

Berkeley Homes / Howard of Effingham Joint Venture
Effingham Liaison Group
2.00pm, Wed 16 July 2014
Parish Room, 3 Home Barn Court, The Street, Effingham

Attendees

Cllr Pindar – Chair, Effingham Parish Council (EPC)
Cllr Hogger – Effingham Parish Council, Guildford Borough Council (EPC/GBC)
Cllr Lightfoot – Effingham Parish Council (EPC)
Katie Williams - Guildford Borough Council Planning Dept (GBC)
A.McPhillips – Berkeley Homes (BH)
David Gilcrest – Development Director (BH)
R.Barnfield – Howard of Effingham School (HoE)
Perry Stock - Effingham resident

Apologies

Cllr Moss - Effingham Parish Council
Greg Devine - Surrey Highways
Philip Davies - Effingham resident
Chris Dick - Effingham resident
Anne Persson - Howard of Effingham
C.Ritchie - Parish Clerk

1. Welcome & Introduction

Cllr Pindar (EPC), as Chair opened the meeting.
It was reaffirmed to all present and a statement given on the Without Prejudice status of the Liaison group. Without Prejudice status means that all liaison group discussions are considered to be separate from any EPC or EFFRA assessment of future planning applications and will have no impact on any decision of EPC regarding an application.

2. Minutes of Previous Meeting

Minutes approved with no corrections

3. Matters Arising

Nothing noted

4. Update on Proposals

A.McPhillips (BH) advised that the proposals, school size and housing numbers remain the same as previously. Cllr Hogger (EPC/GBC) requested a copy of the Transport Assessment and A.McPhillips confirmed this would be available now that it had been submitted to Council.

AMcP

Design and Layouts

The design of the school was discussed with a consensus from EPC and residents that the design needs to be softer in the environment and to offer a welcoming feel eg use of more glass.

It was suggested that the planning application should include drawings of the proposed new school which showed the representations of the proposed buildings, with heights indicated, from different vantage points including the proposed new road, Lower Road and neighbouring

houses. Effingham residents will need to be supplied with clear proposals on what the school might look like, despite this being submitted as an outline application without specific detail.

Concerns were raised about the car park, and how many staff would be at the new school. R.Barnfield (HoE) advised that it is estimated that there are 127 teachers and 80 support staff currently, and this is likely to increase by +25% with the proposed new development. Since the current plans show 225 spaces, there was concern that there would therefore be no space for 6th formers available in the car park. EPC highlighted the need for parking for 6th formers as well, and R.Barnfield (HoE) confirmed that this is their aim but flagged that SCC Highways parking standards may not allow that.

K.Williams (GBC) advised that there has to be a robust justification for more parking than parking standards allow. Cllr Lightfoot (EPC) suggested that extra grass/permeable parking could be incorporated.

SCC Highways and transport issues

Cllr Lightfoot (EPC) raised concerns about the need for mini roundabouts at the entrance and exit of the school car park in order to ease traffic flow.

Planning Application

The timescales for submission & scope of planning application remain the same and this is likely to be August 2014.

5. Consultation with Effingham Residents

A.McPhillips (BH) and R.Barnfield gave an overview of 12 July consultation drop in exhibition.

147 people attended, and 47 comment forms were completed. These showed approximately a 50/50 split for and against the proposals. The main issues raised were on highways, access to medical practice and the potential impact on and change in the nature of the village.

Cllr Hogger (EPC/GBC) asked where did the figure of 90% in favour of the proposal used on one of the displays, had been obtained. A.McPhillips (BH) advised that this was based on data from the previous exhibition in April.

P.Stock, Effingham resident, asked for clarification about the statement on the displays stating that the draft Local Plan, including the proposals for school and land, had been approved by Guildford Borough Council.

There was a discussion and review of consultation & communications with proposals for further consultation before planning application is submitted. A further evening consultation is scheduled for Fri 18 July.

P.Stock, Effingham resident, queried the BB98 information and formulae in working out required areas for the school design. Clarification on why the KGV playing fields are not included in the figures as the use of leasing/licensing for playing field land by schools is not unusual.

R.Barnfield (HoE) responded that this was dependent on whether this was for sole use and that provision of multi-use all-weather pitches may be useful for rental and for access for local clubs.

6. Update on Section 106 Contributions & Procedures

K.Williams (GBC) advised said that GBC comments on the s106 required contributions will be with Berkeley Homes end of the week, 19.7.14.

A.McPhillips (BH) pointed out that as no GBC calculator for s106 contributions exists, there would need to be negotiations on s106 after the planning application had been submitted, including viability assessment.

P.Stock, Effingham resident, asked how the surveyor to be used for costing is selected and A.McPhillips (BH) advised that BH use their own valuers and these include local estate agents. A report regarding very special circumstances and enabling will be submitted to accompany the s106 information.

7. AOB

Cllr Hogger (EPC/GBC) thanked A.McPhillips (BH) for the letter and information about the SANG, and asked for clarification on whether the suggested Grampian condition meant that houses could be built but could not be occupied until a car park was provided at the Effingham Common SANG? A.McPhillips (BH) confirmed this would be a possibility.

Cllr Hogger (EPC/GBC) advised that GBC have spent 5-6yrs attempting to identify a car parking site on the registered common without success so far. A.McPhillips (BH) advised that it is possible for car parks on common land to be approved, dependent on whether it interfered with commoners' rights. Providing a car park is within GBC's remit as the landowner of the Common. K.Williams (GBC) to investigate whether the proposed SANG in West Horsley will cover the Effingham Lodge development.

KW

8. Dates of Future Meetings

Liaison meeting - 2.00pm, Tuesday, 12 August 2014

Section 106 meeting to be scheduled as soon as possible once GBC have stated their requirements

KW/CR

Transport Meeting - date TBC in 2nd week of August (after BH meeting with SCC on 1 August)