



EFFRA NEWSLETTER

Effingham Residents Association
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BERKELEY HOMES' APPLICATION FOR **110 EXTRA HOMES ON EFFINGHAM LODGE FARM WE SHOULD ALL OBJECT STRONGLY**

110 homes proposed here on 6.79 hectares of Green Belt including Ancient Woodland

Berkeley Homes (BH) is applying for 110 homes on Green Belt land – in addition to the 295 already agreed as enabling development for a replacement Howard School. Most will be on 5.73 ha (14.16 acres) of land (which includes Ancient Woodland) not included in the original agreement. (For background see overleaf).

BH is also trying to change the original decision by the Secretary of State. The new application is to build 54 of the 110 homes including four apartment blocks on 1.06 ha (2.61 acres) that were designated for the school playing fields. BH says this is a “minor” material change because a “major” material change would require reapplying for the whole scheme to get the extra homes. We believe it is clearly a “major” material change.

BH claims that the rise in construction costs warrants the extra homes. We believe the bigger rise in house prices will allow BH to make an even bigger profit. We also believe BH always intended to apply for extra homes but did not include them in the original application on the basis that they would not have been allowed in excess of 400 homes in a village of just over 1,000 homes in return for a new school.

Helena Lawrence of Say No to Berkeley Homes has been doing a great job in gathering objections BUT we need everyone to object to stop this application! Even if GBC rejects it BH will almost certainly appeal – ultimately to the Secretary of State again. We need to show that Effingham and other local residents are totally united in opposition.



Yellow outlined areas are those agreed by the Secretary of State in the original application. Red area, called Site A by BH, is proposed for 110 additional homes, 56 on A1 and 54 on A2 which was intended as school grounds in the existing application.

SO PLEASE OBJECT! NOTE that the closing date for submitting objections is Thursday 5th August

BACKGROUND

In November 2014 BH submitted a planning application for rebuilding the Howard of Effingham School on Green Belt land. This was rejected by GBC in March 2016. In June an appeal was lodged against the decision, and a public enquiry was held in 2017. The Secretary of State called in the application and the appeal was granted on 31st March 2018, subject to a number of conditions, for

- **159 dwellings and a new Howard of Effingham School on the Effingham Lodge Farm (ELF) site for up to 2,000 pupils**
- **99 dwellings on the existing Howard of Effingham site**
- **37 dwellings on Browns Field**

Prior to the start of the public enquiry, GBC officials saw financial information that was not made public and confirmed the planning application was financially viable.

Since then, BH has submitted three follow-up detailed reserved matters planning applications for the agreed developments on the ELF and existing Howard of Effingham sites which have satisfied a number of the conditions imposed on the development. Other parts are still being considered by GBC planning officials. The process has been slow because BH has continually talked about wanting more homes than agreed. We are told there have been disagreements with the Howard Trust over the size of the new school and its specification.

ON 8 JUNE BH SUBMITTED THESE TWO NEW PLANNING APPLICATIONS FOR 110 HOMES IN ADDITION TO THE 295 AGREED ONES. THAT WOULD MAKE A STAGGERING 405 NEW HOMES IN A SMALL RURAL VILLAGE OF JUST OVER 1,000 HOMES.

Planning application 21/P/01283 seeks to modify the original decision by the Secretary of State by taking two areas of land out of the area agreed in the parameter plan. These are marked as A2 and C in the plan on the front page. BH claims this is a “minor” material change and so the whole scheme need not be re-considered. However, we believe it is clearly a “major” material change and the whole scheme must be re-considered. The proposal would reduce the size of the original agreed area and especially the green space. The intention is to build on the 1.06 ha (2.61 acres) area A2 which was allocated as school playing fields in the original agreement. This area has an agreed planting and landscaping condition in planning application 19/P/01451 for the replacement of the Howard of Effingham School.

BH needs this application in order to apply for further homes on the land marked as A2 on the front page plan included in the next application.

Planning application 21/P/01306 is for 110 dwellings on the northern part of ELF on 5.73 ha (14.16 acres) that was not part of the original application (marked A1 on plan on front page) and the area of 1.06 ha (2.61 acres) (marked A2 on plan on front page) that was in the original application. The additional land borders the Ancient Woodland of Thornet Wood, part of which is within the area Berkeley Homes is proposing to use for recreation. 54 of the proposed 110 homes (including four apartment blocks) are proposed to be built on the small 1.06 ha (2.61 acres) A2 area including all the affordable homes, whilst the 5.73 ha (14.16 acres) A1 area would be used mainly for larger detached homes.

Because BH claims these extra homes are needed due to a rise in the school’s construction costs, it has had to submit a publically available Financial Viability Report which gives no assurance that these will be the last additional homes requested by them. Publically available indices show house prices have risen much more than construction costs; therefore the scheme should now be more profitable to BH without the extra homes.

The application also seeks outline planning for four self-build homes to replace the two boarded up homes at 408/410 Lower Road.

BH is also offering to make the area marked C on the plan on the front page a Village Green and the current playing field area on the Lower Road in Mole Valley would become Community Land. However, C was designated by the Inspector to form part of a green gap between the villages of Effingham and Little Bookham, sited inside the school’s curtilage.

YOU NEED TO OBJECT SEPARATELY TO BOTH APPLICATIONS

REASONS FOR OBJECTIONS THAT WILL COUNT

CLOSING DATE FOR OBJECTIONS THURSDAY 5TH AUGUST

It is important to object separately to both planning applications as 21/P/01283 is vital to allow 21/P/01306 to be considered.

Every objection is counted. Please encourage all members of your household to submit separate objections. We need everyone to object!

21/P/01283 Variation of condition 1 (approved plans) of planning permission 14/P/02109, approved at appeal on 21/03/2018, to refer to updated parameter plans annotated to show the areas no longer to be developed pursuant to that application.

- The proposed change is a major material change to the conditions set by the Secretary of State, not a minor one as Berkeley Homes claims. It is a significant increase in the inappropriate development on the Green Belt and the area agreed for development (36% increase in number of dwellings, 27% increase in Green Belt being developed).
- It would result in a loss of a designated green space, as the areas are designated in condition 7 of planning application for the new school 20/P/02048 for planting and landscaping and therefore cannot be removed from the parameter plans.
- All planning applications for the ELF site have already been submitted and approved. This application is after three years since the appeal decision, and hence should be rejected.
- Developing this area will cause substantial harm to the openness of the Green Belt and increase urban sprawl by spreading housing further down Effingham Common Road.
- There will be a major loss of biodiversity due to the overdevelopment of the area.

21/P/01306 Hybrid planning application for outline planning permission (only access to be considered) for the erection of 4 self-build dwellings on land at 408-410 Lower Road, Effingham following demolition of all existing buildings; and full planning permission for the erection of 110 dwellings, with access, parking, community assets, landscaping, and associated works on land at Effingham Lodge Farm, Lower Road, Effingham.

- It would result in a loss of a designated green space, as the areas are designated in condition 7 of planning application for the new school 20/P/02048 for planting and landscaping.
- All planning applications for the ELF site have already been submitted and approved. This application is after three years since the appeal decision, and hence should be rejected.
- Developing this area will cause substantial harm to the openness of the Green Belt and increase urban sprawl by spreading housing further down Effingham Common Road. There are no exceptional circumstances especially as Guildford has a five year housing supply.
- It would result in significant harm to the Ancient Woodland of Thornet Wood, and fail to maintain a 15 metre buffer contrary to condition 6 of the Secretary of State's decision. As a result there will be a major loss of biodiversity.
- No evidence has been presented to justify Berkeley Homes' claims that rebuilding the school, which was financially viable at the appeal, is now financially unviable and would still be financially unviable even after building a further 110 homes.

HOW TO OBJECT TO THE PLANNING APPLICATIONS

**REMEMBER THE CLOSING DATE FOR OBJECTIONS IS
THURSDAY 5TH AUGUST**

If you do not want the 110 homes built it is important that you object separately to both applications; please encourage other household members also to do so. Every objection is counted but objections signed by two people only count as one.

There are a number of ways of making your objection:

1. Via the EFFRA website. There are easy-to-use forms on the EFFRA website at: <https://effinghamresidents.org.uk/objection-to-110-homes> which allow you to submit your objections directly to the GBC planning website with choices of suggested grounds of objection. Alternatively, if you want to read the planning application documents, go to the Planning tab <https://effinghamresidents.org.uk/planning> of the EFFRA website where you will find links to the applications on the GBC website and you can read the documents and make comments (also see option 2 below).

2. Direct on the GBC website. Go direct to the GBC planning portal <https://www.guildford.gov.uk/planning> and search for the planning applications by their reference numbers (21/P/01283 and 21/P/01306). Select the 'Comments' tab, then the option to Make a Comment. You will need to log in or register to make the comment.

3. Email GBC. Email your objection to enquiries@guildford.gov.uk quoting the planning application reference number(s) and your name and address and objections.

4. By post. If you do not use a computer you can write to Guildford Borough Council quoting the planning application reference numbers, your name and address and objections to:

Planning Department,
For the attention of John Busher
Millmead House,
Millmead,
Guildford,
Surrey, GU2 4BB

Sample letters of objection are available at Loolabells Outdoor Kitchen in the KGV Playing Fields or email: info@effinghamresidents.org.uk

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www.effinghamresidents.co.uk**

4 Seasons UKE - Bike /Golf Cart Centre

Bevan's - Fine Foods & Butchery

BMF at the KGV

Cedar Nursery

Effingham Golf Club

Fetcham Park

Gracewell Healthcare

Layla's Coffee Shop

Loolabells Outdoor Kitchen

MPS Garden Machinery

Parker and Son

The Bakery

The Plough

The Village Supermarket

Utility Warehouse

Effingham Residents Association

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