

CHAIRMAN'S UPDATE

Welcome to our new format. We hope this will prove a little more eye-catching and give you a lot more information. We have included a copy of the new Heritage Trail for your interest.

Anyway, what have we been up to since the May AGM?

Much of our time has been spent working with the Parish Council (EPC), and challenging them where appropriate, as they develop a Neighbourhood Plan (NP).

Our Committee members were not part of the Steering Group but have contributed to the Environment policies and attended EPC meetings with landowners. We have voiced concern over the criteria they used to sift the potential sites and stated our objections to their proposed extension of the Settlement Area.

Committee reviewed and agreed the next page that goes into more detail. The draft NP is available to view on <http://effinghamvillageplan.com/>

As many of you appreciate we work with a team of Road Wardens who kindly deliver these Newsletters and are a useful point of local first contact regarding planning and other local matters.

If you might be willing to help please contact James Brennan via the contact :

info@effinghamresidents.org or williamjamesbrennan@icloud.com



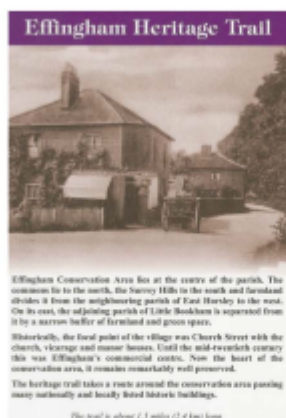
Chris Dick

HERITAGE TRAIL LEAFLET

Few people appear to appreciate that Effingham has an important Conservation Area. We believe that it should be properly

taken into account in considering any plans for the village. It was therefore decided to produce a leaflet showing a Trail around the Conservation Area and giving some information on the

most significant buildings in it, together with a short history of the village. It has been written by EFFRA's Vice Chairman, Vivien White, who is also a qualified historian and designed by Leatherhead resident, Bryan Sherwood. Copies were available over the Heritage Weekend and a downloadable version was also featured on Guildford Borough Council's website. A copy is being delivered to each household with this Newsletter. Residents wanting further copies should contact us on www.effinghamresidents.org



Committee Concerns Regarding The Draft Neighbourhood Plan

Whilst fully supportive of the work of our Parish Council (EPC) on their draft Neighbourhood Plan (NP) your Residents Association committee (EFFRA) remains concerned about the process used by EPC. We are an annually elected group of residents with an easily readable (online) Constitution. We formulate and check our policies through infrequent village-wide surveys. We have no vested interests for or against any particular sites and we believe that whilst EPC can make recommendations for development, ultimately site selections should be left wholly to the residents to decide.

Our main concerns fall under two headings:

1. The criteria used to select and sift potential development sites:

EPC chose a part of the western side of Effingham Lodge Farm, opposite the Howard of Effingham School, that has two permanent buildings and other temporary agricultural buildings. Indeed - albeit smaller - this site forms part of the current Berkeley Homes planning application that EPC are objecting to. The criteria used did not balance this site against the fundamental aim of Green Belt Policy - that of preventing urban sprawl by keeping land permanently open. In selecting this and indeed in rejecting perhaps more suitable sites we believe that EPC gave insufficient weight to the five purposes of the Green Belt.

The five purposes are: 1. To check the unrestricted sprawl of large built-up areas, 2. To prevent neighbouring towns merging into one another, 3. To assist in safeguarding the countryside from encroachment, 4. To preserve the setting and character of historic towns and 5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.



**View of Our Lady of Sorrows across
Effingham Lodge Farm - at risk**

2. The proposed significant increase to our Settlement Area (that area that can be in-filled within the Green Belt):

EPC propose to extend eastward the Settlement Area east of Church Street and along the north side of Lower Road to include St. Lawrence School, Our Lady of Sorrows Church and the British Legion Hall as well as the above proposed development site at Effingham Lodge Farm that measures approximately 1.2 hectares (3 acres).

EPC's own criteria demanded sites had to be within a reasonable distance of the current

Settlement Area **or be rejected**. We consider that Effingham Lodge Farm is **not** within a reasonable distance of the Settlement Area. We also consider that the Settlement Area should **not** be extended just to facilitate building on it. In our survey last Summer, residents confirmed the importance they placed on Effingham remaining a rural village and the vital role of

maintaining the green gap between Effingham and the urban conurbation of the Bookhams and Fetcham. We consider that EPC proposals puts this at risk. EPC has suggested that by designating the eastern part of Effingham Lodge Farm as a strategic green gap the risk is reduced but we question whether this is enough.

EPC believes that these proposals might safeguard the village against becoming “inset” instead of remaining “washed over” by the Green Belt. We all agree that remaining “washed over” provides a valuable layer of protection against having still more and larger developments. This would indeed be a significant prize. EPC would also insist that the glasshouses on Effingham Lodge Farm would be removed to improve views across the rest of the land. EFFRA remain unconvinced that this strategy would be able to survive the entire Local Plan process.

In conclusion, EPC did not take on board EFFRA’s recommendations regarding the 12 other potential sites or our suggestions of the criteria to be used. Our criteria fully complied with the National Planning Policy Framework (NPPF) and Green Belt legislation.



Site 1 Effingham Lodge Farm 1.2ha

Previous resident surveys have overwhelmingly said no to extending our Settlement Area and we stand by that view. We respect the work EPC carried out over the decades to maintain our Settlement Area and hope they will return to this policy. We believe that Rural Exception Sites, which do not require any extension to the Settlement Area, should be considered first. If the Settlement Area needs to be extended it should be with the agreement of the village and in a direction approved by them that will not put at risk our future as a rural village.

EPC is currently working on comments on the draft NP made by residents at the presentations to the village. EFFRA has pointed out that the site sizes provided by GBC were inaccurate. The measurements were recorded as hectares and not acres as they should have been. In effect the sites are about half the size of those given and will not support the numbers of houses proposed for them. Their proposals will have to be amended to take account of this. EPC has also now received an independent Healthcheck on the draft NP organised by Guildford Borough Council. This has raised a number of issues including the independent examiner’s view that EPC cannot extend its Settlement Area which, if confirmed, will have a major impact on the draft NP. As a result, EPC is apparently not intending to go out to consultation on the NP until early in the New Year.

We hope that the Parish Council will address our concerns, that they will revisit their criteria and work with residents to produce a first class Neighbourhood Plan that does the Parish proud and that gives the residents the choice of where future developments should take place. When the Parish Council does go out to consultation, with a survey through every door, we urge residents to respond and make their views clear. You can read the draft at <http://effinghamvillageplan.com/>

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‘Effingham Memories’ a new Facebook group!

Do you have any old photographs of Effingham you would like to share?

A new Facebook group has been created to encourage current or former Effingham residents to post old photographs they may have relating to our village. Similar groups that have been set up for other villages and towns have generated much fascinating information and even helped solve local mysteries! As Facebook has a global audience, the hope is that it will reach people anywhere in the world who may still have old family photographs relating to Effingham in their possession.

"Effingham Memories" is a closed Facebook group, so only members can create and view posts, or respond to postings from other participants.

A personal Facebook account is required first but if you would like to join please click on the link and follow the instructions:

<https://www.facebook.com/groups/EffinghamMemoriesUK/>



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Contactable References Available

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KGV NEWS & EVENTS

- The Hall now has conference facilities plug-and-play audio & visual equipment
- Fireworks KGV Spectacular
Saturday 7 November 2015 at KGV
- A tennis academy coming soon to the KGV run by England Sports Group