EFFRA NEWSLETTER

Effingham Residents Association

Issue 22 Autumn 2026

EFFINGHAM NEEDS YOU!

Berkeley Homes is now proposing to build **600 new homes** on the land known as Effingham Lodge Farm (ELF). Readers will recall the history of Berkeley Homes seeking to develop this site. Having refused to build the promised school, it is now seeking to maximise revenue and profit by **cramming as many houses as possible** into our village of **just over 1,000 dwellings**.

The plan below illustrates how the new development will look.



YOU have the chance to try and influence the outcome. But you need to submit your objection to Guildford Borough Council (GBC) **by 21st November**. We have explained how best to do this overleaf. We know the planning process is complex and therefore we have also given you some guidance on what you might choose to say.

We have not spoken to one resident who is in favour of this proposal and, if it is approved, our village life as we know it will disappear.

How to make an objection – there are 3 ways :

1. Via the GBC planning portal. Use the QR code to go direct to the planning application, click on "Comments" and then "Make a Comment". You will need to Log in to make a comment and register if you have not previously used the planning portal.
Or use the link below to the comments page to log in or register and then enter planning application number 26/P/01289 to make a comment.
https://www.guildford.gov.uk/commentonaplanningapplication

2. Send an email to planningenquiries@guildford.gov.uk quoting the planning application 26/P/01289 and provide your full name and full postal address with postcode.

3. Write a letter giving the planning application number, your full name and full postal address with postcode to:
Planning Enquiries,
Planning Department,
Guildford Borough Council,
Millmead House, Millmead,
Guildford GU2 4BB

The first method is preferred by GBC and most quickly appears on the portal.
An objection must say "I object", be based on material planning considerations and must not include offensive or inflammatory comments. Names will appear on the website, but addresses are screened out and not made public.

Objections are best written personally; there are some very good individual objections already posted, but possible planning grounds include:

- The land is Green Belt and cannot be classed as Grey Belt and available for development as claimed by Berkeley Homes. It is a continuation of the Green Belt that restricts the outward spread of Leatherhead, Fetcham and Bookham. The development would therefore be inappropriate development in the Green Belt. If the land were to be classed as Grey Belt it would need to meet extra requirements and I do not believe it does.
- 600 extra dwellings represent an increase of nearly 60% of the existing number of dwellings in Effingham. The site is directly opposite the Howard of Effingham School and accessed from already busy roads. The roads in the village and other infrastructures (including the Howard of Effingham School) cannot cope with such an increase. Public transport is poor in Effingham and the increase in vehicle traffic from this proposed development will be unsustainable.
- Effingham is a historic village with a protected Conservation Area. This development will be out of character with the village and will damage the Conservation Area which it will border.
- 300 affordable homes are inappropriate in a small village with few local jobs and poor transport links. It is contrary to Government Policy which is to build them in urban areas with good infrastructure.

REMEMBER – EVERY OBJECTION COUNTS!!!

EFFRA will provide updates on its website:
www.effinghamresidents.org.uk
and its Facebook page.
Why not subscribe to the free EFFRA news blogs?