

Effingham NDP Community Consultation Group survey - analysis of results into site selection & screening.

Survey took place between 22nd – 27th May 2015, amongst 174 members of the Consultation Group. 63% opened the mailing and 66% went on to complete the survey. (72 responses)

The Consultation Group – who are they?

160 of 174 members are Effingham residents who have attended one or more of the public consultation events on the village Plan. They represent the most passionate members of the village. All members are verified residents of Effingham. The remaining members have signed up via the website and input details such as postcode. Only responses from members with Effingham postcodes / active within Effingham resident organisations are counted within this analysis although EPC welcomes broader input from our neighbours.

How is the information from this survey being used by the Steering Group?

Feedback and guidance from residents is a critical component in helping the various groups working on particular areas of the plan to shape policies that will be included within the formal consultation process. In this instance, the VPSG sought guidance to help shape the criteria to be followed for the screening of potential sites for housing development already identified from ongoing discussions with residents and organisations within the village.

Because part of one of those sites was recently the subject of a highly contentious, multi site planning application, VPSG took the opportunity to understand likely levels of potential support or opposition to including part of this site within an alternative vision for housing development in the parish. If support appeared evident, the smaller site was to be allowed into the formal screening process.

There follows a summary of the feedback given by the Consultation Group. This feedback has subsequently been used to help shape the screening process for sites.

Q1: Preference regarding size and number of sites

A key finding from this feedback is the clear preference for a larger number of smaller developments. On balance, there is a very strong preference for 4-6 sites (86% of the group supporting / strongly supporting), and strong support for 3-6 sites (57% support / strongly support)

There is also strong opposition to a 'one large site' solution (71% strongly object) and moderate opposition to a 2-3-site solution (42% object, 25% strongly object).

Whilst the numbers should be viewed with care given the nature of the sample, there is strong guidance to support VPSG attempting to identify 3-6 sites that can accommodate smaller developments.

KEY Action: VPSG to identify a short list of sites than can meet this requirement and open discussions with landowners.

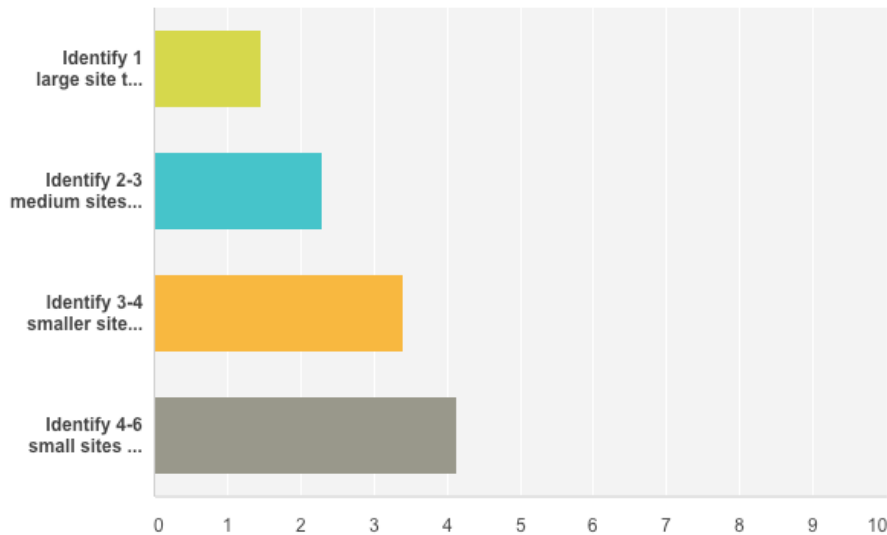
Q1

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A recent housing survey indicated a requirement for 60-90 new homes in Effingham. If that were an adopted figure which of the following options would you support / object to as a means of achieving it?

Answered: 66 Skipped: 6



Breakdown

	Strongly object	Object	No preference	Support	Strongly support	Total	Weighted Average
Identify 1 large site that can accommodate all development.	71.43% 40	14.29% 8	12.50% 7	0.00% 0	1.79% 1	56	1.46
Identify 2-3 medium sites suitable for 20-30 homes	24.53% 13	41.51% 22	20.75% 11	5.66% 3	7.55% 4	53	2.30
Identify 3-4 smaller sites suitable for smaller developments of 15-20 homes	5.26% 3	19.30% 11	19.30% 11	42.11% 24	14.04% 8	57	3.40
Identify 4-6 small sites of 10 - 15 homes	4.92% 3	1.64% 1	8.20% 5	45.90% 28	39.34% 24	61	4.13

Q2 : Site screening criteria.

We asked the group to consider a number of statements through which we might explore the relative suitability of different sites to identify a smaller list of candidate sites for further examination. The results were as follows.

Support for ranking criterion

There is very strong support for

- Use of existing built on areas (82% strongly agree) (92% strongly agree / agree)
- Protecting green approaches to the village (72% strongly agree) (90% strongly agree / agree)
- Protection of wildlife corridors (59% strongly agree) (82%)strongly agree / agree)
- Sites that limit congestion of LR roundabouts and The Street (59% strongly agree) (82% strongly agree/ agree)
- Protect views (57% strongly agree) (92% strongly agree / agree)
- Minimise use of sites within CA (56% strongly agree) (71%) strongly agree / agree)

There is strong support for

- Avoid filling in green gaps and build at the edge of settlement (48% strongly agree) (71% strongly agree / agree)
- Protection of community assets (46% strongly agree) (66% strongly agree / agree)
- Utilise edge of village locations rather than lose green fields within village (36% strongly agree) (64% strongly agree / agree)
- We should only use sites at the edge of or adjoining existing settlement area (30%)strongly agree (56% strongly agree / agree)

People are more ambivalent about protecting places of work / employment (27% strongly agree) (40%) strongly agree / agree. In fact, 42% people disagree with this as a concept.

Conclusions: Strong support for seeking sites that are currently built on, limit impact on key roads, have minimal impact on views, wildlife corridors and green approaches and a balance of sites to avoid over crowding current settlement / CA areas to ensure a measure of protection for these areas without making them sacrosanct. In essence, avoid a mix whereby all are either within the heart of the village or at the edges of existing settlement. These considerations were reflected in the detailed screening process decided upon for the site screening exercise.

Q3 /Q4 – This was used as an opportunity to give residents the opportunity again to highlight any specific concerns about sites or to identify sites which may have ben missed. Ideas have ben fed back into the Housing Task Group. However there are no obvious omissions from those sites screened.

Q5: The question of Effingham Lodge Farm

This site was recently part of a multi site planning application for a new school and additional 300 homes in Effingham that would have resulted in a 90% increase in the settlement area. Residents, on secure planning grounds, overwhelmingly rejected the proposals through consultation with GBC. Effingham Residents Association conducted a survey which reinforced / demonstrated this response.

We asked our Consultation Group to consider whether utilising a small area of the site – that previously / currently built upon and constituting permanent dwellings – would be acceptable.

88% of respondents were ready to support some level of development on the Effingham Lodge site, alongside some degree of protection of the remaining area as a strategic gap between villages / Conservation Areas. Development should be limited to replacement of existing buildings, (As a guide, in an area up to 25% of the site and a maximum 50 homes.) 70% of respondents are ready to support a development of between 30-50 homes on this more limited ELF site.

Verbatim comments on this question

20 - 30 homes with 25% affordable homes, with remainder as a strategic gap.

5/26/2015 9:33 PM [View respondent's answers](#)

The village doesn't need that many houses. New houses for the Guildford area should be closer to the existing public transport such as at west Clandon Station or any other sites in Effingham Junction.

5/25/2015 8:16 PM [View respondent's answers](#)

This is an already congested area and 30+ additional dwellings without considered options of removing congestion on this part of lower road could be a move adding to traffic risks around the school.

5/25/2015 7:32 PM [View respondent's answers](#)

I support the Howard Of Effingham proposal

5/24/2015 5:12 PM [View respondent's answers](#)

I think we should consider this site first as it will avoid covering green areas within the village itself but not too big a development

5/24/2015 11:59 AM [View respondent's answers](#)

Conclusion: It would seem sensible to include part of the ELF site within the screening exercise. It is likely that support within this active group – would reflect the broader views of the community on this issue.

Summary

Sites should be screened using the screening process that reflects the above criterion. On balance when reviewing the overall outcomes, most weight should be attached to those criteria that seek to conserve the green character of the village (by using built on areas, protecting green gateways, minimizing impact in key areas of the village, protecting wildlife and public amenity)

There is also strong (majority) support for using sites on the edge of existing settlement ahead of losing green sites within the village – for a majority this would actually be in preference to development within the current heart of the village, and ahead of green sites within the village.

On the question of ELF, there is a very clear indication that a combination of a limited development using built on areas, and conserving the green space would be an acceptable compromise going forward. Only 12% of respondents were opposed to any form of development on this site.