



EFFRA NEWSLETTER

Effingham Residents Association

Issue 19

Summer 2025

Berkeley Homes submits third Planning Application for replacement Howard School



**See inside for Berkeley Homes application and other village news
See back page for Effingham charities providing help to residents**

heritage open days

Saturday 13th September

Heritage Open Day
Visit the seven historic properties in
Effingham and Little Bookham,
with special displays explaining their
historical significance.

For details see the leaflet
delivered with this Newsletter.



Saturday 15th November

Next Community Litter Pick

Come and join us. Meet other residents.
Make a difference to the community!

Meet at 1.45pm at St Lawrence Church Hall
Followed by refreshments in Church Hall.
Everyone welcome. Equipment provided.

Follow us at: www.effinghamresidents.org.uk



Berkeley Homes/Howard School Development Scheme for Effingham Lodge Farm

A further planning application has been submitted by Berkeley Homes to Guildford Borough Council (GBC) for a replacement Howard School for 1,600 pupils. Comments are invited by 12th September. These can be made through the planning portal at <https://www.guildford.gov.uk/> or by email to planning.enquiries@guildford.gov.uk and must include your name and address. The planning application reference is 25/P/01128 and the QR code on the front page will take you to the application on Guildford's website.

In addition to making direct representations to Guildford, residents can also let the Committee know their views by emailing info@effinghamresidents.org.uk.

This is the third planning application that Berkeley Homes has submitted for a replacement school, and is being submitted now to avoid a key earlier approval expiring on 15 September 2025. Residents may recall that this scheme was first proposed in 2014 and a long planning history has followed, the main applications are detailed below.

- In 2014 Berkeley Homes submitted an outline planning application for the erection of a replacement Howard of Effingham for up to 2,000 pupils on Effingham Lodge Farm (the other side of Lower Road) to be funded by 295 dwellings – 258 on the current school site and part of Effingham Lodge Farm and full permission for the erection of 37 dwellings at Brown's Field, Brown's Lane, Effingham. This was refused by GBC but approved at Appeal on 21st March 2018. So called Reserved Matters (detailed) applications would be required for the 258 dwellings and the school.
- Reserved Matters applications for full permission were approved for the replacement school on 20 January 2020, 159 dwellings on Effingham Lodge Farm on 18 February 2020 and the nursery school and caretaker's lodge on 15 April 2020.
- A second Reserved Matters application for a replacement 2,000 pupil school with a downgraded specification was submitted in November 2021 on the basis that the original specification was no longer financially viable. This was approved on 21st March 2021.
- In June 2021 Berkeley Homes claimed that the scheme was still not financially viable (despite the downgrading of the specification of the school). It submitted a full planning application for 110 houses on Effingham Lodge Farm that was outside the original agreed site and an outline application for 4 self-build houses at 408/410 Lower Road. This was approved at appeal on 28 November 2022.
- In June 2023 a second reserved matters was submitted for the 99 houses on the existing school site which was approved on 1 September 2023.

Having had all the necessary Reserved Matters applications agreed it should have been possible for Berkeley Homes to start building. However, they have not progressed on most of the pre-build planning conditions and the project seemed to be in limbo. Then on July 2024, the Chief Executive Officer of The Howard Partnership Trust wrote to parents and students informing them the planned school had become “economically undeliverable” and as the “predicted future demand for school places in the area has decreased” the replacement school would maintain the current student size of 1,600 pupils. The current planning application follows that statement.

EFFRA Committee's View of Current Planning Application for Replacement School

Berkeley Homes and The Howard Trust held a Consultation Meeting with members of Effingham Parish Council and EFFRA in late January 2025 when the draft plans of the smaller school were shown. Both organisations raised similar concerns about the plans at the meeting and subsequent to it, but no changes have been made in the final submitted plans to reflect their concerns.

In summary the EFFRA Committee's views are:

- Whilst a smaller school will have a lower adverse effect on the Conservation Area and bring less traffic into the village, we are concerned that the lack of a new secondary school for the Wisley Development of 1,800 homes might have an adverse impact on places at The Howard School for children from Effingham and Bookham.

Follow us at: www.effinghamresidents.org.uk 

- The school building design is not inspiring, consisting of a “village” of connected separate buildings with no atrium. The plans show long, narrow corridors, which we understand cause problems at the current school.
- The Callum Centre for autistic children (in a separate building with its own outside space) was a factor in the approval of the original scheme, but is no longer to be built. Instead, a small unit for SEN children is to be located on the first floor of the main school building near the Sports Hall with no dedicated access to outside space. We question the suitability of this.
- The Committee’s biggest concern is that the only access to the car drop off and pick up area for parents will be directly from the Lower Road close to the Vineries Garden Centre. As we said at the January consultation meeting, we think this will lead to numerous cars queuing on Lower Road to access the car park from both directions and cars having to cross the line of traffic to exit. This will cause considerable traffic congestion and will give rise to serious safety issues if children leave the queuing cars and cross the road to get to school. A benefit of the original application which contributed to its approval was that all school access would be from the new spine link road running through the site.

From the beginning of this long and unfortunate saga, EFFRA believes it has reflected the views of the vast majority of Effingham residents that a replacement school should be funded by public money and not by using high quality Green Belt agricultural land to build a large development of densely packed dwellings. It is widely felt that this development will be out of keeping with the character of our village and cannot be supported by the current roads and other infrastructure. We have also been concerned about the financial viability of this ambitious scheme which has been borne out by the lack of progress. Since 2014 two generations of children been schooled in buildings that have deteriorated due to lack of maintenance. Even if this application is approved there is still no guarantee the new school will actually be delivered.

KGV Hall and Playing Fields

The KGV Hall and Playing Fields are run by a small charity, the Effingham Village Recreational Trust (EVRT), whose sole trustee is currently Effingham Parish Council (EPC) and an Executive Board of local volunteer residents. The KGV is reliant on income from its user groups, events, ad hoc grants and from an annual grant from EPC. Income for the EPC grant is generated from the Precept included in the Council Tax paid by Effingham residents to GBC.

Recently EVRT has submitted two planning applications to GBC to improve the current recreational facilities at the KGV and make them more accessible. The cost will be funded from public grants. Disappointingly, Surrey County Council Highways and Environmental Health have responded with expensive demands more fitting of a commercial development. It is hoped they will listen to representations and reconsider their requirements for these applications from a small self funded charity.

Proposed Unitary Authority

In 2026 Surrey County Council and all borough and district councils in Surrey (including Guildford Borough Council) will be abolished and replaced by a single unitary authority or more likely two or three unitary authorities. There is no consensus between the current councils on what should replace them. A public consultation has been held and just ended. The Government is expected to make the decision of the unitary structure to replace the current councils by the end of 2025. Legislation will then be passed to allow the changes and elections for new shadow unitary councils are scheduled for May 2026, with a view for the new councils to start in May 2027. EFFRA is concerned about the process of introducing the new structure and the likely lack of local representation, although unlike many other local villages, Effingham is fortunate in having a Parish Council which will be able to make representations.

Effingham is fortunate in having two charities and one industrial and provident society that offer help to Effingham residents. Perhaps you would benefit from help from these organisations or know someone who would?

Henry Smith Charity

Charity no:237703

The Henry Smith Charity in Effingham makes small grants to residents who are in need and who live within the boundaries of the civil parish of Effingham.

It is a small part of a large national charity called The Henry Smith Foundation that has sought to alleviate poverty and social disadvantage since 1628. In 2024

it distributed £61 million in funding. Henry Smith, its founder, was a successful businessman and moneylender who was born in Wandsworth in 1549. Having no children and a highly developed social conscience he left his large fortune to a charitable trust to support people facing hardship. In his Will twenty parishes in outer London, Surrey and Sussex (which included Effingham) were selected to receive annual grants. Legend has it that Henry Smith dressed as a tramp, walked around different areas and chose the parishes where people were charitable to him.

Four trustees who are local residents administer the charity in Effingham for the Parish Council. We have a small fund to administer each year which is usually for a specific purpose or items and given for young people or older persons. If you are in need of help or know someone who is, please contact Jon Short, Clerk to Effingham Parish Council. 3, Home Barn Court, the Street, Effingham, KT24 5LG Tel. 01372 454911 or email: parish.clerk@effinghamparishcouncil.gov.uk



Effingham Housing Association

A company registered in England & Wales as an Industrial and provident Society.Reg. no: IP17008R

The Effingham Housing Association (Reg. no: IP17008R) owns and manages two historic properties at Crossways and Rose Cottage on The Street. They provide 16 self-contained flats specifically for people of retirement age with close connections to Effingham. The Association was founded in 1965 after the purchase of Crossways by local residents, including Sir Barnes Wallis, to prevent it being demolished by the Council in a proposed road widening scheme.

For more information contact Brendan Kelly at:

Tenancyapplications@effinghamhousingassociation.org.uk or phone 01372 450951

The Bookhams, Fetcham and Effingham Nursing Association Trust

Charity Commission Registration number 265962

The Trust makes grants towards the cost of providing help to children and adults who require items or services such as nursing, medical or therapeutic aids, transport or respite care not available through the NHS or Social Services. The recipient must live in one of these villages. Examples of recent grants include special pushchair and adapted car seat for two children and a sleeping support for an elderly person.

The charity derives from a local nursing charity set up in 1904 which became the Bookham, Fetcham and Effingham Nursing Association in 1933. In the days before the National Health Service (NHS) many local nursing associations were established. They provided nursing care when needed and were funded by small annual subscriptions by members and donations. Following the establishment of the NHS in 1948 the assets of the Association (including a bungalow in Bookham) were sold and the proceeds invested and used to supplement NHS services. Requests for an application form to the secretary at bfande.nat@gmail.com

Thank you to the following local businesses for supporting EFFRA.

Find out more about them by clicking their adverts at www.effinghamresidents.org.uk

Bevan's - Fine Foods & Butchery

Cedar Nursery

Effingham Golf Club

Elizabeth Hunt & Associates

Fetcham Park

Layla's Coffee Shop

MPS Garden Machinery

Parker and Son

The Bakery

The Vineries Garden Centre

Village Supermarket

Effingham Residents Association

EFFRA, c/o King George V Hall, Browns Ln, Effingham, Surrey KT24 5ND

Follow us at: www.effinghamresidents.org.uk



email:info@effinghamresidents.org.uk