



## Effingham Parish Council

### **Berkeley Homes / Howard of Effingham School proposals Housing Provision, Design Requirements and Section 106 Contributions**

Berkeley Homes and the Howard of Effingham School are preparing proposals for the Howard of Effingham School to be rebuilt on land at Effingham Lodge Farm, paid for by 'enabling development' of a significant number of new homes to be built on that site, on the site of the current Howard of Effingham School, and on Browns Field, within the Conservation Area on Guildford Road.

Effingham Parish Council reserves judgement on this proposed development. If a planning application were to be submitted by Berkeley Homes then the Parish Council would take a decision whether to support or oppose the application based on its planning merits, at the appropriate Parish Council meeting – these meetings are held monthly and in public. Without prejudice to any such future decision, and in accordance with best practice relating to proposed planning applications, Effingham Parish Council offers preliminary comments on housing provision and design requirements which should be taken into account as plans are prepared. The Parish Council believes funding for improvements to village services and facilities would need to be sought by way of Section 106 contributions from Berkeley Homes to offset the impact of a new school building, possibly with increased pupil numbers, and up to 300 additional homes in the centre of the village.

The Parish Council has recently completed a Housing Requirements Survey, as part of Neighbourhood Planning, with a 60% return rate. The survey concentrated on future housing requirements, highways and public transport, and Effingham services and facilities. A 'Summary of Responses' will shortly be available on the Parish Council website [www.effinghamparishcouncil.gov.uk](http://www.effinghamparishcouncil.gov.uk) which provides evidence in support of the Parish Council's suggestions.

#### **Housing provision**

The likely requirements of current Effingham residents for additional homes in the village during the next 15 years will be set out in the 'Summary of Responses' from Effingham's Housing Requirements Survey. Current households were asked to consider their requirement for separate homes in Effingham in terms of size, type and tenure. New homes built as part of the Berkeley Homes proposals should include provision for the likely future requirements of current Effingham residents as indicated by this Survey.

#### **Design Requirements**

- **Vehicle access to new Howard School.** Road access must be designed to divert school traffic (both coming and going) away from the roads in the centre of the village in the area of St Lawrence Primary School, particularly the western end of Lower Road and Church Street. Vehicles must be discouraged from using the narrow village roads including Church Street, Browns Lane and The Street.
- **Parking provision and 'drop-off' space at a new Howard School.** There must be sufficient parking on the new Howard site to accommodate sixth-form pupils' parking requirements as well as staff and

visitors, together with safe space on site for drop-off and pick-up by both private cars and coaches. Consideration should be given to incorporating a drop-off for St Lawrence School within the scheme.

- **Design of new housing** must respect the character of the village and the Conservation Area, including the proximity of listed buildings and the openness and semi-rural nature of Effingham. Particular attention must be given to any housing proposed for Browns Field, which is within the Conservation Area and adjacent to Listed Buildings.
- **Parking provision for housing.** The maximum possible parking provision should be made for all new homes, recognising the likely high level of car ownership of residents because of inadequate public transport in Effingham.
- **Green gap between villages.** In the layout for development on Effingham Lodge Farm care should be taken to maintain the strategic green gap between Effingham and Little Bookham along Lower Road.

## Section 106 Contributions

### Highways and Public Transport

The following would be considered essential for both school and housing proposals:

- **Improved bus services**, to include a 'shuttle bus' service between the village and Effingham Junction Station at peak times for both commuters and school journeys.
- **Safe cycle routes** There is a joint cycle way/footway from Bookham on the south side of Lower Road, and a cycle way from East Horsley which comes out into Orestan Lane from the west. Both these routes need to be made safer for the new school location. A safe cycle route, separated from traffic, along Effingham Common Road to Effingham Junction station should be provided.
- **Pedestrian routes.** Safe pedestrian routes in the centre of Effingham need to be provided as part of this development, in particular, a safe crossing facility across The Street to the village shops.
- **Traffic light-controlled junction of the A246 and The Street/Beech Avenue.** Improvements here would help control the significant tail-backs at these lights during school times, especially from the East Horsley direction, and improve traffic flow. The provision of a right-filter light for traffic from the west wanting to turn right into Beech Avenue might reduce delays for school traffic.
- **The junction of Howard Road (the northern section of Effingham Common Road) and Forest Road**, near Effingham Junction Station. Improvements are needed to ameliorate significant tail-backs here at peak times. (Measurements of traffic flow along Effingham Common Road must be taken during school term times.)

### Education

Primary school contributions from new housing should benefit St Lawrence Primary School in Effingham, allowing them to improve their facilities as necessary to ensure all Effingham children have access to a place at this school. There needs to be clarification about the implications of the recent decision for St Lawrence to become an academy and part of the Howard Partnership Trust.

### Community Facilities / Open Space

The King George V Hall and Fields, immediately south of the current Howard site, provides a village hall and significant recreational facilities for Effingham, which would be under severe pressure from additional homes. The facilities are run by a charity, Effingham Village Recreation Trust (EVRT), for which the Parish Council is the Custodian Trustee. The fields are used for rugby, cricket, football and tennis, and informal activities such as walking and jogging, and there are well-equipped playground areas. The

Hall is used by numerous village clubs, in the evenings and at weekends, and a pre-school during the day, and the building includes two clubrooms with bars which provide both a general social club for village residents and a facility for the rugby club.

The current hall building is in poor condition: it is increasingly expensive to maintain and is energy-inefficient. The building needs redevelopment to improve accessibility and upgrade the facilities so that it can better fulfil its role as the village's community hub. In addition there is already an urgent need for an extra meeting room in the village, with archive space so it could also act as a Heritage Centre for the thriving local history society.

- **KGV Hall redevelopment.** The EVRT Trustees, supported by the Parish Council, are working to provide a community-based centre with facilities for all age groups. The best use of community facilities / open space s106 contributions would be either to provide funding towards a rebuild of the Hall, or for Berkeley Homes to rebuild it for the village. EVRT and the Parish Council would also seek additional sources of funding to provide enhanced facilities.

## Health services

There is no GP practice in the village. Effingham residents currently attend one of three GP practices:

- East Horsley Medical Centre (Guildford and Waverley CCG)
- Fairfield Medical Centre, Bookham (Surrey Downs CCG)
- Eastwick Park Medical Practice, Bookham (Surrey Downs CCG)

With inadequate bus services, most rely on private car, or lifts from friends or the voluntary car service, to get to their GP. Research has shown that early presentation of problems/symptoms combined with effective attendance for follow-up/referral results in the best and most cost-effective health outcomes. Moreover, poor proximity to and availability of primary health services such as GPs or phlebotomy is one of the strongest barriers to the above, and so small-scale, local, 'poly-clinics' offer considerable opportunities for both improved health and wellbeing, but also reductions in costs and pressures on services such as Emergency Departments.

Recent government reform of the NHS has created the new GP Commissioning Consortia who will be the major fund-holders and service commissioning groups, alongside specialist Third Sector organisations, to fund health services such as Minor Injuries Units, nurse practitioner-led clinics, health and care professional based specialties (e.g. phlebotomy and radiography), chiropodists, pharmacists, and physiotherapists.

- **Medical room within KGV Hall redevelopment.** In order to provide the maximum benefit of health service provision both to residents and in terms of value for money, it is recommended that a self-contained medical room, with toilet, washing facilities and a waiting area, could be provided as part of the KGV Hall rebuild to offer space for GP and Third Sector-commissioned services. This would enable visiting clinics and GPs to provide local health and care support services especially convenient for elderly and disabled residents, parents with young children and busy commuters who can experience time difficulties in accessing health services. It is also the aim to be able to host and provide facilities for other well-being services such as mental health support, relationship counselling, a base for Effingham's network of Community First Responders and Citizens Advice Bureau.