

**The Planning Officer
Guildford Borough Council
Millmead House
Millmead
Guildford
Surrey GU2 4BB**

**Bryndals
198 Glaziers Lane
Normandy
Guildford
Surrey GU3 2ED**

26th June 2016

Dear Sir

Guildford Borough Council Local Plan

Ref sites A46 and A47

We acknowledge the need to build more housing to meet the need of the population, but we must object strongly to the large scale developments planned for Normandy and Flexford.

We are not opposed to in-filling, utilising brown-fill sites or very small scale developments. Young people of the village cannot afford the existing housing and need one or two bedroom properties.

Our objections are based on :- 1 Geology

Normandy lies on the northern slopes of the Hogs Back. The soil on this side is clay which does not drain well when there are the frequent heavy storms. To add to this problem there are seven springs which mean that the risk of flooding can occur in days after a storm.

At the moment the water table in this area is very high, so exacerbating the flooding issue. The evidence of the high water table is obvious along the south side of the A323 where the trees on the verge are permanently in water. This is a potential danger to traffic using the road, as the roots of the

trees are being undermined. They could fall at any time not only blocking the road, but causing an accident by falling on a passing car.

The sewage system in Normandy is under perpetual strain and after heavy rain properties have been flooded not only with water but, with raw sewage. Large scale development and the increased areas under concrete would have repercussions not only for the existing properties, but would cause more disruption to the frequently flooded Wanborough Station which serves the Reading to Gatwick Airport line.

2:- Infrastructure

a) Roads

Normandy is served mainly by two fairly narrow roads, Glaziers Lane and Westwood Lane. The railway crosses both.

Westwood Lane has a low railway bridge with a height restriction, which means that it cannot accommodate double decker buses or high sided lorries.

Glaziers Lane crosses the railway by a road bridge which has a bend on its apex. A potentially dangerous condition exists on the south side of Wanborough Station. Station Road joins Glaziers Lane at an acute angle. Large vehicles cannot turn into the Station safely if driving along Glaziers Lane from the A323 direction and cannot turn towards the A323 when leaving the Station. Station Road is a blind turning for vehicles driving along Glaziers Lane towards the Hogs Back. The railway bridge has just been repaired after it started to crack from the weight of heavy vehicles travelling over it.

Glaziers Lane would not be suitable for the large vehicles from the proposed Showman site. There is a Showman site at present on the A323 at Worplesdon. They have not been able to negotiate either Glaziers lane or Westwood Lane with any of their vehicles. The siting of a showman site on the proposed A46 site would be totally impractical.

A sixty bedded residential home would also create problems of parking. Unless staff and visitors arrived by train the only access to the proposed site would be by car, thus more traffic for our already congested roads.

In order to accommodate the increased traffic which would arise from the number of houses, the residential home and the showman site, Normandy's roads would have to be widened and up-graded.

The A323, Aldershot to Guildford Road. This road is always busy, especially at peak times. If there is an accident on either the A31 Hogs Back or the A3. Traffic congestion is a real problem for Normandy.

School Lane and Hunts Hill are used as a "cut through" from the Hogs Back to get to the A324, Pirbright Road. This is a link to Woking and the A322 which connects with the M3 and Bracknell.

Wyke Primary School is situated in School Lane. The school takes pupils from the surrounding areas of Worplesdon and Ash. This means traffic is particularly heavy in the mornings and afternoons because a lot of parents have to drive their children to school

Hunts Hill is a narrow unlit lane not suitable for large vehicles as it has steep sides and bends.

Any more traffic would put a severe strain on the existing A323. I used to work at the Royal Surrey County Hospital and on days when the A31 Hogs back is blocked, it has taken me over an hour to drive at 7am in the morning before the "rush hour" has even begun. I think, adding potentially to this scenario could prove catastrophic and even life threatening, unless very major improvements to the existing roads in Normandy,

Most residents of Normandy who do not commute by train to Guildford or Aldershot have to use cars. The very reliable bus service from Guildford to Aldershot travels along the A323. The A46 and A47 sites are both over a mile from the nearest bus stop, making the bus travel option impractical. The 520 bus service which passes near to both these sites only runs three times a day on Monday, Tuesday, Thursday and Friday to Guildford and Aldershot. On Wednesday it goes from Aldershot to Woking. This means that this service could not be used for regular commuting.

To get to any shops, particularly supermarkets, it is necessary to use a car. This also applies to getting to the main Doctors Surgery at Fairlands and the Royal Surrey County Hospital.

b) Trains:- Wanborough Station

_South West Trains run a local service from Guildford to Aldershot. However this station is not suitable for the disabled as it only has access to the Aldershot side. To get trains to Guildford the disabled have to go to Ash Station in order to access trains to Guildford.

First Great Western_Trains use the line for the Reading to Gatwick Airport trains. The trains do not stop at Wanborough Station, and the service is often disrupted by the Station being flooded.

c) Electricity

Most of Normandy's electricity supply is by overhead lines. This means the village is subject to frequent power outages in high winds and stormy weather. The power lines are either cut by falling trees or their branches cause an interruption of current. The developments planned would probably have underground cabling on the sites, but that doesn't mean a more reliable electricity supply as most of the village has overhead lines. To upgrade the electricity supply by underground cabling would be a very major and costly project.

Normandy roads are not well lit.

d) Water supply and sewage

The water supply is metered and the pressure is fairly reliable.

The sewage system, however, is not so reliable. Most houses in Glaziers Lane and Westwood Lane and adjoining roads are on mains sewer. However, after heavy rainfall some houses have been flooded with raw sewage on a regular basis.

The roads are subject to flash floods because road drains are poorly maintained and ditches allowed to be blocked. Wanborough Station is frequently flooded because of the poor maintenance of the road drains and causes major disruption to the rail network.

3:- Amenities

a) School

Wyke Primary School is situated in School Lane. It is a single class entry taking children from Normandy and the surrounding areas from rising five years to eleven years.

All children in year six leaving Wyke School have been accommodated in the existing Secondary Schools in the area. There would seem no need for another secondary School in this area as the local existing secondary schools are under subscribed.

b) Doctors

Normandy is lucky to have a branch surgery and dispensary in Glaziers Lane, the main surgery being on the Fairlands estate. However, it is almost impossible to get appointments without having to wait days, sometimes weeks if a patient wishes to see a particular doctor.

c) Normandy Therapy Garden

This is an award winning facility providing courses for disabled and Special-needs students. It does run a shop where produce grown in the garden is sold, however it is limited by the growing season for its vegetables and fruit and of course the weather.

It is the only shop in the Village

c) Manor fruit farm

Normandy has an excellent Village Hall on this site. It has a main Hall with Kitchen, a small hall also with kitchen and a further meeting room on the first floor. Nearly all the village clubs and societies use the hall for their meetings. It is also available for private hire.

The site is also used by the Bowling Club and Archery Club, both have club houses.

e) On Normandy common there is a thriving tennis club and a cricket club. The cricket pitch is unique in that seen from the air it is a complete circle.

4):- Environment

Normandy is a Village situated in the Green Belt. It has ancient woodland and grassland areas within the village boundaries. There is varied fauna and flora found in these areas. Surveys within these habitats have revealed a diverse ecology, many of which are rare animals and plants. To have a large development would not only destroy many species, but do away with vital “green corridors” needed by the animals.

The proposed development A47 is situated on a designated SNCI and has been identified as a Water Vole Alert Area. Great crested newts and several species of dragon flies are found in the ancient Linen Pond. This pond has existed from medieval times when flax was grown in the surrounding area for the production of linen. It is essential this Social historical site be preserved.

Both A46 and A47 sites have populations of hedgehogs, roe and fallow deer, foxes, badgers, water voles, little owls, yellow hammers, sparrow hawks, fieldfares, red kites, slow worms, adders, grass snakes, frogs, toads, great crested newts, as well as many more common species like robin, sparrows, blue-tits, great tits, coal tits, starlings, black birds, collared doves, wood pigeons, house martins and most of the corvid family. The diverse plant life provides habitats for many types of insects, including the endangered stag beetle. Many butterfly and moth species rely on this plant diversity.

Pipistrelle bats are found in both these areas and can be seen in the gardens of Glaziers Lane regularly during the summer evenings.

Normandy Common and Normandy Pond are designated as SNCI areas.

Normandy's flora is also very diverse and includes many species of orchid, especially the common spotted orchid. Much of the flora found

in Normandy, particularly in the two areas A46 and A47 earmarked for large scale development, are plants which need marshy or damp conditions, this, I hope, illustrates the point that geologically, Normandy is not an ideal place for major development as it would exacerbate the problem of further flooding. There are more than fifty different wild flowers and plants found in Normandy. Insects, birds and bees need these plants. If they were to disappear not only would Normandy lose many of its wild plants and trees, but whole species of wild fauna which depend on them.

It would be a “Nature Disaster Area” to lose our fauna and flora.

The present population of Normandy at the 2011 census is 2981. The historical definition of a village is “a collection of houses and associated buildings, larger than a hamlet and smaller than a town situated in a RURAL area”. The proposed large scale developments would probably more than double the population and mean Normandy ceases to be a village and become a commuter suburb of Guildford and so lose its identity.

It has been proved by many studies by psychologists, environmentalists and many of the medical profession that green areas are important for our good health and well-being.

I hope our arguments opposing large scale development within the boundaries of Normandy will be considered by the planning Committee. We are proud to be a village, but any large scale development would have repercussions to the ecology and ambience of Normandy.

Sandra & Brian Grainger