

# Effingham Parish Council



To all Councillors

Publication date: 28<sup>th</sup> April 2021

## I HEREBY GIVE YOU NOTICE

that The Annual Meeting of Effingham Parish Council will be held  
on Tuesday 4<sup>th</sup> May 2021 at 8pm.

All members of the Council are hereby summoned for the purpose of considering  
and resolving upon the business to be transacted at the meeting, as set out  
hereunder.

Members of the public are welcome to join and observe. At the Chairman's discretion they may be invited to speak during any item. Additionally, at the beginning of the meeting under 'Matters raised by Effingham organisations and residents', members of the public may address the Parish Council for up to two minutes each on matters within the Parish Council's scope. (115/21)

To do this, please give details to the Clerk as below, **BEFORE THE MEETING.**

Jon Short, Clerk and Responsible Financial Officer

A handwritten signature in black ink, appearing to read 'Jon Short', is written over a light blue horizontal line.

To join an EPC virtual meeting, you will need to use Zoom software.

For this specific meeting, please use the following loggins:

Meeting ID: 813 5317 5871

Passcode: 278642

<https://zoom.us/>

For the purpose of this virtual meeting, the Council will be recording the proceedings.

## BUSINESS TO BE DONE

092/21	To ELECT the chairman for the forthcoming year.
093/21	To ELECT the vice-chairman for the forthcoming year.
094/21	SIGNING of the declaration of acceptance of office. (2021/22) Chairman & Vice-Chairman to sign.

<b>095/21</b>	To <b>RECEIVE</b> Apologies For Absence:
<b>096/21</b>	To <b>REVIEW</b> The Register Of Interests & Other Interests Affecting this Agenda:
<b>097/21</b>	To <b>CONFIRM</b> The Minutes of the previous meeting of 30 <sup>th</sup> March 2021. (Ordinary Meeting of the PC)
<b>098/21</b>	To <b>CONSIDER</b> any matters arising from the Minutes not otherwise on the Agenda, along with noting decisions made between parish council meetings:
<b>098/21a</b>	<u>Clerk statement:</u> Clerk statement on minute 066a/21 from the Parish Council meeting of 30.03.2021. (decision to suspend standing order 12e from Draft Minutes section)  =====
<b>098/21b</b>	<u>Planning decisions made between parish council meetings:</u>
<b>21/P/00239</b>	<b>36 Leewood Way, Effingham Leatherhead. KT24 5JN</b> Proposed rear ground floor extension, new roof enlargement including a gable end enlargement and rear dormer with Juliet balcony and changes to fenestration following demolition of conservatory. <b>(decision was no comment)</b>
<b>21/P/00266</b>	<b>Lyncombe, Dirtham Lane, Effingham, L/head. KT24 5SD</b> Proposed single storey, front, side and rear additions following demolition of existing single storey front, side and rear additions. <b>(decision was no comment)</b>
<b>21/P/00428</b>	<b>Howard of Effingham School, Lower Road, Effingham. KT24 5JR</b> Reserved matters application pursuant to outline permission 14/P/02109 approved on the 21.03.2018, to consider appearance, landscaping, layout and scale in respect of the erection of 99 dwellings. <b>(decision was to make a statement see appendix 3)</b>
<b>21/P/00548</b>	<b>Sorrel, Lower Farm Road, Effingham, Leatherhead. KT24 5JL</b> Single storey rear extension <b>(decision was to make an objection see appendix 3)</b>  =====
<b>098/21c</b>	To <b>ACKNOWLEDGE</b> a decision made by email exchange, to obtain professional planning advice regarding elements of the Berkeley Homes / Howard of Effingham proposed development. (£600)

## GOVERNANCE

	<b>Items relating to governance:</b>
<b>099/21</b>	To <b>APPROVE</b> the Annual Governance Statement 2020/21. Chairman and Clerk RFO to sign. <b>(clerk notes)</b>
<b>100/21</b>	To <b>APPROVE</b> the Accounting Statement 2020/21. Chairman and Clerk RFO to sign. <b>(clerk notes)</b>
<b>101/21</b>	To <b>RECEIVE</b> the Parish Council Risk Assessment Report April 2021, prepared by the parish clerk. (physical risk) <b>(clerk notes)</b>
<b>102/21</b>	To <b>CONSIDER</b> a parish council response to The Ministry for Housing, Communities and Local Government consultation on proposed amendments to the General Permitted Development Order for electronic communications development. (deadline 17.00 Friday 21.05.202) <b>(clerk notes)</b>

<b>103/21</b>	<p>To <b>RECEIVE</b> and <b>CONSIDER</b> items relating to governance:</p> <p>To <b>REVIEW</b> the parish council's:</p> <ol style="list-style-type: none"> <li>1) Standing Orders (29.05.2018)</li> <li>2) Financial Regulations (28.04.2020) &amp;</li> <li>3) Code of Conduct (27.10.2020)</li> </ol> <p>To also <b>REVIEW</b> parish council policies:</p> <ol style="list-style-type: none"> <li>1) Bribery (28.02.2012)</li> <li>2) Acceptance of Gifts and Hospitality (28.02.2012)</li> <li>3) Fraud and Corruption (28.02.2012)</li> <li>4) Whistleblowing (28.02.2012)</li> <li>5) Complaints procedure (30.10.2018)</li> <li>6) Equality (30.10.2018)</li> <li>7) Freedom of Information (30.10.2018)</li> <li>8) Retention and Disposal of Records and Documents (30.10.2018)</li> <li>9) Press and Media (30.10.2018)</li> <li>10) Data Protection and Information Security (30.10.2018)</li> <li>11) Employees' Code of Conduct (26.07.2016)</li> <li>12) Dealings with Members of the Public (25.04.2017)</li> <li>13) Website &amp; Electronic Communication (28.07.2020)</li> <li>14) Co-option (30.06.2020)</li> <li>15) Appointment of EVRT Trustees (02.03.2021)</li> </ol> <p><a href="https://www.effinghamparishcouncil.gov.uk/about-us/policies-and-procedures/">https://www.effinghamparishcouncil.gov.uk/about-us/policies-and-procedures/</a></p>
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104/21	To <b>CONFIRM</b> meeting dates for future parish council meetings: All dates subject to late change (due to the current Pandemic).
2021	May 25 <sup>th</sup> June 29 <sup>th</sup> July 27 <sup>th</sup> August 31 <sup>st</sup> September 28 <sup>th</sup> October 26 <sup>th</sup> November 30 <sup>th</sup> December – no meeting
2022	January 4 <sup>th</sup> January 25 <sup>th</sup> February 22 <sup>nd</sup> March 29 <sup>th</sup> April 12 <sup>th</sup> (Annual Meeting for the Parish of Effingham) April 26 <sup>th</sup> May 31 <sup>st</sup> (Annual Meeting of Effingham Parish Council) <hr/>
105/21	To <b>REVIEW</b> Parish Council Auditors, Contracts, Subscriptions and Memberships:  <u><b>Auditors:</b></u>  External Auditor (allocated) - <b>PKF Littlejohn</b> Internal Auditor - <b>Mulberry &amp; Company</b>  Agree to appoint Mulberry & Company as Internal Auditor for 2021/22 <hr/>
106/21	<u><b>Bank Accounts:</b></u>  Parish Council Current Account provider - <b>Unity Trust Bank</b> Parish Council Savings Account provider - <b>Unity Trust Bank</b>  <u>other -</u>  Parish Council pre-charged Debit Card provider - <b>Frees Family Finance Ltd</b> <hr/>
107/21	<u><b>Insurance:</b></u>  Parish Council provider – <b>Inspire Underwriting</b> (3 year agreement 2019-2022)

<p><b>108/21</b></p>	<p><b><u>Service contracts and suppliers of utilities:</u></b></p> <p>Parish Council burial ground maintenance – <b>James Dobbe</b></p> <p>Parish Council email provider - <b>HCI Data</b></p> <p>Parish room phone/broadband provider - <b>Phone Coop</b></p> <p>Parish room photocopier contract – <b>BTS</b></p> <p>Courtyard security – <b>Cornwell</b></p> <p>Parish room fire equipment – <b>ADT</b></p> <p>Electricity provider to parish room – <b>BULB</b></p> <p>Clean/Waste water provider to parish room / allotments - <b>SES B.W</b></p> <p>Payroll services – <b>Surrey Community Action</b></p> <p>=====</p>
<p><b>109/21</b></p>	<p><b><u>Subscriptions and Memberships:</u></b></p> <p>SALC - Surrey Association of Local Councils  NALC - National Association of Local Councils  SLCC - Society of Local Council Clerks  CPRE - Campaign to Protect Rural England  DPA - Information Commissioners Office  SPFA – Surrey Playing Fields Association  SHS – Surrey Hills Society  GEF – Guildford Environmental Forum  ICO – Information Commissioners Office</p> <p>=====</p>
<p><b>110/21</b></p> <p>Currently Councillor:</p> <p>Hackett</p> <p>Roscoe</p> <p>Pindar</p> <p>Moss</p> <p>Symes</p>	<p>To <b>APPOINT</b> representatives to liaise with outside organisations:</p> <p>Surrey Association of Local Councils (SALC) (Voting representative)</p> <p>Effingham Village Recreation Trust (EVRT)</p> <p>Smiths Charity</p> <p>Surrey Police</p> <p>Friends of Effingham Common</p>

Symes	Cllr Symes has been appointed to the Guildford Borough Council Corporate Governance and Audit Committee. (2019-2023)
Pindar	Surrey Community Action
Hogger	Protection of Home Farm Estate
Symes	Open Spaces Society
All Cllr's	Howard of Effingham
Moss	Youth & Community initiatives
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<b>111/21</b>	To <b>APPOINT</b> members of advisory groups:
Currently Councillor: All Cllr's	<b>Planning -</b>
Hackett	<b>Rights of Way -</b>
	<b>Risk Inspections -</b>
	1) Bus Stops and salt bins
	2) Shops area and village centre
	3) Burial Ground
	4) Allotments
	5) Parish room, office & WC
	Physical risk assessments are currently completed by the Clerk on a quarterly basis.
Symes	6) Operational Risk - Compliance
Pindar	7) Operational Risk - Financial
?	8) Operational Risk - Business continuity
Pindar	9) Operational Risk - Management of people, projects & events
Hackett	10) Strategic Risk
	<b><u>Web Master IT support -</u></b>
	Currently - Chris Hogger
	<b><u>Allotment Management -</u></b>
	Currently - Liz Cooper, Elaine Elliot, Kate Mitchell & Philip Vallis.
	<b><u>Allotment Maintenance</u></b>
	Currently - Trevor Markham

<p><b>112/21</b></p>	<p>=====</p> <p>To <b>AGREE</b> Financial Arrangements:</p> <p>To continue to pay the following by <b>standing order</b>:</p> <p><b>Effingham Village Recreation Trust</b> – Capital Replacement, Facility Funding &amp; Management Support Funding.  <b>James Dobbe</b> - Parish Council Burial Ground maintenance payments  <b>HMRC</b> - Employee TAX &amp; NI payments.  <b>The Surrey Pension Fund</b> - Employee pension payments.  <b>Clerk</b> - Employee salary payments.  <b>Advansys</b> – Parish Council Website, hosting and support.</p> <p>To continue to pay the following by <b>direct debit</b>:</p> <p><b>The Phone Co-op</b> - Parish Room broadband &amp; phone payments  <b>SES Business Water</b> - Parish Room &amp; Allotment water supply payments.  <b>Information Commissioners Office</b> - Data protection registration payments.  <b>Bulb Energy</b> – Parish Room electricity provider  <b>SES Water</b> – Water/waste water provision to parish room and allotments</p> <hr/>
<p><b>113/21</b></p>	<p>To <b>REVIEW</b> progress on projects in hand, and future plans:</p>
<p><b>114/21</b></p>	<p>To <b>CONFIRM</b> Working Groups and memberships:</p> <p>Finance and General Purposes (IS,AP,KC,CT,JS)  Councillor Co-option tbc  Planning Review (all councillors)  EVRT Trustee Appointment (IS,PM,AP,LH,CH,BR)  EPC/EHPC Boundary Liaison (IS,AP,LH)  Climate Change (JM)  Transport (BR)</p>

<p><b>115/21</b></p>	<p><b>MATTERS raised by Effingham organisations and residents</b>  <b>(UP TO 15 MINUTES)</b></p> <p>Effingham organisations and residents can ask the Chairman and Councillors for updates of particular items, or explain matters of concern within the Parish Council's scope. Councillors may deal with matters or questions straightaway, or follow up by letter or email after the meeting.</p>
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## PLANNING APPLICATIONS

<b>116/21</b>	To <b>RECEIVE</b> a report from the Planning Review Group and <b>CONSIDER</b> responses to Guildford Borough Council on new planning applications, as of Tuesday 20.04.2021 <b>(clerk notes/late items)</b>
<b>21/P/00534</b>	<b>35 Middle Farm Place</b> , Effingham, Leatherhead. KT24 5LA Single storey rear extension, and part conversion of garage to habitable accommodation, including changes to fenestration, following demolition of existing conservatory.
<b>21/P/00719</b>	<b>Hooke Farm</b> , Effingham Common, Effingham, L/head. KT24 5JE Proposed works to enclose barn.
<b>21/P/00781</b>	<b>71 Norwood Road</b> , Effingham, Leatherhead. KT24 5NU Single storey rear extension with raised terrace and new front porch.
<b>21/P/00798</b>	<b>Lye Cottage</b> , Orchard Close, East Horsley, L/head. KT24 5EZ Conversion of existing bungalow to house, including front porch, rear two storey extension, and roof enlargement to accommodate second storey extension, including front and rear gables, 3 roof lights and rear balcony, following demolition of existing single storey rear extension.
<b>21/P/00809</b>	<b>7 Orchard Gardens</b> , Effingham, Leatherhead. KT24 5NR Single storey rear infill extension following demolition of existing conservatory.
<b>117/21</b>	Previous planning applications: To <b>RECEIVE</b> notification of results set out in <b><u>Appendix 1</u></b>
<b>118/21</b>	To <b>CONSIDER</b> responses to Guildford Borough Council on any late received planning applications: <b>(clerk notes/late items)</b>
<b>119/21</b>	<b>Other Planning Matters:</b>  <b>Planning enforcement (01.04.2021):</b> Total number of open cases 14 (8 medium & 6 low priority cases)

## GENERAL PLANNING MATTERS

<b>120/21</b>	<b>Neighbourhood / Local Plans</b> To <b>RECEIVE</b> reports on the Neighbourhood & Local Plans:
<b>121/21</b>	<b>Berkeley Homes /Howard Of Effingham</b> To <b>RECEIVE</b> and <b>CONSIDER</b> any updates on the development:



## WORKING GROUPS

122/21	<b>EVRT Trustee Appointment Working Group: (IS/PM/AP/LH/CH/BR)</b> To <b>RECEIVE</b> updates from the Trustee Appointments Working Group, including any new applications.
123/21	<b>Finance &amp; General Purposes Working Group: (AP/KC/IS/JS/CT)</b> To <b>RECEIVE</b> and <b>CONSIDER</b> any reports and recommendations from the Finance & General Purposes Working Group:
124/21	<b>Transport Group:</b> To <b>RECEIVE</b> and <b>CONSIDER</b> any reports and recommendations from the Transport & Highways Working Group.
125/21	<b>Parish Council Website Working Group</b> To <b>RECEIVE</b> updates:
126/21	<b>Climate Change Working Group</b> To <b>RECEIVE</b> updates:

## COUNTRYSIDE ACCESS

127/21	<b>Countryside Access matters:</b> To <b>RECEIVE</b> and <b>CONSIDER</b> any reports from Parish Councillors and any correspondence relating to Countryside matters:
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## SURREY COUNTY COUNCIL – COUNCILLOR ILES

128/21	To <b>RECEIVE</b> reports & updates from SCC County Councillor Iles
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## FINANCIAL MATTERS

129/21	To <b>ACKNOWLEDGE</b> council payments for the month of October 20. <b>(clerk notes/late items)</b>
130/21	Bank reconciliation To <b>RECEIVE &amp; APPROVE</b> the latest bank reconciliations.
131/21	Other Financial matters To <b>RECEIVE and CONSIDER</b> any reports or correspondence relating to other finance matters:  Following on from earlier parish council discussions, the clerk would like to recommend to council, that the current contract held by J.Dobbe to maintain the parish council Burial Ground be extended to include the parish council Allotments. (£200 per cut, 2 to 3 times a year)

	To <b>AGREE</b> to extend the current contract.
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## COMMUNITY AND ENVIRONMENT

132/21	<b>Community Fund:</b> To <b>RECEIVE</b> grant requests, if any:
133/21	<b>Concurrent Functions Grant Aid (CFG)</b> Updates: <span style="float: right;"><b>(clerk notes)</b></span>
134/21	<b>Other Community Matters</b> To <b>RECEIVE</b> and <b>CONSIDER</b> any reports from Parish Councillors and any correspondence relating to other community or environmental matters

## COUNCIL ADMINISTRATIVE MATTERS

135/21	To <b>RECEIVE</b> updates, if any:
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## REPORTS

136/21	To <b>RECEIVE</b> reports on:  <b><u>Police and community issues</u></b> - Appendix 2 February 2021  <b><u>Allotments</u></b>  <b><u>Burial Ground</u></b>  <b><u>KGV Hall and Fields</u></b>  <b><u>Home Farm West - Calvert and Chester Roads</u></b>  <b><u>Effingham Common</u></b>  <b><u>Parish Room</u></b>
137/21	Other Parish Matters To <b>RECEIVE</b> and <b>CONSIDER</b> any reports from Parish Councillors and any correspondence relating to other parish matters

## CORRESPONDENCE

<b>138/21</b>	Any Other Correspondence To <b>RECEIVE</b> and <b>CONSIDER</b> any other correspondence  A letter of thanks has been received from Effingham Cricket Club for a Community Fund grant which has enabled the purchase of replacement Sight Screens. <p style="text-align: right;"><b>(clerk notes)</b></p>
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## NEXT AGENDA

<b>139/21</b>	To <b>NOTE</b> new items of business for the Agenda of the next meeting
	<b>Next meeting – Ordinary Meeting of the Parish Council:</b> Tuesday 29 <sup>th</sup> June 2021 (8.00pm)
	<b>Next Planning Review Group meeting:</b> Tuesday 22 <sup>nd</sup> of June 2021. (7.30pm).

## APPENDIX 1

## Planning Results

117/21

- 21/P/00193** 9 Norwood Road, Effingham, Leatherhead. KT24 5NT  
Application to add shower room in garage and retrospective application to convert garage to habitable accommodation.  
**APPROVED**
- 21/P/00231** 7 Orchard Gardens, Effingham, Leatherhead. KT24 5NR  
Certificate of Lawfulness to establish whether a single storey rear extension would be lawful.  
**WITHDRAWN**
- 21/P/00239** 36 Leewood Way, Effingham, Leatherhead. KT24 5JN  
Proposed rear ground floor extension, new rood enlargement including a gable end enlargement and rear dormer with a Juliet balcony and changes to fenestration following demolition of conservatory.  
**APPROVED**
- 21/P/00286** Walton House, Parking space rear of, The Street, Eff. KT24 5LQ  
Variation of condition 6 of planning application 18/P/01634 approved 17/10/2018.  
**APPROVED**
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## APPENDIX 2

Feb 2021

<b>Crime Figures</b>	<b>(x11)</b>	<b>136/21</b>
Browns Lane	Anti-social behaviour	
Champion Down	Violence & sexual offences	
Church Street	Vehicle crime	
Effingham Common Road	Criminal damage and arson	
KGV Playing Fields	Public order	
Links Way	Violence & sexual offences (x2)	
Links Way	Anti-social behaviour	
Mount Pleasant	Public order	
Orchard Gardens	Anti-social behaviour	
Strathcona Avenue	Other theft	

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## APPENDIX 3

098/21b

**21/P/00428 Howard of Effingham School**, Lower Road, Effingham. KT24 5JR  
Reserved matters application pursuant to outline permission 14/P/02109 approved on the 21.03.2018, to consider appearance, landscaping, layout and scale in respect of the erection of 99 dwellings.

Effingham Parish Council have considered planning application 21/P/00428, and wish to make the following statement:

Reserved matters application pursuant to outline permission 14/P/02109 approved on 21/03/2018, to consider appearance, landscaping, layout and scale in respect of the erection of 99 dwellings. |

Outline planning permission for a replacement Howard of Effingham School and up to 295 residential dwellings on Effingham Lodge Farm and the existing Howard of Effingham sites at Lower Road and Browns Lane was allowed by the Secretary of State on appeal in March 2018. Of the 295 dwellings 99 were allowed by the Secretary of State on the existing school site.

Effingham Parish Council (EPC) is not seeking to reverse or overturn the Secretary of State's decision but as we now have the reserved matters application and can see in more detail what is proposed, we have serious concerns about the scale, size, layout and density of the proposed development.

Effingham is a rural village. As the Effingham Neighbourhood Plan (ENP) states, Effingham sits within a triangle formed by sites of special scientific interest of Bookham commons, Ranmore Common and Sheepleas. A substantial part of the parish sits within the Surrey Hills AONB. This setting and the open character of the landscape within the village play a critical role in sustaining protected nature sites and contributing to the beauty of the countryside.

Effingham has a number of recent housing developments, for instance Barnes Wallis Close, Middle Farm Place and Champion Down, all have the feel of space, a green environment and a rural appearance due to their design and layout matching the village context. It appears

that the developer, Berkeley Homes, are proposing a massive over-development of this site. They are proposing 99 dwellings, which will make this the largest development in the village (after their own Lodge Farm residential development of 159 dwellings) and as it appears at the moment will be completely out of character with anything else in the village. It is putting an urban style development into a rural environment as the development does appear overly dense.

### **1. Scale, size, layout and density of the proposed development (ENP-G5)**

The original proposal projected 99 dwellings over the entire width of the plot with an anticipated density of approximately 26.4 dwellings per hectare (as per the 2018 appeal decision document). EPC however has serious concerns about the scale, size and layout of the proposed dwellings and their proximity to each other. The design is densely packed and completely out of character with the village. The design and layout is more suited to an urban context with little consideration for its village setting. As per ENP-G5 it will harm the historic open setting of the village and cause material harm to the character and appearance of the Conservation Area.

### **2. Impact of the scheme on the setting of the KGV**

EPC has grave concerns about the close proximity of the housing on the southern side of the development to the KGV boundary and the Conservation Area. The proposed design shows housing very close to the boundary here and especially so on the south eastern end of the southern boundary. There needs to be more shielding here as some of the proposed dwellings will overlook the KGV and Conservation Area and the appearance will be out of character and unappealing.

### **3. Landscaping alongside the footpath along the south of the site**

In addition, there are footpaths to the east, west and south of the site.

These footpaths are the arterial routes for foot traffic within the village and to other locations and are vital to healthy and sustainable living. Shielding is needed to maintain the privacy of the new residents and to prevent conflict with residents and visitors making their lawful passage across the village.

The footpath to the east, FP75, will be directly on the border with the site and there needs to be shielding especially from the large building on the site at the north east corner. There should be appropriate shielding along the whole of the eastern side.

The footpath to the west, which is a permitted footpath will also have buildings all along the length of the footpath. This again needs shielding as the buildings, as proposed, are right up to the boundary especially in the north west and south west.

The footpath to the south of the development, FP 118, needs appropriate shielding from the development. This is a footpath in the Conservation Area and on the KGV and as above the proposed design does show housing very close to the boundary here and especially so on the south eastern end of the southern boundary.

In general, the borders of the development need improved shielding so as not to be out of character and unsightly. Footpaths are a highly valued asset to the village, providing access to leisurely walks through the surrounding countryside. Their role is not just functional, and the views and openness should be given greater protection from encroachment by the

development. Policy G2 of the ENP asserts the importance of views and vistas in and around the village many of which are enjoyed from the network of footpaths in this area.

#### **4. Proposed street scene along Lower Road**

Lower Road is a key entry point to the village, this area plays a vital role in conserving the essential landscape character and heritage. In particular ENP-G2 point 1 references the GBC Landscape Character Assessment and the requirement to conserve the open countryside in and around the village area and the key strategic views and vistas – particularly from the network of footpaths. It also states the requirement to minimise the effect of new designs on the existing landscape character and in particular in maintaining attractive outlooks from within the built area.

EPC is especially concerned that the street scene will be inappropriate to one of the major entry roads into the village. As there are no ‘mock ups’ of the street scene in the design statements, it is difficult to imagine what the final development will look like and as this is such a big development in the village, we request the developer to provide these, as they have for the school.

What EPC will be looking for is a street scene that enhances the entrance to the village, is attractive and blends in with other buildings in Lower Road. We would also like to see a pavement from of the development so that there is a pavement the entire southern side of Lower Road.

There are also a number of heritage buildings in Lower Road and EPC would like to see housing styles and the layout and position of the housing that are in keeping with the road.

EPC is also expecting a safe and attractive entrance route into the site but without ‘mock ups’ it is hard to see what the developer is proposing.

#### **5. The green spaces on the site**

In Guildford Borough’s ‘Settlement Hierarchy and Profiles (SHIER) Effingham is classified as a large village, UNSUITABLE for substantial growth but capable of accommodating a proportionate extension. This development as currently portrayed is not a ‘proportionate development,’ as it is substantially bigger than any other development in the village. There should be more green space and open areas with development broken down into smaller discrete settlement areas. As it currently stands it has the feel of an urban estate.

Diagram 2 of the Design and Access shows green space on the site, but this is insufficient for a site of 99 dwellings. Looking around the village it will be the largest development site (with the exception of the Lodge Farm site next to the school) and will be and look more overcrowded than anything else in Effingham, due to the lack of green space and cramped design. The under provision of green space within the development will be detrimental to the wellbeing of its residents.

#### **6. ParkingENP-R1**

Page 1 of Design and Access Statement 4 gives a figure of 13 visitor parking places for the site. This is 1 visitor place for 7.6 dwellings. EPC feels this is not sufficient for a development of 99 dwellings. With the number of new homes given planning permission in Lower Road and the new 2000 pupil school this development must be self-sufficient for parking.

Although the parking provision accords with ENP R1 for parking places for residents EPC considers feel that there is insufficient visitor parking.

**7.8. Missing Floor Plans** EPC notes that there are missing floor plans for plots 19 & 20.

**Possible bedrooms not classified as bedrooms** EPC requests GBC to thoroughly check whether the developer is including rooms that could be used as bedrooms meaning the loss of small homes and under-provision of parking. EPC is concerned that the studies on plots 17 and 18 and dressing rooms on plots 1,2,3,4 and 5 could be used as bedrooms and this is in conflict with ENP- H2 which states: "New residential development should be designed to limit the opportunity for the future extension of small homes to ensure the retention of sufficient stock of two-bedroom dwellings." Incorporating bedroom sized dressing rooms is in violation of the intent of this policy and will inevitably lead to an erosion of two-bedroom housing stock.

In addition EPC also brings attention to Plots 26 / 27 = first floor Living Room (not needed as dining room and family room on GF) Plot 29 = (small) dressing room Plot 30 = GF study and small dressing room Plot 31 = GF TV Room (as well as Family area and Living Room) Plot 44 / 45 = study Plot 47 / 48 / 49 / 50 = study Plot 51 = study (but weird design) Plot 79 = extra GF living room Plot 81 / 82 / 83 / 84 = extra FF living room Plot 96 / 97 / 98 / 99 = 2F dressing room.

**Condition pets, especially cats and dogs**

EPC asks GBC to talk to the developer about restricting pets, especially dogs and cats, moving easily from the development on to the KGV fields and woods. The KGV is used by extensively by residents and dogs coming out from the development having free access could be a possible safety issue. We are also aware of the KGV biodiversity initiative encouraging birds and small rodents, and that this initiative could be impacted by pets, especially cats.

**Summary**

In summary it is the assessment of EPC that this design constitutes over development of the site due to overdesign of individual plots, increasing the average footprint of individual plots which is having an adverse impact on green space. In our view, the design needs to be revisited to reduce average footprint of dwellings, comply with the housing mix required in the ENP-H2 and meet the requirement to conserve the landscape, heritage, character and design of the village as explicitly stated in ENP-G2.

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**21/P/00548 Sorrel**, Lower Farm Road, Effingham, Leatherhead. KT24 5JL  
Single storey rear extension

Effingham Parish Council OBJECT to planning application 21/P/00548: The original footprint when built was 144mt sqm, and is currently 213 sqm which is 48% more development, with this application it takes the total sqm to 232 sqm which the parish council considers an over development of the site. (increase of 61% from original footprint)