

FAO: Vivien White
EFFRA Chairman
c/o King George V Hall
Browns Lane
Effingham
Leatherhead
KT24 5ND

26th March 2026

Dear Vivien,

HOWARD OF EFFINGHAM SCHOOL AND LODGE FARM PLANNING UPDATE (MARCH 2026)

It is with great regret that we have withdrawn our current planning applications in relation to new homes in Effingham, including the plans for the new Howard of Effingham School.

As you know, we have worked to bring this site forward for over 12 years. However rising economic and regulatory pressures mean that our plans to deliver this scheme are no longer financially viable.

The Howard of Effingham School has of course been informed and has been updating staff and parents today. We understand how deeply disappointing this news will be for them and the wider school community, who have been outstanding and highly constructive partners throughout the time we have been trying to bring this site through planning and into delivery.

We are committed to bringing forward a viable scheme for our own site in Effingham, and we will continue to explore how development can still support positive outcomes for the community.

I appreciate this is not the news you would have hoped for nor expected following our meeting last month. We will be in touch on our next steps as soon as possible, and will continue to keep you up to date. If you would like to arrange a meeting in the meantime to discuss this, please do let us know.

Yours sincerely,



Robert Packham MRICS
Land Director