



EFFRA NEWSLETTER

Effingham Residents Association

Issue 7

April 2018

Chairman's Report

IN THIS ISSUE

Chairman's Report

AGM
Monday 30th April
at 8 pm at
St Lawrence
Church Hall

Berkeley Homes/
Howard of Effingham
School Appeal Decision

KGV
Toddlers' Playground
Appeal

Most residents will be aware that on Wednesday 21st March the Secretary of State announced his decision to allow the Appeal by Berkeley Homes and the Howard of Effingham School. This is a terrible blow to the village. Residents were overwhelmingly against the planning application and Guildford Borough Council (GBC) had rightly refused it in March 2016. Our Parish Council took part in the Appeal Hearing in May 2017. Their witnesses and Barrister presented a very strong case for the village and EFFRA emphasised the village's overwhelming opposition to the development.

The Secretary of State agreed with the Planning Inspector's recommendation that the Appeal should be allowed as he ruled the poor condition and suitability of the school buildings and financial constraints constituted very special circumstances. In addition, he saw the 295 new houses as a major benefit because Guildford only has a 2.1 year housing supply and a record of chronic under-delivery of housing. This seems to follow Government guidelines that housing appeals should be generally allowed where an area, like Guildford, does not have a five year housing supply and does not have an up to date Local Plan.

Effingham can feel badly let down by its local authorities – Surrey County Council which is responsible for school maintenance and rebuilding and GBC for its delay in replacing the out of date 2003 Local Plan, but most of all by the Government with its worthless promise to protect the Green Belt. The report states this is the first time an entire new school has been permitted to be rebuilt wholly funded by enabling housing on the Green Belt. This sets a completely new precedent and is a major threat to the Green Belt. Although the leader of GBC has said that they will “explore the options available” (ie a judicial review) and engage with Effingham Parish Council, these are notoriously expensive to mount and not often successful.

If this large development goes ahead it will be important for the Parish Council, EFFRA and residents to put pressure on GBC and the developers to ensure that the construction work and traffic is carefully controlled to minimise disruption and that the highest standards are demanded for the design of the scheme including the houses and school and the infrastructure, particularly traffic and parking. Overleaf the outline of the scheme and the planning process to be followed is explained.



Effingham Lodge Farm - what we will lose

EFFINGHAM RESIDENTS ASSOCIATION'S ANNUAL & PUBLIC GENERAL MEETING

will be held at

ST LAWRENCE CHURCH HALL

on Monday 30th April 2018 at 8pm

Focussing On:

Berkeley Homes/Howard of Effingham School Appeal Decision

All residents welcome

Refreshments provided

Follow us at: www.effinghamresidents.org.uk



BERKELEY HOMES/HOWARD SCHOOL DEVELOPMENT

WHAT HAS BEEN AGREED

Permission has been given in outline for the entire scheme:

- the erection of a replacement secondary school for Howard of Effingham (HoE) and up to 258 residential dwellings on the site of the current school and the land at Effingham Lodge Farm owned by Berkeley Homes – access agreed but design and conditions still to be agreed
- the erection of 37 dwellings, with access, parking and landscape works on land at Brown's Field, Brown's Lane for which full permission including the design has been given.



Pictures: Berkeley Homes

POSSIBILITY OF JUDICIAL REVIEW OF DECISION

Guildford Borough Council (GBC) has six weeks from the date of the decision – 21st March 2018 to apply for judicial review in the High Court ie by close of 1st May 2018

THE TIMESCALE AND PROCESS IF IT GOES AHEAD

Building work cannot start straight away, but the timeframe set by the decision is quite tight and it appears that the whole development may be completed within ten years.

Full permission has been granted for 37 dwellings on Browns Field but a condition is that it cannot begin until the sports and recreation facilities at the new HoE school are completed and in operation. The design and layout of the sports hall and layout of the fields have to be approved by GBC first. In the current outline plans they are part of the main school buildings and it would be difficult to build the sports hall in advance of the rest of the school buildings. There would also be safety issues for them to be used whilst building work was ongoing. Browns Field may well then be the last site developed which was why the Planning Inspector set a longer date for it to have to be started – within seven years of the decision date ie. by 21st March 2025.

Details of the appearance, landscaping, layout, and scale for the existing HoE and Effingham Lodge Farm sites have to be submitted to GBC within three years of the decision date ie. by 21st March 2021. Other matters such as infrastructure and ecological concerns also have to be agreed. The building work then has to begin within two years of approval of these by GBC.

The first site to be started will therefore probably be Effingham Lodge Farm where it is likely that both school and school fields and the expected 159 dwellings will be completed well before the seven years limit to meet the date for work to begin on Browns Field and to let work begin on the existing school site (expected 99 dwellings) within the time frame specified.



KGV Toddlers' Playground Appeal

Over £11,800 (including Gift Aid) has been raised by the Appeal since it was started by four local residents in December. This is over 60% of the £18,000 target set.

The sponsored Welly Walk held on Saturday 10th March has currently raised over £600. It was a fun morning and the weather, less than a week after the snow, was kind. After the walk the children were able to enjoy soft play kindly provided by Emma and Catherine of the Little Bookham & Effingham Preschool which they run at the KGV, who also helped organise the Walk. The children's parents and other residents enjoyed coffee and donated homemade cakes. They were also consulted about what they would like in the playground. Parents and residents can still contribute to the consultation which is available at Loolabells.

The organisers would like to thank residents for their generous donations and ask them to continue supporting the Appeal as there is still a way to go to meet the target. Donations can be made through the Appeal's online Virgin Money Giving KGV Toddler Playground Appeal page where Gift Aid can be registered. Cheques can also be sent to the KGV made out to *The Effingham Village Recreation Trust* and endorsed *For The Toddlers' Playground Appeal* on the reverse.

If residents pay tax please use a Gift Aid form available from either Loolabells, the manager of the KGV or by emailing friendsofkgveffingham@gmail.com or phoning 07877 359724 as an extra 25% can be claimed back and used for the playground. Donation tins are also available in local shops.



You can follow the Appeal on its Facebook Page KGV Playground Appeal.

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Fetcham Park Open House & Gardens followed by Gardeners' Question & Answers Panel

Wednesday 2nd May 2018 from 5.30pm - 9.00pm

Historian Vivien White will unveil her findings about Fetcham Park, as recently published in *Garden History - The Gardens Trust* journal.

This will be followed by a lively interactive Gardener's Question and Answers, with a panel of professional gardeners chaired by BBC garden expert Jean Griffin.

To book a ticket go to:
www.perennial.org.uk/events/open-house-gardens-question-time/

Telephone bookings: 0800 0938792

FETCHAM PARK
1839-1993

FETCHAM PARK LOWER ROAD FETCHAM SURREY KT22 9HD



EFFINGHAM TRADESMEN

The Effingham Tradesmen's Register on the EFFRA website

- The popular place for residents to find local tradesmen to do work in their homes
- A cost effective way for local tradesmen to advertise their services as well as supporting their local community

Whilst references are provided by the tradesmen, EFFRA is unable to give a warranty on the quality of the service provided by them.

Tradesmen can apply to join the Register via the website or email register@effinghamresidents.org.uk

Follow us at: www.effinghamresidents.org.uk



The Effingham Residents Association was formed in the 1960s to:

- Safeguard and promote the interests of residents
- Assist the just, efficient and economical government of Effingham
- Render assistance in all matters for the benefit of the residents
- Encourage residents to take an active part in local affairs
- Investigate reasonable complaints regarding village related matters
- Secure the return of members to the Borough Council and Parish Council who support our aims and objectives
- Communicate directly with Councillors and Councils on a range of village related matters.

All Effingham residents over the age of 18 years are considered to be members, unless they decline membership. Currently membership is free of charge. A company with premises in Effingham is also entitled to nominate a representative to become a member by applying to the Executive Committee via the Secretary.

An electronic copy of the Constitution is available free of charge by email upon request to the Secretary or can be read on our website. The EFFRA website is at www.effinghamresidents.org.uk It is dedicated to everything Effingham and is the place to go for information and find out what is on. To submit articles, comments or request advertising the editor can be contacted at editor@effinghamresidents.org.uk. The Secretary can be contacted at 01372 454003

EFFRA Committee

Vivien White *Chairman*

James Brennan *Road Wardens Co-ordinator*

Sarah Peskett

David King *Secretary*

Harry Clarke *Website Editor*

Ian Smith *Vice-Chairman, Press and Advertising*

Juliet Newton-Smith *Treasurer*

Howard Manton

James Wettenhall

St Lawrence Village Fete on Saturday 2nd June

On Saturday 2nd June 2018 St. Lawrence church are having a fete centred around the church, church hall, Jubilee Gardens and Church Street.

If you wish to have a stall or would be free to help please ring Sarah Montgomery on 07877 359724

The Revd Mandy MacVean and her valiant organisers hope many of you will give a few hours of your free time to make this community project a real success.



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www.pjbcarsales.co.uk

PJB Car Sales Limited are your local used Car Sales garage Find us next to the General Store on Forest Road, Effingham Junction. We have a good range of quality cars available with friendly, honest advice given.

Cars fully prepared and serviced by the Workshop prior to sale
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Philip Barker is based at Forest Garage with 25 years in the Motor Industry selling cars locally
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Our website testimonials page shows our many happy customers!

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