



EFFRA NEWSLETTER

Effingham Residents Association

Issue 21

Summer 2026

As we go to print, the sun is beating down from a cloudless sky and the KGV (pictured) has never looked so dry.

In this edition, we have a major planning application to report – a proposed care home on Effingham Common Road at the entrance to the village and an update on Berkeley Homes' latest intentions in the ongoing saga.

Having finally decided it is not financially viable to build the school they will now try and use the new Grey Belt rules to instead build 600 dwellings on the land they own on Effingham Lodge Farm. Will these applications be decided by the retiring Guildford Borough Council or the new West Surrey Council which takes over in April 2027.....?

And yet not everything is doom and gloom. The recent application by Aster Homes for 37 houses in Orestan Lane, to which many residents objected along with EFFRA and the Parish Council, has been decisively rejected. Residents also had an important role in resisting Berkeley Homes' original plans and we believe the even more inappropriate scheme they are now proposing can be successfully resisted.



In this edition you'll also find news of the new Barnes Wallis Memorial Garden planned on The Street, Heritage Open Day on 12th September and of course our next Litter Pick. We now have the Picks only twice a year, not because of lack of interest, but simply because there's not enough litter for three times a year. So there is plenty to be positive about in our village.

And by the time you read this, it should have rained.....

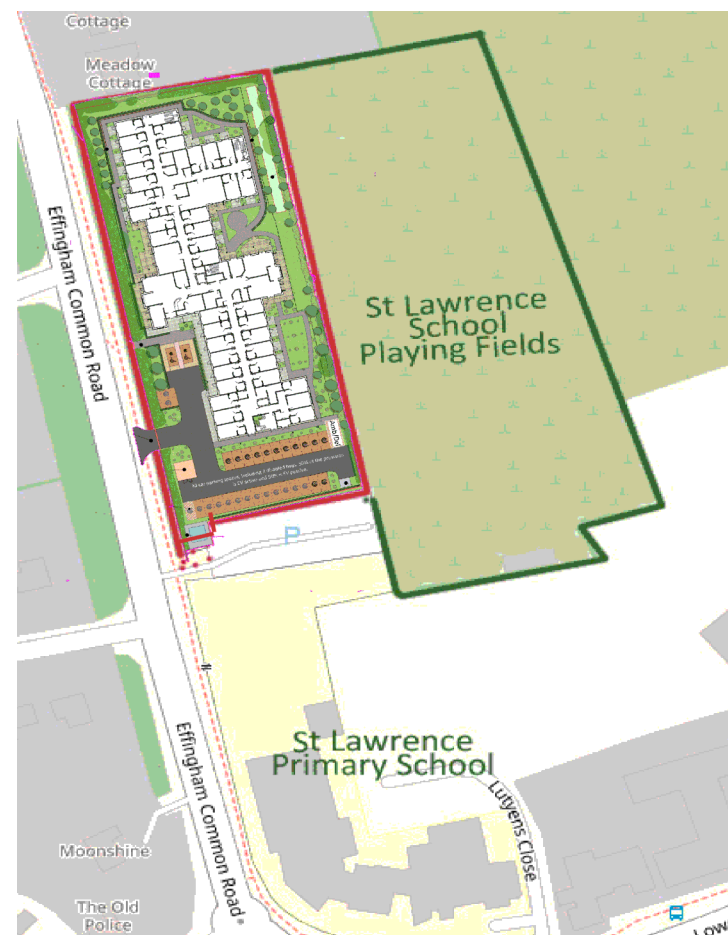
Application submitted to build Care Home on Lyons Field on Effingham Common Road at entrance to village

A planning application has been submitted to build a 72 room, 7.8 metres high care home on the Green Belt field adjacent to St Lawrence Primary School's Playing Field on Effingham Common Road. EFFRA has major concerns about this proposal due to the harm it would cause to the village and the effect it would have on St Lawrence Primary School.

Aspire LPP, a private company that sources, designs, and develops bespoke care and residential properties nationwide, has now submitted a planning application for a new care home for high dependency elderly adults. It previously carried out an online public consultation and gave a presentation before the Parish Council meeting on 30th June.

The planning application for the proposed development is now on the Guildford Borough Council website under application reference 26/P/01014 *Outline application for the construction of a care home (Use Class C2) with associated access, parking, landscaping, plant and site infrastructure. Land East of Effingham Common Road, KT24 5JH*

The EFFRA Committee believes that this is an inappropriate location for a care home of such size, scale and mass. The location is on a main access road to the village and Conservation Area and is less than 60 metres from St Lawrence Primary School buildings. The proposed building will be adjacent to, and overlook, the school's playing fields.



Proposed Care Home marked with red boundary.
Base map © OpenStreetMap

We believe it would:

- Cause harm to the character of the village and Conservation Area by its mass, height and size. The building is proposed to be 92.5 metres in length, 7.8 metres in height and cover most of the field. Because of its scale and height it would change the rural character of the village, which is protected by the Conservation Area status and Local Plan, to a more urban character.

- Increase traffic congestion both before and after construction on what is already a very busy road with previous documented safety issues related to the school. The proposed access will be next to the entrance for the school, opposite Leewood Way and 90 metres from the crossing point to the school at the roundabout. This will place four competing access points within 50m of the school crossing, including emergency access for ambulances. This is inappropriate and unsafe.

- Have a harmful effect on St Lawrence Primary School and the pupils attending it:
 1. During construction – The build out of the care home will be noisy and disruptive. It will involve heavy piling works and construction traffic at a narrow entrance to the village. Use of the school playing field will be badly affected.
 2. Once completed – There will be ongoing noise issues because of the proximity of the care home buildings (and the associated electrical and mechanical machinery) to the playing field.
 3. There will also be safeguarding issues from a high dependency care home overlooking children in the playing fields. St. Lawrence has invested significantly in fencing to screen the school from external viewing. It is not appropriate to situate a 2 story building with balconies overlooking the school grounds.

- Put additional parking pressure on surrounding streets.

The closing dates for comments is Friday 4th September. For how to comment see back page.

Berkeley Homes to apply for 600 dwellings on Effingham Lodge Farm



Residents will be aware that Berkeley Homes is proposing to apply to build 600 dwellings on Effingham Lodge Farm (land north of Lower Road). Earlier this year, Berkeley Homes cited rising economic and regulatory pressures to withdraw from a scheme to rebuild The Howard School with enabling development of 405 homes on Effingham Lodge Farm and two other sites.

The company held a webinar on 16th July and submitted an Environmental Impact Assessment Scoping Report putting forward its proposal for the scope and level of detail required in the Environmental Statement it has to submit. Both EFFRA and Effingham Parish Council submitted objections as they believe it will not give GBC sufficient reliable information to fully understand the environmental effects of the proposed scheme.

Parish Council and EFFRA representatives met with Berkeley Homes representatives on 27th July at a meeting attended by Guildford Borough Council's Director of Planning Development. A Summary of Points raised by both Effingham organisations and Berkeley Homes' responses has been posted on both the Parish Council and EFFRA websites.

It is understood that Berkeley Homes intend to submit a planning application in the autumn of 2026.

EFFRA will keep residents updated on its website

<https://effinghamresidents.org.uk/latest-news>

Residents can subscribe to the website's news blog to ensure they do not miss a website post.

Follow us at: <https://effinghamresidents.org.uk> and our related Facebook page





Effingham & Little Bookham Heritage Open Day on Saturday 12th September heritage open days

Six historic properties in Effingham and Little Bookham will open with special displays explaining their historical significance. A special exhibition on 100 years of Bookhams' history is to be held at the Manor Farm Tithe Barn. For details see the leaflet delivered with this Newsletter.



The next community Litter Pick is on Saturday 14th November.

Come and join us and meet other residents and make a difference to the community!

We meet at 1.45pm at the KGV where suitable equipment will be provided. Followed by refreshments in the KGV Village Room.

Barnes Wallis Memorial Garden

EFFRA has approval from Surrey County Council and a grant of £5,000 to convert the Village Orchard Garden on The Street to a Barnes Wallis Memorial Garden to commemorate our former illustrious resident. We will be working with The Gentlemen's Club with support from Effingham Parish Council to complete the garden in the autumn.

How to comment on Guildford Borough Council planning applications

You can comment using one of the following:

1. Direct on the GBC website by using the GBC planning portal [https://www.guildford.gov.uk/planning and search](https://www.guildford.gov.uk/planning-and-search) for the planning application by its reference numbers (eg 26/P/01014 for the care home application). Select the 'Comments' tab, then the option to Make a Comment. You will need to log in or register to make the comment.
2. By email to planningenquiries@guildford.gov.uk quoting the planning application reference number(s) and your name and address and objections.
3. 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 Enquiries,
Planning Department,
Millmead House, Millmead,
Guildford, Surrey, GU2 4BB

In each case you need to state that you are making an objection or supporting the application. GBC will publish your submission on their website with your name but will not publish your address.

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 Food and Butchery
Cedar Nursery
Effingham Golf Club
Elizabeth Hunt & Associates
Fetcham Park
Headliners
Layla's Coffee Shop

Loolabells
MPS Garden Machinery
Parker and Son
The Bakery
The Vineries Garden Centre
Village Supermarket

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