

Berkeley Homes/Howard of Effingham Joint Venture Effingham Liaison Group

**10.45am – 1.15pm, Tuesday, 3 June 2014,
Parish Room, 3 Home Barn Court, the Street, Effingham KT24 5LG**

Attendees

Cllr Pindar – Chair, Effingham Parish Council (EPC)
Cllr Hogger – Effingham Parish Council, Guildford Borough Council (EPC/GBC)
Cllr Lightfoot – Effingham Parish Council (EPC)
T. Taylor – Guildford Borough Council Planning Dept (GBC)
K.Williams - Guildford Borough Council Planning Dept (GBC)
C.Dick – Effingham Residents' Association
P.Davies – Effingham resident
P.Stock – Effingham resident
A.McPhillips – Berkeley Homes (BH)
R.Barnfield – Howard of Effingham School (HoE)
A.Pershon – Howard of Effingham School (HoE)
C.Ritchie – Parish Clerk (EPC)

Apologies

Cllr Moss – Effingham Parish Council (EPC)

Introduction

Cllr Pindar (EPC), as Chair opened the meeting. The aims of the meeting as a liaison group were reaffirmed to all present and a statement given on the Without Prejudice status of the liaison group.

The aims of the liaison group are to discuss issues and proposals regarding the proposed joint venture between Berkeley Homes and the Howard of Effingham School to allow consideration and mitigation of any possible issues and areas of concern and to input to any Section 106 proposals on behalf of the village.

The Without Prejudice status means that all discussions taking place in the liaison group meetings are considered to be separate from any EPC assessment of future planning applications and will have no impact on the decision of EPC regarding an application.

Representation from GBC Planning department will attend all meetings to ensure that the planning application process is not compromised and the Parish Clerk to minute and make publically available all notes from liaison meetings.

CR

Planning Policy Context

Cllr Hogger (EPC/GBC) gave an overview of her understanding of current planning policy which would apply in this case, which was endorsed by T.Taylor (GBC), Guildford Planning Officer.

Guildford Borough Council is in the process of producing a new Local Plan which is at the draft stage and has not yet reached consultation, therefore currently the proposals in the draft plan can carry no weight in any planning applications. Final submission of the new Local Plan is currently expected to be March 2015.

This means that any planning applications submitted prior to this must be based on the existing Local Plan and NPPF regulations and this means that the site of the proposed joint venture should be considered in light of its greenbelt and Conservation Areas status. This further means that for the expected school and housing applications likely from Berkeley Homes and Howard of Effingham, all housing proposals must be justified as enabling development and school proposals must be able to demonstrate very special educational circumstances such as educational need.

T.Taylor (GBC) also advised that the proposed site is close to a SPA and under current regulations this cannot be mitigated against.

Proposal Update

A.McPhillips (BH) advised that work continues on the proposed joint venture with Howard of Effingham School. A planning application is likely to be submitted in 10 weeks' time in mid August 2014 and this will be an Outline application for all aspects apart from those areas within the Conversation Area, which require a full application. The consultation period will be 16 weeks due to the Environmental Impact Assessment requirements.

Final proposals on both the housing and school plans remain unavailable as work is continuing to refine these following the drop in exhibition session held in April. However A.McPhillips (BH) did confirm that plans to make housing more rural rather than urban in design were being worked on and that the expected number of new houses will be between 290-300.

R.Barnfield (HoE) advised that plans will be for a school to cater for up to 2000 pupils which includes a 24 place specialist autistic unit and a sixth form of 400 pupils. The specialist autistic unit will form part of the planning application but is to be funded by the Local Authority and a private donation. The school size is expected to be 15,500sqm, with 460sqm for the autistic centre.

R.Barnfield (HoE) and A.McPhillips (BH) also introduced a new proposal to re-house and rebuild St Lawrence Primary School, possibly on a new location within the proposed new HoE site. This would allow the two schools to share facilities and benefit from economies of scale, but would also require further enabling housing development on the current St Lawrence School site. There was no firm information on the number of proposed houses as it was advised this was a proposal in its very early stages and further information may be available in by mid June. This proposal may also be included in the Outline planning application in August.

Parish Councillors and residents expressed concern at the previous lack of information and consultation on this proposal.

Educational Need

Cllr Hogger (EPC/GBC) asked for an overview of the assessment of educational need for a new school.

R.Barnfield (HoE) advised that discussions on proposals for a new school had been held with Surrey County Council (SCC) educational planners and SCC had confirmed that they did not forecast or envisage any basic educational need in the area as currently other local secondary schools have unfilled capacity. This means there will be no SCC funding for a proposed new HoE school.

The justification of very special educational needs will be based on two arguments:

1. That the present accommodation is no longer fit for purpose and a formal assessment has been carried out that proves this. A draft report on this is in preparation.

R.Barnfield (HoE) confirmed that this assessment was carried out by the school itself and not by an independent body. Cllr Pindar (EPC) requested a copy of this report. **RB**

2. That the school is currently over-subscribed due to the size of the current catchment area and with the proposed increase in housing within Effingham, demand will therefore increase.

R.Barnfield (HoE) advised that the school did not wish to request a change to their catchment area therefore the only option was to increase in size. It was confirmed strongly that any new development at Wisley Airfield would not be included in the catchment area.

P.Stock (Effingham resident) asked how educational demand was currently forecast and whether gravitational modelling was used, whether possible housing development at East and West Horsley and Bookham were included and whether the proposed new secondary school at Cobham had been factored in. R.Barnfield (HoE) confirmed that these factors are not currently considered.

T.Taylor (GBC) confirmed that all submission and arguments will be carefully scrutinised under current Local Plan and NPPF regulations.

Highways Considerations

A.McPhillips (BH) advised that initial discussions with SCC Highways have taken place on traffic survey methods and that nine junctions had been surveyed in December 2013. This survey resulted in only two junctions being flagged as being of concern; the A246 crossroads at the junction of The Street/Beech Avenue/Guildford Road and the Effingham Common

Road / Forest Road junction by Effingham Junction station. On the A246 junction, there was a preliminary proposal for an upgraded traffic light system (MOVA) able to respond to volume of traffic movements.

Concern was expressed at the timings of these surveys which were believed to have been carried out during school holidays and close to Christmas which would have an impact on traffic volumes. A.McPhillips (BH) commented that the dates used had been agreed with SCC, but agreed to check dates of survey and, if necessary, carry out a further survey before the summer holidays.

A.McP

A.McPhillips (BH) advised that a transport assessment will also be carried out by Glanvilles, an external consultant and EPC asked for involvement in this process. A number of transport issues exist in the village which BH are currently unaware of and which SCC have not asked to be investigated as part of an assessment such as safe pedestrian routes, traffic management such as roundabouts, and parking. Cllr Hogger (EPC/GBC) pointed out that a phase of the A246 traffic lights to allow safe right hand turns into Beech Avenue had been on SCC's list for many years, and there was also a need for a pedestrian phase at those lights. In addition, it was appropriate to consider ways of making The Street safer for pedestrians and easier to cross, since all of the proposed new homes would be on the other side of The Street from the shops. It was confirmed that BH have no plans to include public transport improvements. BH to discuss traffic and highways infrastructure issues with Effingham Liaison representatives.

A.McP

P.Davies (Effingham resident) and Cllr Lightfoot (EPC) flagged the need to include a separate traffic assessment on the construction phase of the proposal and its impact volumes of HGV vehicles and how routes will be planned to take account of the many weight restricted roads within the village.

A.McP

Development Design & Layout Proposals

Revised proposals and drawings for the Browns Field site were discussed. A.McPhillips (BH) advised that a less urban approach was being prepared to include a more rural housing design, private drives, courtyards and tile hanging. A detailed pre-application will be with GBC Planning soon for discussion.

Cllr Lightfoot (EPC) asked that the consideration was given to ensure the site did not appear as a private development and that more open access and open spaces would make it feel part of the village.

Cllr Hogger (EPC/GBC) requested the inclusion of an informal pedestrian route sited through the tree buffer zone along The Street which would increase access to the village and make this more of a community space and address the issue of inclusion as part of the village. Safe routes to the village shops from the site is also considered an important factor.

Consultation

A.McPhillips (BH) advised that 222 people had attended the recent drop in exhibition held at the KGV Hall in April and 150 written responses had been received. A summary of results

from the responses was circulated. EPC and Effingham residents pointed out that many attendees and respondents were from outside the village.

EPC and Effingham residents expressed grave concerns on both the promotion of the drop in exhibition within the village and the format of the feedback form used. The lack of leaflets by Berkeley Homes to all residents and the use of small posters just 5 days before the event was inadequate. The questions used on the feedback form were felt to offer no option but a favourable response in statistical terms leaving any comments on issues purely within the free text section. This means that at first glance the statistics paint a contradictory picture to the strong feelings from residents on possible issues with the proposals.

A.McPhillips (BH) committed to a second consultation event on 12 July 2014 (date to be confirmed) prior to the submission of planning permission and confirmed that BH will leaflet drop every property in the village. It was also confirmed that a revised feedback form would be used for the second consultation taking into account the issues and suggestions raised in correspondence from C.Dick (Effingham resident & ERA). **A.McP**

EPC emphasised that this will be particularly important given the proposed new plans for St Lawrence school and that this factor must be given high profile in any communications.

Section 106 Considerations

Cllr Pindar advised that a Without Prejudice letter had been sent to GBC Planning on Section 106 Considerations in April. EPC consider that a proposal of 300 additional homes within the village must offer substantial benefits to the village community and that this is a separate consideration to the rebuilding of the school.

EPC would like to be constructively involved with discussion on Section 106 contributions and priorities with both GBC and BH and that community infrastructure is of key interest.

A.McPhillips (BH) advised that there could be no discussion on this area until the pre-application meeting with GBC due w/c 9 June had taken place. He did state that any contributions would be unlikely to be large enough to fund eg a rebuild of KGV hall given the funding required for the school; however EPC emphasised that the village would need the usual contributions to community infrastructure given that 300 homes were proposed – a 30% increase in the size of the village. EPC requested that discussions on this area be started as soon as possible after the pre-application meeting.

Pre-Application Process

Cllr Hogger (EPC/GBC) advised that EPC and Effingham residents have formed working groups to identify issues and come up with proposals under the headings, Design and Environment, Highways and Transport, and Section 106 for community infrastructure. It was requested that representation from these groups be included in the pre-application process, to include the relevant GBC and SCC officers as appropriate..

A.McPhillips (BH) & R.Barnfield (HoE) agreed to meet the working groups to have initial discussions on Highways and Transport, and Section 106. Design and Environment would

be discussed at the next meeting of the Liaison group proposed for 20 June subject to confirmation by GBC.

Parish Clerk to arrange working group meetings with appropriate attendees for w/c 16 June.
CR

T.Taylor (GBC) advised that this was a satisfactory process although the timescales for pre-application process had been left particularly tight.

Date of Next meeting

Subject to confirmation by T.Taylor, GBC

10.30am, Friday, 20 June 2014

Parish Room, 3 Home Barn Court, The Street, Effingham

Please note that parking is outside the courtyard on The Street.