assurances about the wall and beech hedge but these need to be enforceable.

4. The scale and height of the proposed buildings are not proportionate with their surroundings as required by Policy ENP-G2, specifically as they would dominate and overshadow the neighbouring development of The Crossroads which is in the Conservation Area. They would also not be in character with their neighbouring properties in Beech Close.
5. EFFRA is concerned that the proposed vehicular access close to the junction with Beech Avenue, which is a narrow road with difficult sightlines, would be unsafe.
6. The number of parking spaces does not comply with ENP-R1 as there is no visitor parking. This would lead to additional parking in Beech Close and Beech Avenue.
7. The proposal to include street lighting does not comply with ENP-ENV4 as Effingham is a Dark Skies village.

It may be noted that since the Effingham Neighbourhood Plan was formulated the Secretary of State allowed 295 new homes in Effingham so that these new houses are no longer essential.

We trust for the reasons above that the application will be refused.

Yours sincerely

David King
Hon. Sec.