



# Highway Planning Ltd

Highways & Transportation Consultants

Mr D Butcher  
Union 4 Planning  
18 Farnham Road  
Guildford  
GU1 4XA

15<sup>th</sup> January 2024

Ref: 21.128.03

Dear Mr Butcher,

**1 – 5 WARREN COTTAGES, GUILDFORD ROAD, EFFINGHAM, KT24 5QG**

I refer to our recent discussions regarding the proposals for the above site. I have considered the highway aspects and comment as follows.

The site comprises a complex of 5 dwellings that are served by a long private access drive that forms a junction onto the A246 Guildford Road approximately 850m west of the edge of the settlement of Effingham. The dwellings were the subject to a planning application (reference 21/P/01964) that was approved in April 2022 and resulted in the existing accommodation for staff of Effingham Golf Club becoming open market dwellings. A subsequent application (23/P/00345) which proposed the replacement of the existing dwellings with 5 new dwellings was refused but was considered to be acceptable in highway terms.

The current proposal is to replace the 5 existing dwellings with 5 new detached dwellings, with associated access and parking arrangements for each plot. As the number of dwellings will not alter, the traffic generation that will result from the proposals will also not materially change.

The proposed site layout shows how the dwellings will be served by a single access which will lead to on-plot parking facilities. Plot 1 will be a 4 bedroomed house, plots 2 & 3 will be 2 bedroomed houses and plots 4 & 5 will be 3 bedroomed houses. The adopted standards within the Guildford "Vehicle Parking Standards SPD" (September 2006) require a maximum provision of:

2 bed dwellings	1.5 spaces each
3+ bed dwellings	2.0 spaces each

Policy ENP R1 of the Effingham Neighbourhood Plan requires the provision of 2 spaces for 2 & 3 bed dwellings and 3 spaces for a 4 bed dwelling.

The Guildford SPD accepts that the quoted standard is advisory for developments of less than 15 dwellings.

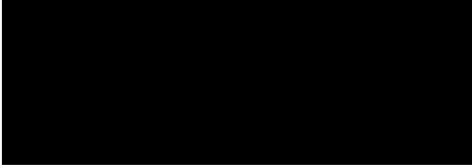
The proposed site layout shows the provision of 3 spaces for plot 1 and 2 spaces for the remaining plots plus the provision of further "visitor" spaces. This complies with the advisory standard in the Guildford SPD and the Neighbourhood Plan standard. The long access road means that the dwellings and their vehicles are a significant distance from the highway and the parking arrangements will not have an impact on the safety of the access onto the highway. Each plot can provide EV charging points and this is a matter that can be secured by a suitably worded planning condition. The consultation response from the highway authority on the 2023 application included a suggested condition in this respect.

As with the traffic generation consideration of the proposals, the facilities for refuse collection and deliveries will not alter from the existing (& consented) arrangements.

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In conclusion, the proposal replacement of the existing dwellings with 5 new dwellings will not result in any detrimental impact to the safety and operation of the highway.

Yours sincerely,



**Dermot McCaffery** FIHE

**Director**