



# EFFRA NEWSLETTER

## Effingham Residents Association

Issue 5

October 2017

### Chairman's Report

In September the Examiner appointed by Guildford Borough Council agreed that the **Effingham Neighbourhood Plan** will meet the "basic conditions" if twenty two specified modifications are made and that it can then go out to referendum to the village. The "basic conditions" the Plan must meet are those required for it to be compliant with national planning policies including those for the Green Belt and the current Guildford Local Plan (ie. the 2003 Local Plan not the current draft Plan) and some EU regulations.

The most significant required changes to the Neighbourhood Plan policies relate to housing policies, including three of the four sites allocated for development and two designated green spaces:

- **ENP-SA1 Church Street site** – numbers of houses reduced from up to 20 to a maximum of 9 to meet the definition of limited infilling applying site context due to proximity of listed buildings, the conservation area and allowance for a burial ground.
- **ENP-SA2 The Barn, The Street** – deleted as a designated site as it does not meet the requirements of limited infilling in the national planning regulations.
- **ENP-SA3 Brownfield, Effingham Lodge Farm** – a legal safeguard added to ensure that the policy is followed and more land than that deemed brownfield cannot be developed under the policy.
- **ENP-H1** The capacity of the designated sites has been reduced from up to 47 in the draft Plan to around 20 homes. The Examiner has added to this 16 existing committed new homes, whereas only 5 of these were included in the draft Plan. He has also allowed a further 14 homes from unidentified windfall sites (from small infilling). This will provide around 50 homes in the revised Plan in contrast to the minimum target of 52 homes in the draft submitted to him, which if it had taken into account all the existing commitments and windfall would have totalled up to 77 homes. The Examiner thinks 50 new dwellings is not inappropriate because *"as a Green Belt settlement currently there is no expectation in terms of a housing requirement"*.
- **ENP-H2** The Examiner has introduced some flexibility to the housing mix formula to take account of financial viability and specific housing need.
- **ENP-ENV1** Effingham Common and Banks Common deleted as designated green spaces because of their distance from the village centre.

To read more on the changes to the Plan required to meet the basic conditions the examiner's report can be read at: <https://www.guildford.gov.uk/effingham>  
Effingham Parish Council has accepted the Examiner's recommendations. Guildford Borough Council will amend the Plan accordingly and it is expected to go out to referendum to the village in February 2018.

The EFFRA Committee is very pleased that the Examiner has accepted the concerns we have expressed over the last two years about some of the allocated sites and

### New Tradesmen's Register Launched on EFFRA website

See overleaf for details

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preventing inappropriate development in the Green Belt. Three EFFRA Committee members contributed to the formulation of the Plan through membership of working groups and the Effingham Neighbourhood Plan Advisory Group and in particular contributed significantly to the environmental and heritage policies and production of all the maps in the Plan. We are very pleased that, apart from the deletion of the two Commons as designated green spaces, the environmental and heritage policies have been accepted. We fully support the changes recommended by the Examiner as they cover all our concerns, and subject to checking the final version, we look forward to supporting the Plan at the Referendum.

Now that the draft Plan has been formally examined and passed, subject to required changes, to go to referendum it will have more weight in planning decisions including the appeal by Berkeley Homes over the proposals for a new school and enabling agreement for an additional 295 houses in Effingham on Green Belt land. The **Berkeley Homes/Howard School Inquiry** was held in May. The Parish Council acted as a Rule 6 Party against the Appeal which means they took an active part in the Inquiry using a barrister to represent them and submitted a statement of their case. They did an excellent job of presenting the village's case. EFFRA demonstrated the overwhelming opposition of residents to the proposal by its poster campaign in the village, encouraging residents to attend the Inquiry and giving a statement to the Inquiry. This statement not only demonstrated the strength of the village's opposition but also exposed the weaknesses of the expressions of support, many of which used a standard phrase of support sent by email. The Inspector has now submitted his recommendations, in confidence, to the Secretary of State who is expected to make his decision public in December.

As I write, the important **Wisley Planning Inquiry** is still underway. 354 residents completed a questionnaire which was analysed by a joint Parish Council/EFFRA working group. Arnold Pindar, Chairman of the Parish Council gave a statement to the Inquiry on how Effingham would be affected by the proposed development and I gave a statement on residents' views based on the returned questionnaires. We are very grateful to residents for returning these as they gave weight to our evidence which was well received. Nearby villages including East and West Horsley and Ockham are Rule 6 parties at the Inquiry as they will be most affected as they border onto the site. The decision of the Secretary of State is not expected until early to mid-2018.

August saw traveller incursions into the village, both on the Common and the KGV Recreation Ground. In the event we were fortunate that the travellers left more quickly and left less rubbish and damage than in many other local incursions. It is the first time such an incursion has occurred on the KGV and the Trustees are taking measures to make a future incursion more difficult and we are pressing GBC to do the same for the Common.

The EFFRA website continues to attract new readers and the huge number of hits over the last six months reflects its timely reporting of events affecting the village. At the request of residents, we have just launched a Tradesmen's Register on it which we hope will allow residents to find local tradesmen to do their jobs and give local tradesmen an effective place to advertise. Please use it and tell your friends and neighbours about it. Further initiatives are planned for the website for next year.

Many thanks to committee members and road wardens for their contributions over the last six months which are much appreciated and particular thanks to Harry Clarke, the editor of our popular website.

*Vivien White*  
*Chairman*



## Heritage Day on Saturday 9th September

A record nine properties opened this year on 9th September on Heritage Saturday in Effingham and Little Bookham including The Grange from the Great Bookham border, sponsored and co-ordinated by EFFRA. St Teresa's School and Effingham Golf Club (pictured left), opened for the first time and many residents took the opportunity to visit these properties and find out about their histories. The children's activities at the Methodist Chapel were a great draw and The Tithe Barn in Manor House Lane as usual had the biggest number of visitors at 370 with many visitors enjoying their tea and cakes in the lovely gardens. The Grange too had so many visitors that it ran out of cakes. The day raised large amounts of money for charity.

Follow us at: [www.effinghamresidents.org.uk](http://www.effinghamresidents.org.uk)





## New Tradesmen's Register Launched on EFFRA website

A new Tradesmen's Register has been launched on the EFFRA website allowing tradesmen working in Effingham to advertise their services and residents to find the right tradesmen to do their jobs. Tradesmen give details of the services they provide and full contact details. EFFRA cannot provide a warranty on the quality of the service provided by the tradesmen who will be used at customers' risk, but all tradesmen have provided two local residents as references.

Tradesmen listed cover anyone providing services in resident's homes – from electricians, plumbers and roofers to computer repair and home care services.

Please use this new service and tell tradesmen where you found them as this will help the Register grow and become a great asset to the village.

Residents can access the Register via the home page of our website

[www.effinghamresidents.org.uk](http://www.effinghamresidents.org.uk)

or directly via this link

[www.effinghamresidents.org.uk/tradesmens-register](http://www.effinghamresidents.org.uk/tradesmens-register)

EFFRA welcomes applications from local tradesmen to join the Register who can apply via the website or email [register@effinghamresidents.org.uk](mailto:register@effinghamresidents.org.uk)

Telephone enquiries: 01372 454003



## EFFRA Needs Three New Road Wardens – Can You Help?

EFFRA currently needs Road Wardens to cover the three areas below.

The role is not onerous as it involves delivering three EFFRA Newsletters a year and occasional other communications to houses in their area. Road wardens also act as channels of communication with the committee to pass on residents' concerns and are asked to attend at least one of three meetings each year and the AGM.

EFFRA may not be able to regularly deliver to these roads if we do not get volunteers.

**Effingham Common** (north end) 16 houses

**Guildford Road** (from traffic lights to Salmons Road incl. Warren Farm and Cottages) 55 houses

**Forest Road, Orchard Close, Heathway, Barrington Drive** 27 houses

## STALLS HOLDERS NEEDED

Jams, Produce, Toys, Books etc

Please support:

**St Lawrence Church Summer Village Fete  
Sat June 2, 2018**

Contact Sarah Montgomery 07877359724

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## 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](http://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](mailto:editor@effinghamresidents.org.uk)

The Secretary can be contacted at 01372 454003

### EFFRA Committee

Vivien White *Chairman*

David King *Secretary*

Juliet Newton-Smith *Treasurer*

James Brennan *Road Wardens Co-ordinator*

Harry Clarke *Website Editor*

Howard Manton

Sarah Peskett

Ian Smith *Vice-Chairman, Press and Advertising*

James Wettenhall



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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.

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Philip Barker is based at Forest Garage with 25 years in the Motor Industry selling cars locally  
Please look at our website for details of current cars

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Our website features a wide range of cars with many happy customers!

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