

Berkeley Homes / Howard School Development

Notes of meeting of the Effingham / Berkeley Homes Liaison Group held 3rd October 2018 in the Parish Room.

Those present:

EPC – Cllrs Keith Cornwell, Ian Symes, Cliff Hackett & the Clerk.

GBC & EPC – Cllr Liz Hogger

EFFRA – Ian Smith, Diane Poole

Berkeley Homes – Neil Methven, Olivia Forsyth, Elliott Firth

Luke Bacon – MLM Highways consultants

1. Highways

Effingham representatives' comments on the MLM draft plan for The Street were discussed, following which LB inspected the site accompanied by KC.

Effingham comment

MLM action

i) Crossing point across The Street to the shops

Rather than a crossing point over the northern end of the grass island. LB suggested a pedestrian crossing point could be provided at the 'give-way' point, possibly building out the western footway a little into the parking area above the 'give way' lines.

MLM to include pedestrian crossing point across The Street at the 'give' way' point.

ii) Delete proposed crossing point south of the shops

It was felt that a crossing point here was necessary to serve the occupants of the new houses on Browns Field. However LB stated they would remove the build-out to avoid loss of parking space. It was expected that parking here would avoid the dropped kerb area, but no yellow lines would be necessary so loss of parking space would be minimised.

MLM to remove build-out associated with crossing point south of shops.

iii) Remove build-outs by shops service road

There was a concern about what was highways land here, and KC supplied a copy of a letter from landowners agreeing SCC had highway rights over the land. Bevans the butchers had confirmed they felt the build outs by their shop would be a severe inconvenience to delivery vehicles.

MLM will consider whether the kerb build-outs can be removed, and the dropped kerbs constructed without any build-outs.

iv) Concrete surround to South Lodge

Speaking on behalf of Effingham Housing Association, KC said that EHA would be prepared to sell that strip of land to Berkeley Homes to enable the footway to be wider. (As a charity, EHA could not donate the land for free.)

Acting on behalf of EHA, KC will discuss possible terms with OF of BH.

v) Tapered build-out on northern approach

There was concern that this should be grassed and should look a natural part of the street scene, and the footway may need re-routing to provide a less steep slope down to the new footway along South Lodge.

MLM will look to do this in the detailed design.

vi) Minimal loss of parking for the shops

LB stated he did not anticipate any yellow lines would be needed on The Street, but this would depend on SCC agreeing the detailed designs.

vii) Additional sites – Church Street

LB explained that dropped kerbs were included in the plans for this junction. LH requested that double yellow lines should be added at both corners to prevent parking obstructing sight lines here for children crossing to St Lawrence Primary School.

MLM to add double yellow lines on corners at Church Street / Lower Road junction.

viii) Additional sites – Browns Lane

This point was noted, but development at Browns Field is some years away and the issue will be sorted out then.

Next Steps

LB explained that MLM will produce detailed design plans for submission to SCC as a S278 application. If SCC are content there may be no need for a meeting between MLM and SCC. LB agreed that Effingham representatives could see the design plans before submission to SCC, and could be present at a meeting with SCC if one was necessary.

MLM to prepare detailed design plans and provide to Effingham representatives for comment before submission to SCC.

2. Residential proposals for Effingham Lodge Farm site

BH provided provisional plans for the residential element of ELF. The number of homes proposed is as in the outline planning permission, plus four additional new build homes replacing the two detached houses on Lower Road which were outside the site boundary. (These houses are now boarded up.)

The housing mix on this site has not yet been decided, since the financial viability balance of the whole site is under discussion with GBC. There is currently a £5 million shortfall in funding for the new school which needs to be taken into account if this cannot be reduced in discussion with the Howard School about school design.

The provisional elevations of the different housing types were presented, and the location of the affordable homes discussed. BH aim to meet the parking standards in the Effingham Neighbourhood Plan.

3. Reserved matters application for the new Howard School

BH confirmed that the this application has not yet been submitted, since the cost of the new school was a matter of concern. There is a funding deficit of £5 million for the build costs of the current design. The design has been modified since the Design Panel Review, with the footprint reduced, the school moved further away from the eastern boundary, the main entrance moved to

the south of the western elevation, and the 'wings' closed off to provide two enclosed courtyards rather than being open at the ends.

Car parking- BH confirmed that the number of car park spaces is the same as in the plans given outline permission, including parking spaces for sixth-formers. **BH shared the concern of Effingham representatives that there appeared to be no drop-off spaces for parents, which could lead to unsafe drop-off/collection along Lower Road, and will discuss this further with the Howard School. [ACTION BH]**

The anticipated completion date for the new school is now July 2021.

4. Other matters

Section 106 funding for KGV: BH have not yet confirmed to GBC that they will pay the KGV contribution rather than building the improved facilities themselves. BH explained they are meeting with EVRT Trustees next week to discuss funding arrangements and timing in more detail.

Provision of hard copy plans: BH will provide Effingham Parish Council with full hard copies of all plans and documents when a reserved matters application is made, so that they will be available to all for viewing at the Parish Room.

Construction traffic:

DP pointed out there was a problem at the Effingham Junction railway bridge, where the road surface appeared to have subsided, and the impact of construction traffic might make the problem worse. BH stated they would do a photographic survey before work started, and would be expected by SCC to make good any damage from construction traffic, but any existing defects should be repaired first. DP will report the issue to SCC.

BH were reminded about their previous promise that all construction traffic should enter from the new access road from Effingham Common Road, and not from Lower Road, so that construction vehicles do not drive through the centre of the village over the mini-roundabouts. BH confirmed this would be done, and stated that the new access could be partially constructed with the agreement of SCC highways before reserved matters are agreed.

BH also confirmed that all parking associated with the development, e.g. for construction workers, would be within the Effingham Lodge Farm site and not on village roads.