



Mr Jon Short
Effingham Parish Council
The Parish Room
3 Home Barn Court
The Street
Effingham, Surrey
KT24 5LG

Date: 31 August 2022

Dear Mr Short

**TOWN AND COUNTRY PLANNING (DEVELOPMENT
MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application reference: 21/P/01306

Location: Land at Effingham Lodge Farm, Lower Road, Effingham, Leatherhead, KT24 5JP

Proposal: Hybrid planning application for outline planning permission (only access to be considered) for the erection of 4 self-build dwellings on land at 408-410 Lower Road, Effingham following demolition of all existing buildings; and full planning permission for the erection of 110 dwellings, with access, parking, community assets, landscaping, and associated works on land at Effingham Lodge Farm, Lower Road, Effingham.

Contact : John Busher (Direct Line 01483 444634, EMail john.busher@guildford.gov.uk) planningenquiries@guildford.gov.uk

I write further to my letter notifying you of a Public Inquiry against the refusal of the above application.

The First Secretary of State has instructed one of his Inspectors, Gareth Jones BSc(Hons) DMS DipTP MRTPI, to hold a Public Inquiry.

The Public Inquiry will be held at the Guildford Borough Council offices, Millmead House, Millmead, Guildford, Surrey, GU2 4BB on 20 September 2022 at 10am and will be scheduled to last for 10 days.

From Tuesday 27 September to Wednesday 05 October, the Public Inquiry will be held in Waverley Borough Council offices, The Burys, Godalming, GU7 1HR. Please note that the Inquiry

does not sit on Mondays.

Members of the public may attend the Public Inquiry and, at the Inspector's discretion, express their views. For members of the public who cannot travel to the Council offices, the Inspector has asked for the ability for parties to appear virtually. This would be through Microsoft Teams. Any members of the public wishing to address the inquiry or attend virtually please copy and paste the full link below directly into your internet browser:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Meeting ID: 394 524 955 230

Passcode: pkTWBU

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

Should you require assistance with the Microsoft teams link, please contact the officers below as soon as possible before the hearing starts for details of how to join the meeting.

Please note that there are no parking facilities at the above venues. There are public pay and display car parks available nearby.

If you, or anyone you know, has a disability and is concerned about facilities at the Public Inquiry, please contact Mark Cook via Mark.Cook@guildford.gov.uk or Danielle Rans via Danielle.Rans@guildford.gov.uk or 01483 505050, who will be able to help you.

Documents relating to the appeal can be viewed at <https://www.guildford.gov.uk/searchforaplanningapplication>

The appeal decision will be published on <https://www.gov.uk/appeal-planning-inspectorate>

If you are not the owner of the property which you occupy, can you please inform the owner of the contents of this letter.

Yours sincerely



Daniel Ledger
Interim Head of Place