

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*
David King *Secretary*
Juliet Newton-Smith *Treasurer*
James Brennan *Road Wardens Co-ordinator*
Harry Clarke *Website Editor*
Howard Manton
Diane Poole *Bookham Liaison*
Ian Smith *Vice-Chairman, Press and Advertising*
James Wettenhall

Heritage Day on 12th September

Heritage Day celebrates our historic buildings and offers the opportunity to visit many that are not normally open. EFFRA again co-ordinated the opening of properties in Effingham and Little Bookham with eight properties opening. It was a very successful day with the Tithe Barn in Manor House Lane having the most visitors (over 400) to its World War in Little Bookham Exhibition and with other properties numbers of visitors ranging between 40 and 200.

ADVERTISEMENTS

*Traditional
Candlelit Carol Service*



Wednesday 5 December 6.30 pm
St Mary's Church, Fetcham
Followed by a drinks reception at historic
Fetcham Park (adjacent to the church)

In aid of Transform Housing & Support, helping local homeless and vulnerable people.
For more information about the charity please visit www.Transformhousing.org.uk

  

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BEVAN'S BUTCHERS




EFFRA NEWSLETTER

Effingham Residents Association

Issue 8

November 2018

More Housing Proposed off Lower Road – EFFRA will object strongly

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More Housing Proposed



*The centre of
Effingham
Conservation Area
showing Church Street
field with nationally
listed buildings
and monuments
(marked *)*

**Planning Application for
Church Street field
Submitted to Guildford
Borough Council**

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Staying Open**

**Effingham Conservation
Area Appraisal**

**Marking the Centenary
of the End of World War 1**

**The Effingham
Tradesmen's Register
is a Year Old**

Heritage Day

Millgate Homes have submitted a planning application for 23 flats and houses on the 1.7 acre former playing fields of St Lawrence Primary School in Church Street. The only access would be on Lower Road just past Church Street. The field is believed to be owned by a group of local residents

This field was agreed for up to 9 houses in the Effingham Neighbourhood Plan which EFFRA supported. It believes this is still the right number. It considers that the proposed development would cause very substantial damage to the Conservation Area and the setting of the eleven nationally listed buildings and monuments nearby, especially St Lawrence Church and The Lodge. EFFRA believes that the high density of the houses, the heights of the buildings and the excessive lighting proposed in our Dark Skies village make it inappropriate to its sensitive setting at the heart of the village and Conservation Area. It will also increase congestion in the most congested part of the village which is close to St Lawrence Primary School. EFFRA will be objecting on this basis. Effingham Parish Council will also be objecting. For more details and how to comment and by what date see overleaf.

This planning application has been lodged before the Guildford Local Plan is implemented (probably in 2020) which will inset the village centre, taking it out of the Green Belt. More applications are likely to be lodged once the village is inset. Guildford Borough Council takes great account of residents' views. Residents will recall it rejected the Berkeley Homes/Howard School development but was over ruled by the Secretary of State. EFFRA and the Parish Council need residents' help in objecting to applications like this that will harm our village if we are to retain our village's special character by protecting it from inappropriate and excessive development.

Vivien White Chairman

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Planning Application for Church Street field Submitted to Guildford Borough Council –Action required by residents

The application on the 1.7 acre plot is for 23 dwellings – 17 houses and 6 flats, of which 9 will be affordable.

17 houses	4 x 4 bedroom market
	10 x 3 bedroom market
	3 x 3 bedroom affordable
6 flats	2 x 2 bedroom affordable
	4 x 1 bedroom affordable

46 to 48 parking spaces on site. A new access road from Lower Road next to “Ambledown” and pedestrian/cycle access to Church Street.



Picture: Millgate Homes

This field is at the centre of the important Effingham Conservation Area with eleven nationally listed buildings and monuments close by (see below). Lower Road and Church Street are also the most congested part of the village centre for traffic trying to negotiate parked cars during school days.

EFFRA believes that the application:

- Is contrary to the Neighbourhood Plan, which was voted by the village and provides for “up to 9 dwellings” on this site.
- Will irreparably damage the Conservation Area and not enhance it as any new building is required to do under the National Policy Planning Framework (NPPF). It is overbearing and out of character with its high housing density, its buildings’ heights and its elevated position.
- Will damage the setting and hierarchy of the important nationally Listed Buildings nearby – including St Lawrence Church (Grade II*) and in particular the The Lodge (Grade II) where the main entrance was built to overlook this field onto the historic village. The NPPF protects the setting of these buildings.
- Will cause serious light pollution contrary to our Neighbourhood Plan Dark Skies Policy from the lighting proposed. The bank of trees and shrubs along Church Street is to be mainly retained but will give insufficient protection. It will also cause noise pollution.
- 48+ cars entering and leaving this site via a narrow entrance on Lower Road will increase congestion and noise, especially in addition to that from the 295 new homes and 2025 pupil new school. The headmaster of St Lawrence Primary School has objected to the application because of concern about pupil safety due to the extra traffic close to the school.

EFFRA will object strongly to the application on the above basis. We supported the Neighbourhood Plan which provides for “up to 9” new dwellings on this field and have consistently opposed 20+ dwellings as overdevelopment of this sensitive site. Effingham Parish Council is also to object.

The deadline for comments to Guildford Borough Council is Friday 9th November, although late comments up to Friday 23rd November are likely to be considered.

Comments, which should include the Planning Application number 18/P/01924 and include your name and address and must indicate whether you support or object to the application, can be made:

- through the Guildford Borough Council website online comment system
- by emailing planningenquiries@guildford.gov.uk and either commenting in the email or attaching a letter
- by writing to: Guildford Borough Council, For the Attention of Planning Enquiries, Millmead House, Millmead, Guildford, Surrey GU2 4BB

Berkeley Homes/Howard School Development Planning Application Delay

Berkeley Homes was expected to submit a planning application for the new school during the summer but this has been delayed and is not now expected before late November. They have given EFFRA the following statement:

“Berkeley Homes, The Howard of Effingham School and Scott Brownrigg architects are working collaboratively on the detailed design of the school prior to submitting an application for reserved matters approval. The designs are highly involved as the school is a large building and it needs to be deliverable and work architecturally and educationally. The design is based on the principles established through the outline permission, but a lot of detailed work has been required to ensure that the scheme works for all stakeholders. The team will be meeting in early November to continue the design evolution.”

Footpath 75 Staying Open

The application made by the Howard of Effingham School for the limited closure of Footpath 75 which crosses their playing field to Lower Road was rejected at a meeting of Surrey County Council and Mole Valley on 5th September. Five residents spoke in opposition to the closure including the EFFRA chairman and a parish councillor. The School was not present at the hearing. The decision by councillors was unanimous.

Effingham Conservation Area Appraisal

EFFRA is pleased that Guildford Borough Council has started carrying out an Appraisal of the Effingham Conservation Area. Appraisals attempt to define the area’s characteristics and they help to preserve their character as they are used in considering planning applications and other proposals for the Conservation Area.



The Effingham Tradesmen’s Register is a Year Old

The Tradesmen’s Register has now been running for a year and is proving an easy way for residents to find tradesmen who work in Effingham. We still want to add to it so if you are a tradesmen who works in Effingham or you would like to recommend one for the register you can do this via the EFFRA website or email register@effinghamresidents.org.uk



Marking the Centenary of the End of World War 1

There will be a
Big Band Concert
at St Lawrence Church
on Saturday 10th November at 7.30pm

Showcasing the “There but not There” art installation and featuring World War 1 and World War 2 music and songs. A retiring collection will be held for the St Lawrence Lighting Appeal.

The Remembrance Day Service
will start at
10.50 am on Sunday 11th November
at St Lawrence Church.

St Lawrence Church has been granted ten evocative plastic silhouettes by The Armistice and Armed Forces Communities Programme: Remembering and supporting their contribution which are intended to help communities think about the Armistice and people who serve in the armed forces. These have been placed in the pews of the church with details of the soldiers on the Effingham War Memorial who died in World War 1.

The British Legion has produced Silent Silhouettes to represent those who fought and served in World War 1. The Parish Council has purchased and erected a silhouette to represent the soldiers who fought in the War and another of a nurse to represent the role of women including the Effingham women who helped nurse the wounded at the hospital at Clandon Park which are sited at the corner of Chapel Hill.