

## Appendix 12

### Part 4: Any further comments?

*Part 4 was an opportunity for residents to raise any issues of current concern, whether or not they related to questions included in the survey. Some comments have been edited to ensure that respondents could not be identified, and some comments have been edited or omitted due to inappropriate content.*

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Effingham is a well balanced area with a good local community and has ample facilities for most people. The most important consideration is to protect our local Green Belt for future generations to enjoy.

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We fully support the possible re-building of the Howard of Effingham School on the site opposite the current school. The current buildings are squeezed to the limit and do not offer the learning environment that our children should be able to access.

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As a retired couple our needs are relatively simple. It is important to us to maintain the village nature of Effingham and our concerns mostly relate to pressures on infrastructure and the struggle to provide medical facilities and the poor state of roads and roundabouts.

Effingham has important facilities (KGV and Howard School in particular) which tend to reflect needs and activities of residents of other parishes and villages, but as a result they get the benefit and we get the burden. Our plans should reflect our needs rather than those of others.

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An awful lot of this is 'crystal ball' gazing which I appreciate that, for forward planning purposes, you have to do. However, in simple terms, we have two teenage boys coming towards the end of their education. We fully expect them both to require owner-occupied homes but very much doubt that this will be in the area - due to cost and the need to get jobs which is very likely to take them out of the area and possibly out of the country. We would consider, at this stage, 'down-sizing' to a smaller property in Guildford town.

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We believe that the housing requirements for this area are most likely to be driven by employment opportunities (both local jobs and commuting to London) and education, ie people moving into the area for good local schools (state and private sector).

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Yes, please save our green belt, and the village of Effingham should not be classed as out of the green belt. If too much is built on in the area and the village is not longer a village, I shall just move completely out of the area! I believe a lot of people will do the same.

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What are the current void durations of all social housing providers and voids within the private sector?  
By speeding up re-letting and releasing current voids back into the housing market it would make a significant reduction in the requirement of new build dwellings.

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The frequency of the bus service is very poor and the running times do not permit using the bus as a viable alternative if wanting to go into either Guildford or Leatherhead of an evening. The parking on Sundays in Browns Lane seriously needs sorting. Browns Lane and Church Street need resurfacing. The footway along the upper part of The Street needs widening. Availability of facilities in the village needs advertising. For instance can anyone use the Legion? The KGV pavilion? The refurbishment of the all weather tennis courts is good, very good. Is there any limitation on their usage? Also forgot to

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add, the footway by the A246 going out of the village towards Guildford needs attention in terms of vegetation and surface quality.

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Housing in the green belt should only be considered if there is a proven and an exceptional need for the residents of Effingham.

The green belt must at all costs be preserved, for the environment and nature, to protect London from increased pollution and especially to prevent urban sprawl.

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I think there are some issues with the questionnaire design. Some key variables are missing: employment, for instance, will be the main deciding factor for many in determining where they will have to/want to move in the future. I would also have liked to have seen this opportunity to be used to learn more about advance (energy) sustainability in our community. Thanks.

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We appreciate the use of Effingham and Hook Commons. It is a valuable community asset.

We also appreciate the need for new housing for younger people and would like to see small housing developments rather than really big estates. I do not regard in-fill developments as crowding-the many examples locally seem to have been done with taste and appreciation for the locality. Schools in the area will be very over-subscribed and more provision will need to be made if major development takes place.

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In view of the proposals on the alignment of the green belt, I am concerned Effingham village will be offering unsuitable development. The existing green belt should continue to wash over the village. Some development is inevitable in view of the possible reformation of the Howard School and release of their existing site for housing, the developers planning permission should insist of properties of 'affordable housing' and small properties together with the necessary infrastructure such as medical facilities, preschool provision and primary schooling. I also wonder whether Effingham shopping facilities would be adequate in view of the increase in population.

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Yes/No answers do not allow of comment on in-between situations.

Inevitably, the survey does not allow the inevitable flow of households both in and outside the parish to be calculated

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Having been brought up in Horsley from an early age, I have benefitted from the schooling available locally both Raleigh and Howard. Although all villages have their own local schools pre-comprehensive, the Howard is the only feasible comprehensive school for the Horsleys and other surrounding villages.

There appears to be a mis-conception within the Effingham parish boundaries that the Howard is their school. IT IS NOT.

The new proposed school will need to be significantly enlarged from its present pupil size to cater for the proposed development which will take place by Berkley Homes to fund the new school, never mind the other proposed developments in Horsley, Effingham and Little Bookham.

Effingham Parish Council should ensure this valuable asset is available to all of the children who live in villages which have historically benefitted from the school.

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I fear my information is very limited as I consider East Horsley as my village and I go to King George V Hall area to vote.

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Why no questions about Effingham Common which is one of the best assets in Effingham?

The Common was carefully mowed this autumn and is being well cared for but there are increasing numbers of dog walkers cutting over the middle of the common and frightening away the skylarks. Dog walkers should be encouraged to keep to paths especially during the spring and summer.

Horse riders are not keeping to bridle ways on Effingham Common. They cut across the Common which should be discouraged by appropriate signage. Ill-disciplined horse riders are also frightening away the skylarks.

KGV facilities should be benchmarked against the facilities offered by other parish councils e.g. KGV should be benchmarked against East Horsley Village Hall.

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I have been very disappointed by the selfishness and indifference of all those individuals and amenity groups who objected to the provision of lifts at Effingham Station thus showing they don't care about the 1%-2% # of the population who are active and healthy wheelchair users.

It is no good on one hand saying that we need more accommodation for the elderly and disabled in our community and on the other hand speaking passionately about the need to retain a 'pretty' iron bridge at the station and so blocking the installation of lifts which would have made life easier for so many.

# Government statistics.

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The prospective housing requirement questions are impossible to predict for our 2 sons – currently 15 and 20 years old. Heaven knows where they will even want to live after leaving home – that's even if they will ever be able to afford to! Very difficult questions all of which will no doubt produce very inaccurate answers – I do know however they will NOT be requiring AFFORDABLE HOUSING.

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I would like Effingham to remain the friendly village it is at present. It would not be a true village if it loses green belt protection and conservation, settlement area. Traffic will be horrendous.

If new houses have to be built only build on Howard of Effingham school site (if the school is rebuilt on Mizens land). No building on Browns Field or elsewhere. The infrastructure will not be able to cope.

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Keep up the good work.

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Before any new houses are built in the area due consideration must be given to the available capacity of our water and sewage facilities, which are finite. This factor is seldom if ever mentioned when proposal for new housing is put forward, e.g. Bookham's proposals.

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The infrastructure in this area cannot support a large number of extra houses and the issue cannot be solved by investment. There is no room for new roads to improve congestion and improved water supply and drainage would be hugely expensive.

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The sports and leisure facilities are OK in Effingham but we could do with a better range of shops.

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1) Feel the area requires more small family/starter homes or flats that are more affordable to young couples/families or for down-sizing rather than expensive 4-6 bed executive style homes.

2) if Howard of Effingham School is rebuilt opposite additional space should be allocated for buses to turn, staff and 6th form parking, safe drive through and drop off point for parents.

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- 3) A swimming pool built for the use of all local schools for swimming lessons.
  - 4) Safe cycle routes to school and stations would ease some local roads.
  - 5) Additional local shops in Effingham should be considered if Effingham is to increase in size.
  - 6) Street light on A246 in hazardous parts should be considered along with improved footpaths.
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We need a large amount of affordable houses in this country so more people have a chance to buy their own home. I support extra development in Effingham and elsewhere to achieve this, provided the mix of houses is towards the small size, and not just large 'Executive' homes.

The one thing that would improve our village is to have more off-road parking to give all our streets a more open feel. Any new developments should allow for this, rather than end up with cars parked on the roads and pavements, etc. It would also be good to provide some alternative parking for residents in our village centre as you lose the historical feel of the place because of all the parked cars.

A final plea - please can we minimise street clutter - all that street furniture and unnecessary signs. Most of it completely unneeded and makes our village look too 'urban'.

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Effingham is a good place to live but it is in serious need of additional services which probably means it needs to grow in size to support the services. I am not averse to development of the right kind but do not wish to see the village awash with cheap housing and more flats / affordable housing. The village needs to attract growing families so I believe we need housing developments capable of achieving this – good sized family homes in an open aspect.

I think the KGV could be a wonderful facility but currently it is not professionally run and does not offer services attractive to local people.

We desperately need better health provision and youth services and facilities that promote community engagement and socialising. The current facilities are poor compared to neighbouring villages.

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Very difficult to predict children's needs 15 years hence!

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I am totally opposed to any scheme to move the Howard of Effingham School on to the Green Belt Nursery Land:

- (a) Because this is part of a veiled plan to build houses on Green Belt Land.
  - (b) Any attempt to build a larger school on the Nursery Site would only increase the already excessive congestion at school turnout times.
  - (c) The additional pupils generated by the new households on the vacated site would only exacerbate the current unacceptable traffic congestion.
  - (d) Any so called improvements to the school could easily be accommodated within the existing building layout if pupil numbers were restricted to local area residents. Any additional pupil numbers and their resulting traffic requirements should be accommodated in the areas in which they are generated.
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Traffic is the main problem in this area - and congestion gets worse each year. Any new development MUST seriously consider extra parking provision.

Recreational cyclists are another growing problem in this area - especially at weekends. They are causing congestion and frustration.

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I do not want any of my answers to be used as justification for developers to build hundreds of homes in Effingham. Every effort must be made to resist the rapacious developers whose idea of a green space is a golf course with exclusive entry. Effingham must not become West Bookham.

Also convince those who run the Howard of Effingham that their obligations extend beyond the occasional Christmas Fayre. Please remind them that the Howard is of the village not the other way round. Effingham is not just somewhere for school kids to buy their lunch. It's a community or association of people living together most of whom have no relationship with the Howard whatsoever. The Howard is not and never will be more important than Effingham no matter who they drive Faustian pacts with or however much they remain blind to the negative effect they have on the village and wider area.

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Although we have no objection to the idea of old people's homes in the village, the scale of what was proposed was out of all proportion, especially considering the size of the village and the access roads. Likewise, the development of the school and the school site is beginning to seem inevitable but its size and spread should be limited and if the density is too great it will spoil the rural character of the village. The access roads and parking are again unsuitable for too large a development of either housing or the school.

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If more housing is built then obviously services such as schools, doctors, transport will all have to be increased accordingly.

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We have great concern about the threat to the green belt and the whole idea of preserving green field sites through the village. Not all villages can afford to buy up land to preserve its character and it's the duty of the parish council to protect our interests.

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Due to the lack of telephones in all the village unfortunately you picked the wrong time to send the survey round as I have found it difficult to complete. As a blue badge holder who was using a mobility scooter to travel round the village I find it near impossible to get around due to the numbers of cars parked either partly or wholly on the footpath and the shrubs allowed to grow over the footpath on the north side of the footpath following the widening of the road some years ago. The shrubbery growing over the road opposite The Plough pub also narrows the road at a point where there is no footpath and where the road regularly floods since the electricity sub station was built on the site of what was the village pond. The final complaints are that lots of roads have been re-laid smoothly for cycle races while Orestan Lane is getting worse and worse due to the number of large continental lorries diverted down it by the Satnavs since they are not allowed down The Street or Effingham Common Road.

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The schools already create congestion on the local roads. If the Howard is to increase in size off-road parking should be included in the new school. The Lower Road should have its sight lines improved with wider pavements/ cycle track. If housing is kept to smaller sizes 2/3 bedrooms that would suit the rising elderly populations/singles! Help keep young people in the village.

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If more housing is built we need another secondary school built in the area. The Howard of Effingham is already way too big. There needs to be a proper infrastructure including GP surgeries, care homes etc.

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Speeding needs to be addressed. Aware that cameras and speed bumps can't be placed outside houses as noise of vehicles slowing/speeding/changing gears very disruptive and can be heard in the home.

Concern about loss of green belt and potential for all land to be developed.

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As Effingham is / was a spring line settlement I am concerned that the land opposite Howard of Effingham School may be part of a flood plain. The area flooded during the heavy rains of 2000, Lower Road was briefly impassable. Have geo surveys been done?

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My husband and I are generally very concerned about the onslaught of planning applications in the area. It appears that this part of Surrey is under attack. We feel that each area of development cannot be looked at in isolation and must be considered together i.e. Bookham Vanguard (1500 house approx), Ockham/West Horsley (2200 houses), Effingham Howard site (400 houses). We are totally opposed to the use of green belt. We did not move to a rural area for it to be engulfed in urban sprawl from Bookham and Ockham!

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Most of the green belt sites in Bookham that are being proposed for housing development would generate unacceptable traffic on Effingham roads for years to come and including pollution.

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At present most of our social activities take place in Horsley or Bookham e.g. NADFAS, U3A, Pilates, step class. It would be useful if groups like NADFAS and U3A were present in Effingham.

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Bus service through Effingham is very poor. Bus service to Guildford is practically useless for people working in Guildford.

If the proposed nursing home, relocation of Howard of Effingham School and the associated residential developments go ahead the Lower Road, Browns Lane, Church Street will not be able to cope with the increased traffic.

There will also be an increased likelihood of death or serious injury to pedestrians.

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We have recently moved from Devon to Effingham and find all facilities here to be excellent. We have found our health centre and Epsom hospital really helpful and informative. Thank you.

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New housing presents drainage and sewage and power:- gas, electrical, access. I hope this has been considered in planning.

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Our two sons have now married, they did look to buy/ rent in the area but costs were too high or nothing available. They are still looking for affordable housing and would like to move back if the chance presented itself. Any new affordable housing needs to be offered to Effingham's extended families rather than being snapped up by external upwardly mobile outsiders and if this were the case how will families find out about what is available.

Our sons have lived in Effingham all their lives and married local girls and although all are hard working their line of work does not attract the size of mortgage required to buy existing property.

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I have only lived in this house for 2 years and have not used many local facilities. My son attends the Howard but will be leaving in Sept to attend College away from this area. I don't feel I can really comment fairly on what the area needs other than the urgent need for the school to move to larger premises.

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Improve facilities for young people.

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Even though my three children have now left home and are renting elsewhere, they are still trying to get on the property ladder but are struggling to find a suitable property to buy on the open market.

I will consider moving to a smaller property when my children have their own houses.

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The current definition of the village boundary in the Guildford Planning documents - which puts St. Lawrence's Church outside the village - is ludicrous.

The plan needs to be redrawn to:-

- Recognise the true Urban settlement

- Encourage infill development

- Achieve a critical mass for a proper community

Equally, at the risk of raising heresy, perhaps parts of Effingham Junction - close to a sound transport link - should be reviewed as a potential area for expansion of the housing supply.

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Effingham needs affordable housing for first time buyers. Do not need any more very large houses being built.

A doctors surgery back in Effingham would be very helpful to residents who for some reason cannot drive.

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Having moved to Effingham recently my experience has shown me that to rent flat from private landlords was prohibitive as the rental/actual accommodation was either too expensive or not suitable. The council were unable to provide anywhere because of demand out-stripping availability. I cannot stress enough how fortunate I was to be able to approach Effingham Housing Association, and be offered my beautiful flat at an affordable rent.

While I have empathy and understanding of the dire need to provide more affordable housing - rental/to buy for families and 1st time buyers - I am truly concerned that developments will be too much too soon and have an impact on this beautiful unique village. I do not have any ideas on how to square the circle other than to suggest good things come in small packages. I feel so blessed to live in Effingham and guilty about not wanting change too fast.

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We are particularly interested in the possibility of buying new build off-plan.

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Clearance of trees etc at the junction of Dirtham Lane and A246 would help with the sight line of approaching traffic on A246 which is a 'life or death' situation whether you turn left or especially right turn caused by speeding traffic over the brow of the hill.

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Both my husband and I work in the area and earn a reasonable wage but do not believe we can afford to buy a family home in the area as house prices are very high. Also rent is very high compared to other surrounding areas therefore saving for a deposit takes longer. Affordable housing to me is where anyone can buy a house relative to the area they would like to buy.

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Effingham is a diverse community and we should keep it so. Affordable housing is always needed. I worry about the selling of Howard purely because of the number of Berkley Homes will want to erect to pay for new school. The roads will be very congested at school time. How would we cope with doctors, dentist, trains, roads etc etc. The school is outdated and does need renovation and money spending on it.

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Controlled developments in keeping with the 'village' infrastructure – not another man-made suburbia. Developers such as Berkley who are in the mid to upper level profiting from the destruction of the area!

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Nothing very special!

1- ATM (cash machine) external so we can get cash at night and weekends.

2-Larger letterbox in Orestan Lane, the current one is cute but no good for larger/wider letters e.g. Lovefilm returns.

3-Very poor bus service. Lack of transport (other than taxis) to and from station. Maybe mini bus service through the day to and from Effingham Junction Station would help. This could reduce the demands on the station car park.

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I moved to Effingham because it's in the green belt and I thought it couldn't be ruined by building on it. Building some homes in the area is acceptable but not on the scale proposed. The village life and community would change completely and NOT for the better! Use existing brown field sites more intelligently. This is an area of outstanding natural beauty which it will not be if current plans go ahead. More primary and secondary schools are already required. There is no appetite for the mad plans earmarked for the area.

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We do have concerns regarding the quantity of properties Berkley Homes plan to build mainly because of the extra traffic there will be, it's bad enough now on Lower Road at school delivery and collection times- a bigger school suggests more of this.

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Critten Lane is probably the worst maintained road anywhere near Effingham and is I think dangerous.

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I grew up in Bookham / Effingham and love the small community and village life. I would hate for the village to expand too vastly and become overcrowded or congested. Parking around KGV is an issue at the weekends due to rugby events. It is great to see the park bustling with activity and to hear people enjoying themselves, but it does cause difficulty using the small roads surrounding the area on busy days.

The club/ bar in Effingham is a great facility - I have used the bar for several family celebrations. I have great memories from my teenage years as a member of the darts team; a regular at bingo and enjoying the community feel being part of the club. My children now benefit from using the facilities -Halloween and Christmas parties are a particular hit! It would be a real shame if this club were to close.

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More houses would make the parking and traffic problems much worse and harm the village atmosphere.

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There are a number of spaces in the village that could be used for housing or building e.g. the field along A246 from Bookham or the old St. Lawrence field.

The hard courts on KGV are in a sorry state.

We have a silly cycle path on the A246- why? Can we extend it?

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Good improvements recently, very welcome re-tarmacing of Church Road pedestrian path and cutting back of brambles. Also noted and enjoying walkway along side KGV Guildford Road and Browns Lane being cleared of brambles and hedge being regularly cut/trimmed. The KGV entrance which has been recently redone gate/ paving - great job.

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It is presumed that as people grow older that they 'downsize' their property but this isn't the case in Effingham/ Surrey as a whole. There is a lack of 2/3 bed houses/bungalows, but unless they are priced reasonably (out of our control) it will continue to be more prohibitive to move and 4/5 bed houses will continue to be owned by a single person/ couple.

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Between 1940 and 1945 every inch of Effingham Lodge Farm, grade 2 land was used to produce crops to feed the nation in those dark days. The work was manned by older men and about 20 land girls.

We are glad that the school will be moving over the Lower Road on to this land, which stretches from the Bookham boundary in the eastern side to the Effingham Common Road on the western aspect. There should never be continuous development from one side to the other.

This is a really great school and we believe that the development should only be for classrooms, gymnasiums, swimming pool and playing fields. It is after all green field or green belt land. What a beautiful view there is from the Lower Road up to the distant hedge row over the hill. Housing should be limited to the old school site only and not allowed to spread.

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We moved here over 18 months and are very happy with Effingham and the facilities it provides.

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Cost of car parking at station is too high and prohibitive for young people/ low wage earners. Either a better bus service connecting the station to the village or provision of some cheaper parking on local authority land should be considered.

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We are strongly against the proposed developments, particularly the one opposite the Howard School and those on green belt land. This would lead to even more crowded roads in our already over-crowded area, longer traffic queues at peak times. It would also put immense pressure on all local services, including, schools playgroups, GP's & local NHS services & Hospitals, who are all struggling to cope at present.

Surely we are putting profit before quality of life in our currently unspoilt village.

We live in an area of outstanding natural beauty - if all these hundreds of homes are built it would completely destroy the entire area. This, coupled with the other numerous proposals in the surrounding area, would be an absolute disaster.

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1. The Howard of Effingham is too big a school as it is and should not expand to take on more pupils. The school is run virtually as two separate schools already and while it caters well for those doing well/academically it does not do a good job for those in the middle or the bottom. It would be more useful to have a separate 6th form college or perhaps something to help those who need life skills or apprenticeships.

2. There has been a lot of noise about saying 'NO' to new development, but not a lot of positive news from local people/council/parish on where it would be acceptable to build. There is clearly a need.

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Effingham is a nice place to live.

Concerns about inconsiderate parking when rugby is on at KGV on Sundays.

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At the age of 88 I am unlikely to need further housing- only a box!!

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Much of this misses the point in our view, and the purpose of the survey is not clear.

In practice there is likely to be some further housing in Effingham - if only because of the Berkley proposals. Much of the housing will be open to others outside Effingham. While it may be possible to

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set aside some new houses for Effingham residents, the main issue of concern for Effingham residents is the scale of potential housing. There is a danger that the survey will raise expectations which will not be met.

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This questionnaire seems to concentrate exclusively on family homes- subsidised and non-subsidised. Although this is the bulk requirement planning should include provision for the other end of the scale. Villages should consist of all ages, all incomes. The top-end houses should not be subsidised in any way but provision for its existence should be included so private developers have an incentive and chance to meet this as financing end of the market.

There is a real demand for top quality bungalows/ low rise apartments. The use of the term 'down sizing' is very misleading. What elderly couples/widowers/widows, double-earners with no children often mean is the spacious living accommodation they are used to, communal grounds and maintenance covered by annual fees. The accommodation required consist of a large living room, separate dining room, 2 other reception rooms, entrance hall and small cloakroom, bathroom, utility area- also a large double bedroom ensuite plus one or two double bedrooms ensuite. There should be plenty of cupboard space in addition garaging for 1/2 cars is needed with some lockable storage. For apartments a lift is essential. Well kept grounds which all residents can use when needed. Almost no apartments have been built in the 52 years I have lived here. Effingham needs to be a village with appropriate accommodation for ALL.

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Effingham used to have lots of council houses but now has about 20-30 council or housing association. Most of the young and old have to move out of Effingham to be able to live. A friend of mine rents a two bedroom flat (rent, water, ground tax) in excess £1000 - on top of that he has electric, gas, food. All I can say is 'thank God' he has a good well-paid job. How many youngsters or old people could afford this? (Lots of these people want to stay but don't have an option.)

The parking at weekends or when there is something on at the school or church is a nightmare. People from outside the village seem to think they can park anywhere they want and do so and are rude if you say anything to them.

Our village club KGV people want to close it, we need the club so people can socialise and meet.

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Police speed checks are seen in the Bookham and Horsley areas on the A246 but I have not seen any evidence of this in the Effingham to Horsley area. And would support this due to constant speeding traffic - this is clearly evident where the 30-40 speed limit changes and vice versa.

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If more house are built in Effingham green fields will be few and far between and the village will lose its identity. It will become more like a town.

The roads, already congested especially between 7.30am and 9.00am, will become even more busy.

The proposed rebuild of Howard of Effingham school, already over subscribed will have to be a great deal larger to accommodate even more pupils.

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Protect our Green Belt - keep Effingham an 'open village'

Build the least number of houses as possible - fewer but larger to maintain village character

Against the new school proposal - would increase numbers which would then encourage more housing and traffic in village. Effingham not a suitable place for a huge school with a wide catchment area.

Plan should lobby politicians / government to include 'windfall' housing in the target / quota figures.

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Better bus services along the 246 between The Street, Effingham and Bockets Farm roundabout to access Epsom, Dorking, Leatherhead

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Whilst not directly concerned with this document, I am mindful of the current threat to the Green Belt. I, for one, do not support the plans for a Care Home in Effingham, nor do I support the substantial proposals for building homes in various sites in Bookham.

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Keep our Green Belt

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The plans for new homes to be built on green field sites is worrying. This seems to be a 'quick fix', without considering the impact on schools / GPs etc. Any green belt land should be protected and I would expect the council, who are voted in to reflect the local residents' views, would strongly support this.

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Not covered - elderly parents down-sizing and moving to Effingham to be nearer family.

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Just concerned that major decisions re Care Home, school and the subsequent one, two or three housing developments will be made before any local plan has been formulated. Both are commercial, profit motivated projects.

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This survey is about the proposed massive building of housing in this area. If the green belt is filled in especially between Effingham and Bookham this family would look into leaving this area because we wish to live in a rural setting - not a town.

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We have great concerns about the Guildford plan to exclude Effingham from the Green Belt.

We moved to this area to enjoy a fairly small semi rural village some 34 years ago and that seems now in jeopardy.

The expansion of Howard of Effingham School with increased housing will also impact on the infrastructure of the village, adversely.

It actually makes us want to review our longer term future here.

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As an owner of a house in Effingham we (my wife & myself) are considering moving in 2014 but we can't move to anywhere in Effingham because the area is too expensive for us. We will probably have to move out of the area to find somewhere cheaper. Although we really would like to stay as it's very safe, easy to get to shops and convenient for everything.

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If dear little old Effingham gets lumbered with hundreds of new houses (and more hundreds of new people, and all their cars), then I won't want to live here any more. We came here because it was quiet and quirky, and because no-one had ever heard of it; there was no street lighting, and it fell between the cracks of the local newspapers and local phone-books; 'it isn't really anywhere, it's somewhere else instead' (Christopher Robin). If we end up in Bookham New Town, with tidy verges, and street lighting, we might as well have stayed in Kingston.

Northumberland, here we come! (or anywhere with space)

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We are TOTALLY opposed to all and any large scale residential development in Effingham and Bookham.

We are TOTALLY opposed because there is no evidence of demand for large numbers of high priced houses, and the infrastructure cannot support increased numbers - roads, buses, rail, sewage, water,

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noise pollution etc.

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It would be useful to feed the results of the housing survey to Effingham Housing Association.

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At age 78 (both of us) and still living in our family house with an acre of garden, we do realise that a change of residence is on the horizon.

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Presumably Effingham and it's immediate environs will need to provide more homes. This will increase urbanisation, crime and put pressure on transport infrastructure especially the existing road network which can barely cope now.

'Keep Effingham Rural'

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It's good to see investment being made in local children with the recent proposals regarding the Howard organisation.

A doctors' surgery and chemist would be welcomed in the village along with a few more independent retail shops.

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Please don't let the Green Belt be violated, it is one of the most important assets the region has and what draws many people to this lovely area. I do not want to see Greater London's tentacles spread even wider.

The roads are largely in need of repair. Is it impossible that utility services etc cannot try to co-ordinate their work schedules so that money is not wasted on road resurfacing and pothole-mending only to be re-spoiled very soon after by excavations?

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Would very much like a sign on the roundabout at the end/beginning of The Street to inform people that it is a blind corner from Orestan Lane. The number of near misses we have is off the scale as people do not stop if there is nothing coming from the Lower Road and are still looking right to check and fail to see us pulling out because we can't see them and they are going too fast. Actually a 'STOP' sign might be better as it would at least slow them down at the roundabout.

We are actually in favour of the proposed nursing home on the old school field and would welcome some sort of retirement flats since Howard Court was demolished. It would be nice for people not to have to move out of Effingham.

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The provision of more one and two bedroom accommodation is essential if the village is not to stagnate, providing homes for first time buyers, younger people and facilities and also senior citizens who either live alone in much larger houses or would be better suited to smaller maybe warden assisted accommodation.

The plans and green belt campaign opposing green belt development is misguided and fails to take account of the need for the housing outlined above. It also reflects a 'nimby' approach which could seriously jeopardise the future of the village and its services.

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This view excludes the housing issues:

(1) The considerable amount of litter by mainly the school children and persons using the shops is very demoralising for everyone who lives here.

(2) Any further school or developments will add to the already excessive volume of traffic.

This is very obvious to anyone who lives near the road.

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At 89 years of age I'm unable to predict my future needs.

I think more social housing for the elderly is necessary, leased not private.

Care home application should be refused instead a medical centre in Church Street, with the growing population and longer life expectancy, would benefit more villagers and relieve pressure on Horsley and Bookham.

Above would be for the general public not profit making for a few.

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Disgusted that facilities regarding help and support for transport to Royal Surrey Hospital was not available from Effingham. Bookham, Fetcham and Leatherhead were better catered for.

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Would you be kind enough to consider providing JUST A COUPLE EVEN of tasteful street lamps around the Browns Lane / Church Street area.

An idea of donating some council tax to St Lawrence's Church so as to cover the cost of lighting their lamp every evening, may help.

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I am dismayed by the systematic 'obliteration' of bungalows in the area. Many people would like to 'downsize' to a single storey dwelling in 'later life'. However we all seem doomed to live in apartment blocks, since any bungalow which comes up for sale is immediately converted into a family home.

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Do local residents occupy the recently built affordable homes at Barnes Wallis Close/Grove House Berkeley Homes development? I have been led to believe that this is not the case. If this is true why are we looking to build more affordable homes?

Should the proposed development come to fruition I sincerely hope that there will be adequate parking places not only on the development but also at Effingham station along with the village. Through experience the past development at Grove House site does not have adequate parking therefore the residents and visitors use the A246 service road as a overflow car parking.

Twenty years ago when I moved to Effingham it was easy to see my doctor or specialist nurse within a couple of days and now it can take three to four weeks. What will it be like with the proposal increase of new homes?

I have already mentioned congestion on the A246 however I have experienced severe delays on Effingham Common Road towards Effingham Junction along with further delays along Lower Bookham road.

It saddens me to hear of the possible loss of green belt land as one of the main reasons for moving from Weybridge to Effingham Village was to enjoy the surrounding country side.

My views regarding the Howard of Effingham and Berkeley Homes proposed development is all about CASH in bank. Berkeley Homes took a chance in buying Effingham Lodge Farm as a speculative green belt site. To enhance their chances of gaining planning permission it is suggested to build a new school on this GREEN BELT site and then developing the brown field site of Howard of Effingham School.

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1. Hope other people found this survey more relevant to their situation than we do! Downsizing within the village is our problem, as few bungalows exist.

2. HGVs park outside our house in the access road as there are no LORRY PARKS within many miles.

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We are not opposed to quality variable sized homes being built as long as they fit into the beauty of the village. We would like to safeguard the Green Belt and open spaces and especially for future

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generations.

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I know budgets are tight at present but a thought for the future could be drainage in Effingham Common Road. This saw bad flooding in the past 18 months. As present we all cope but in the future horizons with care homes, school extensions and extensive house building this will impact hugely on our tiny village and its roads and other facilities.

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We are concerned that there are too many developments and infill building permissions being granted without a holistic view being taken. This is impacting on the green space around us and potentially the green belt such that Central London to Effingham via Epsom will be possible with no definition around each village or community. The added pressure on local infrastructure from transport to schools, leisure to roads will be so impactful that there will be a noticeable impact on our daily lives.

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Something must be done about the pavements. Pushing a pram or wheelchair is a nightmare. Also hedges stick out into small children's faces, even brambles.

If extra housing moves in we will need more medical care one surgery is not enough.

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Effingham is a great place to live, however, we do not need large building sites of any kind on the Lower Road. It simply cannot take much more traffic due to schools etc.

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Please no more building, area cannot take it. Too much traffic as it is!

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We live in a beautiful village which we would like our children to be able to remain living in, but unfortunately there is inadequate housing for young people. In my opinion flats are not suitable housing for young families.

---

I absolutely support building more homes in this area. I believe there are lots of areas of green belt which could sympathetically be developed. The area is NOT thriving and more people with income will help local businesses!

We have plenty of green space here and using some for building would NOT impact. We must provide more homes and stop the middle class whingers who can sit in their ivory towers and worry about little pockets of green belt. It didn't bother the National Trust when they put a hideous car park on a lovely field at Polesden Lacey!

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Difficult to find accommodation affordable for staff – recent vacancy 32 applicants, 30 wanting accommodation.

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Effingham really needs a doctors' surgery in The Street.

The bus service should be every half hour as it used to be with the 408 many years ago!

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Thank you for giving me this opportunity to participate on the survey. Parking on footways is a major problem as it obstructs footways ( and does nothing to improve traffic flow on the road way). Can anything be done to enforce appropriate parking?

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It would be good to see a new school built and the old school site to be used for houses, not more than 2/3 bedrooms. Maybe Browns field for 1 or 2 bedroom bungalows for elderly residents of Effingham first – this would release larger homes for families.

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EPFA bar is totally devoid of any atmosphere and beer selection is very poor.

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Extremely poor road surface Critten Lane.

Due to Effingham pubs being not very good, currently use a pub in Leatherhead.

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The best thing about Effingham is its rural nature. The taking away of the green belt status indiscriminately around the majority of the village is an appalling step and will destroy the character and setting of this village. If this was to become an urban sprawl the community and way of life would be destroyed and we would leave.

It is right that the Howard School seek to rebuild on a larger site but to facilitate this the green belt status should be removed only on the new site. Further erosion of the green belt should be vigorously prevented.

You should be aware that residents are concerned about proposed housing policies and other developments impacting on our green belt and conservation areas.

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If we are to have more housing in and around Effingham the infrastructure currently is inadequate. However enhancing housing, schooling, roads and medical services would ruin this beautiful part of Surrey. The size of habitation would spill from Leatherhead to Horsley making it simply suburbia.

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I am very concerned about the loss of Green Belt land. I would hate house building to join Effingham, through Little Bookham to Great Bookham even to Fetcham. I am concerned about the rebuilding of the Howard School as a joint venture with Berkley Homes. I am sure that many people of all ages would welcome the building of a 'caring' care home in Effingham, but pleased that the plans were refused on the Church Lane site- quite unsuitable.

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Our 3 grown up children had to move out of Effingham due to the house prices and the cost of commuting. However large housing estates will increase traffic, congestion etc to existing road and infrastructure services, so what is the benefit either way. It seems overall the only people to benefit will be the land owners rather than the current Effingham community.

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Merrow Park and Ride is excellent. We should not pay for parking in the villages, Effingham or Bookham. Bookham shops are well supported. Don't kill the shops. This includes Effingham.

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Myself and my husband both feel there should be no building allowed on green belt. It is totally unnecessary to build the amount of houses in the council's proposal in Effingham/ Bookham. There has been a significant number of houses built in Bookham over the past 10 years and I expect few people are local residents. If more houses are built in Effingham/Bookham the villages will be spoilt. The roads as they are can't cope with the volume of traffic passing through A246 and more often than not vehicles are nose to tail on main roads and some minor roads. If accidents occur on the M25 the traffic diverts along A246 making driving locally a nightmare. Residents in Effingham/Bookham requiring housing will most certainly be a fraction of the houses the council propose to build. Building more houses in Effingham and surrounding towns and villages will spoil the area for our community. We do not want more houses to be built than necessary to house people from other counties like London especially. There are not enough jobs for people living locally as it is. The infrastructure in place is not suitable for more houses and there is not enough room to increase the infrastructure. We feel the government only want to build houses for people so they can move to Britain from abroad and also to move people here that currently live in London and elsewhere. This proposal to build more houses locally and in Surrey in general should not go ahead-we do not fancy the idea of living like sardines, if this proposal goes ahead. Settlement areas should not be moved just to accommodate the building of more houses. What about the impact on the wildlife if trees and all fauna and flora are destroyed by development of open fields

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and green belt land. We have had years of destruction on the roads due to the high development of land already locally and it's about time to stop building in Surrey altogether. We do not want to put up with the destruction that goes with development sites, lorries, mud, temporary traffic lights, congestion

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Would be nice if any affordable housing was offered to the local grown up kids, that work in the area but have to move out of the area to afford a place to live so spend most of their time travelling!

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No excessive building of housing. We understand the need for more housing but we want to remain a village.

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2 and 3 bedroom affordable housing is needed. I have 2 daughters who cannot afford to live in this area.

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There is no mention of Effingham Common which falls within the parish. It is a valuable amenity to the village which should be protected.

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Effingham is a beautiful village on the edge of Surrey hills- today. Removal of the green belt protection is madness. It will open up all green spaces to potential and inevitable development. Any development should be relevant to the scale of the village today (c1000 houses total today?)- and not swamp it. Removing us from the green belt opens us to large scale development- Guildford should not be allowed to sacrifice a village on its periphery to the wolves. We hope EPC will help its residents to resist this threat and are pleased and encouraged by your rapid response to (presumably) challenge the plan on genuine housing need. Next? A call to action by the combined parishes impacted by the Guildford proposals? In the Press?

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Our household are strongly against the proposed developments of further houses. It will spoil the village's character and over run the local facilities and amenities. The schools and doctors surgeries are already over subscribed and any increase in housing will seriously effect the availability of these for the current inhabitants as there are already waiting lists especially for schools in the area.

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Any major building programme would totally destroy the character of the village, would cause congestion on local roads and be a drain on local services. The Howard of Effingham School, although a school of which we can be proud, is already too big for the area and the cause of many of our parking problems.

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I appreciate the work you're doing. My biggest concern is a change to the green belt or over-development as a result of Howard's plans for a new school. If new housing is to be built on the old school site I feel it is essential that plenty of green space is left to avoid overcrowding. This has been done successfully on the St. Teresa's site.

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Villages such as Effingham and the Horsleys should not be allowed to expand to accommodate more houses on green belt land. The roads, rail and facilities generally could not cope. The governments insistence on more homes in S.E is daft. the whole of the S.E is becoming overcrowded. Drive through France or Spain and see the space on offer and how countryside is vigorously defended. We need to do the same!

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I am concerned that we should maintain our wild/farmed green spaces. The Horsleys have been described as 'semi-urban' in the Guildford Local Plan. This suggests that the area could be transformed by large building projects, Park and Ride etc. I am in favour of courtyard developments for elderly/small households and downsizing so that larger houses/land can be utilised for denser housing.

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I feel that many of the questions in this survey are not relevant to me and my situation. I live on my own and for the foreseeable future this is where I want to remain. My family live a long way away and do not need any accommodation. Since I live in a bungalow access is very easy for me.

I do fear the building and development of this lovely area and hope that considerable care, discussion and forethought are given when considering future housing.

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Howard of Effingham School is not big enough- always over subscribed.

There is not enough low cost housing in the area for our children to stay in the area.

Very little for teenagers to do.

Not very good medical services- long waits for Fairfield appointments e.g 6 weeks for a doctor to phone you about an ongoing condition (diabetes).

Poor provision for old people and people with disabilities.

Great county area to live with good train services, I believe there are plenty of areas that could be used for additional housing without changing the character of the area as the important open spaces are already National Trust or owned by charity. I believe the area needs to be more forward thinking. It's getting old and reactionary.

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It cannot be assumed that local families/residents will require additional local properties in the future.

Our children like their peers, have and are planning to leave the area for work and to live. I cannot predict if they will return in the future, but its unlikely.

We are not planning to move but if our physical health needs altered then we would consider adapting our present home to meet our needs - just like our parents and many other people have to do in order to stay at home.

My point being it is impossible to pre-empt housing needs based on supposition. It's a flawed principle to work from.

I do not object in principle to enlarging the school to accommodate the growing pupil numbers. Why not enlarge on the existing site?

By agreeing a deal with a building firm to develop the existing site is ludicrous. More houses means more families, more children and more pressure on school places. Before long the new larger school is not big enough to house the growing pupil numbers. The existing infrastructure would be unable to cope either,

Finally we must not let 'PLANNING GAIN' money jaundice the views on our village future.

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Very important that there is a significant increase in social and affordable housing. Most public sector workers, teacher, nurses etc cannot afford to buy. We still have many plots where developers build a large single house that 90% of the population could not afford. Housing must reflect need and demographics so that all can be well accommodated.

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As a family with children that will be attending the Howard within 2 years we welcome the possibility of a larger, better equipped school but on the other hand do not want to lose the village feel that we love Effingham for.

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Re. Cycling: We are inconvenienced by convoys of cyclists almost every day.

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More needs to be done to control vehicle speeds on Effingham Common Road

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Keep Green Belt land intact

Any new housing would put too much pressure on infrastructure

Chose to live in this village for its quiet environment and openness to green spaces, nature and woodland - please don't change the profile of our beautiful villages

Howard of Effingham School could be modernised and improve sports facilities.

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Regarding recent proposals for building new houses in Effingham - I feel very strongly that Effingham should remain a village - we should NOT be building on green belt land, we should NOT be changing the rules re Green Belt land definitions and we should NOT be allowing more than a few 100 (max 300) house to be built within a 4 mile radius of Effingham Village Post Office - i.e. not by GBC and MVDC in the same stretch of land between Bookham and Effingham.

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I think Effingham needs to come into the 20th century and build more homes for the elderly and young married couples so they can get on to the market at affordable prices, and we are such a pretty village and we need to look after it and move on.

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1) Further to Q14 (poor sight lines) it is hazardous (bordering on dangerous) to drive a car exiting the allotments on the lane to join the street turning left or right due to the vehicles parked on the street obscuring the sight lines to left and right.

2) Further to Q14 (speeding) : Not withstanding the 30mph signs and fence 'Gateways' on the A246 and on Effingham Common Road approaching the village traffic regularly exceeds the 30mph limit on the roads and through the village. The 30mph signs need to be replaced by radar-activated 30mph flashing signs to accentuate the 30mph limit.

A 30mph flashing sign in needed where traffic from the A246 traffic lights enters the street.

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Affordable housing not sold to buy-to-let concerns as happened in Leatherhead a few years ago.

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We are an older couple who do not intend to move but may well not be here in 15 years time so our house would come on the market! I have no objection to a care home in Church Street providing that the access roads are improved.

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We feel what Effingham needs is not high density executive housing ie 4 bedroom, but 1 and 2 bedroom properties.

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You have already said it all. The expected rate of new build will be too great for the possible infrastructure, especially the roads.

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6-7am weekdays 90% of traffic exceeds 40mph speed limit to Effingham Junction. There should be cameras or regular early morning police checks.

No maintenance of walking paths to Effingham Junction. Paths often overgrown with brambles. Hazardous route in dark.

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Judging by the information on the back of Arnold Pindar's accompanying letter, Part 3 implies that further housing in Effingham is headed this way, whether we want it or not. We are merely invited to express our preference for the mix of such new housing.

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The southeast is grossly overcrowded already with heavy traffic on all roads especially in the rush hours. At the risk of being called a nimby I would suggest that extra housing in the already heavily crowded southeast can only put further strain on roads, parking, schools, medical facilities, water and sewage provision etc with the end result of Bookham and Effingham being joined by ribbon building along A246 (and perhaps Lower Road) with no clear division between the two villages as exists now. The proposal of new housing for Bookham will turn that village into a new town.

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No development required- keep Effingham as green belt.

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1-A great village to live in well represented by EPC, thank you.

2- Biggest concern is how the village absorbs significant additional residents occupying the Howard of Effingham site. Planning will only help with source facilities, what about utilities (tel, water, sewage etc) roads, traffic, shops, pathways.

3- Must ensure villages retain its settlement limit and no encroachment.

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It would be good to see more street lights along Lower Road and The Street so children and parents do not have to pick up children and/or walk home in the dark. Child safety should be given a higher priority.

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The need for extra housing is apparent all round, the problem is finance for these young people. Huge private rents are not affordable so shared rents and low cost housing are paramount. The biggest problem is that these type of properties in and around Effingham and Bookham are just not available.

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I am concerned about reports of huge housing developments that are being proposed for this area- I don't think that we have the correct infrastructure to accommodate this scenario.

I am also not happy about the road closures for cycling events as it is not only the day that causes problems but also for weeks beforehand the roads are 'invaded' by large groups of cyclists whose manner can be quite intimidating at times.

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1-Howard of Effingham School should not be expanded unless the transport infrastructure is put in place first. The current congestion is awful.

2- Howard of Effingham School should not be expanded without sufficient parking for all its needs.

3- Howard of Effingham School should instead build an additional school elsewhere to take the pressure off this area and the transport infrastructure.

4- Traffic congestion must be reduced- additional homes will not help.

5- The weekend cyclist issue must be sorted urgently.

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I have recently been looking at 'over 55 yrs' housing available in the home counties, which provide housing which allows aging people to continue to live in their own properties with their pets- i.e assisted living. These developments provide for security with gated entrances and alarm buttons fitted for emergency use in the individual premises- ideal! Would love to see such a development in Effingham.

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If we are to have new houses then they need to be a variety of 2, 3 and 4 bedroom not just executive homes. We would also require a medical centre to include NHS GPs and NHS dentists.

Browns Field- we were always under the impression that this was a trust for the community and not to have housing built on.

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Why not build a 6th form opposite the current school with adequate parking for staff and students to get cars off the Lower Road.

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We are both very concerned with the numbers of prospective sites that could be used for housing. Whilst we appreciate that some more housing is required we do not want to be joined up with Bookham in one great big housing site with no green spaces in between.

We are also concerned that the increase in traffic would be an issue as most houses now are two car families and if they have teenage children the problem would be worse when they also need cars. The roads in general are narrow and poorly lit and are unable to cope with this increased volume of traffic.

We have lived in this house for 25 years and do like the area as we enjoy walking etc but if the above happened we would have to consider whether we would like to stay in this area.

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There is a danger that with only half of the prospective housing proposal being built e.g Van den Berg estate that :

A- Effingham will become a small town.

B- Effingham and Bookham will merge.

C- Lack of schools/ doctors etc- extra pressure on already stretched services.

D- Removal of green belt land will i) increase risk of flooding/ water runs off concrete- nowhere for it to go. ii) change character of area.

E- Extra volume of people will change areas character e.g less community feel.

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I may require a retirement home in the future but not one with serenity rooms as envisaged by the developer for the village. Please note a lot of the questions asked do not apply in view of my age. I was born 1924.

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We are concerned that additional housing is very limited in number in order to avoid Effingham becoming an extension of Bookham and losing its village feel.

If housing is added it should be a mixture of small (1 bed) to large (4 bed) housing in order to create a mixed age community.

More affordable small housing would be preferred to large dwellings, perhaps flats.

Housing design should match the village existing type. No more Berkeley Homes 'London Style' please!

If Effingham loses its green belt status we will probably move away (after 47 years).

Please- no street lights, traffic calming or double yellow lines.

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If housing in the village is to be extended we need affordable housing e.g. Norwood Close, housing association, has been a wonderful asset to the community. I am sure there is a need for more.

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To allow existing residents of Effingham the choice of staying in the village as they grow older, Effingham needs to expand so as to attract the necessary infrastructure e.g. doctors GP or medical centre, sheltered housing, suitable shops e.g. pharmacy etc, modern communications- fibre to household and adequate mobile device (phone) coverage. The recent cable fault to the north of the village potentially has put people at risk as alert devices used by the vulnerable are dependent on good communications.

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Trust this survey will help you with future planning in Effingham.

I have lived in Effingham since 1980 (before Bookham) and therefore should I need to go into a home (residential, sheltered, care) I would wish to stay in Effingham so that friends and family can visit me. I do not want to have to move away from Effingham under 'older' circumstances. Thank you.

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My 2 children may not want to live in Effingham, they may wish to live elsewhere so Effingham may not need so much housing as the results of this survey show.

Do not agree with the Howard of Effingham School doing a deal with big building companies i.e. you get big new school if we build loads of houses. (How many children that go to the Howard of Effingham actually live in Effingham.). I also do not agree with building on green belt land.

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