

MINUTES OF THE ORDINARY MEETING OF

Effingham Parish Council

Tuesday 27th June 2023, 8pm, The Barnes Wallis Hall.

Meeting chaired by Cllr Pindar.

Present:

Councillors **Hackett, Hogger, Pindar** (Vice Chair), **Roscoe, Symes** (Chair).

Also in attendance:

Surrey County Cllr Cross, Parish Clerk, 3 local residents

BUSINESS DONE

192/23	Apologies For Absence: Cllrs Moss & Rehorst-Smith.
193/23	Review The Register Of Interests & Other Interests Affecting this Agenda: Cllr Hogger declared an interest in planning application 23/P/00901 as the applicant is a near neighbour, and did not participate in the discussion on this application.
194/23	Minutes: The Minutes of the previous meeting of - May 16th, 2023 (Annual Meeting of the Parish Council) were considered, approved and then signed by Cllr Pindar . (VC)
195/23	Matters arising from the Minutes not otherwise on the Agenda, along with noting decisions made between parish council meetings: <u>Appeal – APP/Y3615/W/23/3320175</u> The representation sent to The Planning Inspector regarding the planning appeal made by Taylor Wimpey was ratified. (site address – Land at Former Wisley Airfield). The decision to agree & send the representation was made by councillor email exchange due to time constraints. (see appendix 5)

GOVERNANCE

<p>196/23</p> <p>197/23</p> <p>198/23</p> <p>199/23</p> <p>200/23</p>	<p>Items relating to governance:</p> <p>Signing of the “Declaration of Acceptance of Office” book by Cllr’s Hackett, Moss & Pindar. (LGA 1972, s83(4))</p> <p>The clerk confirmed that he had witnessed the signing of the “Declaration of Acceptance of Office” by all serving councillors.</p> <p>The decision to appoint Cllr Pindar as Vice-Chairman. (agreed in his absence during May’s Annual Meeting) was ratified.</p> <p>The internal audit report by Mulberry & Co dated 15th June 2023, for year ended 31st March 2023 was received and noted. Councillors acknowledged it was a good audit and thanked the clerk.</p> <p>The clerk agreed to progress councillor pc specific email addresses and also to consider & draft wording for a Website Accessibility Statement with Cllr Hogger.</p> <p>The Annual Governance Statement 2022/23 was approved and signed by the Chairman and Clerk RFO.</p> <p>The Accounting Statement 2022/23 was approved and signed by the Chairman and Clerk RFO.</p>
<p>201/23</p> <p>Hackett & Pindar</p> <p>Clerk</p> <p>Symes</p> <p>Symes</p> <p>N/A</p>	<p>To APPOINT representatives to liaise with outside organisations:</p> <p>Surrey Association of Local Councils (SALC) (Voting representative)</p> <p>Henry Smith Charity (EPC as Trustee) It was agreed that the clerk would continue to be the main contact with the charity, and that he would request to be copied in on charity agendas etc. (when appropriate)</p> <p>Surrey Police</p> <p>Friends of Effingham Common</p> <p>Guildford Borough Council Corporate Governance and Audit Committee. (Cllr Symes standing down from this position)</p> <p>Cllr Symes’s long serving on the committee was acknowledged.</p>

202/23	<p>To REVIEW and AGREE for 2023/24: <u>Working Groups memberships: (provisional TBC)</u></p> <p>Planning Review (all councillors) + local residents Keith Cornwell & Jeremy Palmer.</p> <p>Finance and General Purposes - Cllrs Hogger, Moss, Pindar & Symes</p> <p>Climate Change (all councillors) – Cllr Rehorst-Smith (chair)</p> <p>Transport – Cllr Roscoe / all cllrs</p> <p>Councillor Co-option – see EPC Policy (14) Co-option</p>
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203/23	<p>Progress on projects in hand, and future plans: n/a</p>
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204/23	<p>MATTERS raised by Effingham organisations and residents.</p> <p>Vivien White (Chairman of EFFRA) requested an annual funding grant for printing in support of the Heritage Days event in September this year. It was agreed that a grant from the Community Fund would be allowed (£150).</p> <p>Vivien White also spoke regarding a recent enquiry she’s made to Guildford Borough Council for the provision of a new waste bin at the lay-by near to Effingham Golf Club. The clerk is aware of and ready to support this project.</p>
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PLANNING APPLICATIONS

205/23	<p>Reports from the Planning Review Group (PRG) & BH Planning Research Group.</p> <p>Responses to Guildford Borough Council on planning applications, as of Tuesday 20.06.2023</p> <p>23/P/00702 Pinewood, Guildford Road, Effingham, Leatherhead. KT24 5QF Proposed single storey rear extension following demolition of existing conservatory. No comment.</p> <p>23/P/00796 10 Manor Gardens, Effingham, Leatherhead. KT24 5PF Single storey rear and two storey side extension. No comment.</p>
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<p>23/P/00829</p> <p>23/P/00901</p> <p>23/P/00920</p> <p>22/P/01742</p> <p>23/P/00814</p>	<p>16 Woodlands Road, Bookham, Leatherhead. KT23 4HF Removal of condition 4 of planning permission 22/P/01812 approved 05/04/2023 to remove the condition for glazed windows. No comment.</p> <p>94 Strathcona Avenue, Bookham, Leatherhead. KT23 4HR Proposed conversion of front storage to habitable accommodation, single storey rear extension and minor side fenestration changes. No comment.</p> <p>6 Orchard Gardens, Effingham, Leatherhead. KT24 5NR Single storey side extension with garage conversion and a new roof over the existing front porch. No comment.</p> <p>Friars Elm, Dog Kennel Green, Ranmore Common. RH5 6SU Installation of ground mounted solar panels (3 arrays of 21 panels) (Amended description 15.06.2023) Objection. (see appendix 3)</p> <p>60D, Calvert Road, Effingham, Guildford. KT24 5SF Small plot for use as a small dwelling (mobile home) No comment.</p>
<p>206/23</p>	<p>Previous planning applications: Notification of results set out in <u>Appendix 1</u></p>
<p>207/23</p>	<p>Responses to Guildford Borough Council on any late received planning applications: None.</p>
<p>208/23</p> <p>22/P/01175</p>	<p>Other Planning Matters:</p> <p><u>Appeal started – APP/Y3615/W/23/3320175</u></p> <p>An appeal has been made to the Secretary of State against the non-determination decision of Guildford Borough Council.</p> <p>Location: Land At Wisley Airfield, Hatch Lane, Ockham, GU23 6NU</p> <p>Proposal: Planning permission for a Hybrid planning application for part of a new settlement and Suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation) with new vehicular and pedestrian/cyclist accesses, comprising: (see appendix 5)</p> <p>Enforcement cases: (May 2023) Enforcement cases closed 3. Current enforcement cases 17 of which</p>

	<p>11 are classified low priority & 6 are classified medium priority. The oldest case is dated 28.11.2012 the latest 22.05.2023.</p> <p>Due to road safety concerns - it was agreed that the clerk should contact GBC Enforcement asap regarding the low classification status of an enforcement case, and request if be made a higher priority.</p> <p>*****</p> <p>It was agreed to upload the Planning Review Group's Terms of Reference onto the pc website asap.</p> <p>*****</p> <p>Cllr Hogger updated councillors regarding the planning permission for the land at Church Street (22/P/01205) including the S106 agreement that the Parish Council will be offered land for an extension to the burial ground (at no cost). It was agreed that the parish council needed to monitor progress on the application to make sure this was not overlooked.</p>
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GENERAL PLANNING MATTERS

209/23	<p>Neighbourhood / Local Plans Reports on the Neighbourhood & Local Plans:</p> <p>A review of Effingham's Neighbourhood Plan was considered, it was agreed to undertake this in the Autumn. (lead councillors Symes & Roscoe)</p>
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WORKING GROUPS

210/23	<p>Finance & General Purposes Working Group (F&GP): (AP/KC/IS/JS/CT) To RECEIVE and CONSIDER any reports and recommendations from the Finance & General Purposes Working Group:</p>
211/23	<p>Climate Change Working Group: The parish council discussed the Surrey County Council "Solar Together" solar panel buying-group scheme. Cllr Pindar agreed to look into this further, in particular the "credentials" of the companies involved with providing the scheme.</p>
212/23	<p>Transport Group: Reports and recommendations from the Transport & Highways Working Group. The 2022/23 Vehicle Activated Sign (VAS) project was considered. (approved CFGA project) It was agreed that the clerk should contact East Horsley parish council with a request to meet and discuss their recent VAS purchases.</p>

213/23	<p>Berkeley Homes /Howard Of Effingham Working Group</p> <p>Updates on the development: It was noted that the EVRT Executive Board were due to meet with representatives from Berkeley Homes next week to discuss the S106 payment & project timeline.</p>
214/23	<p>Parish Councillor Co-Option Working Group</p> <p>Updates: The clerk noted that the parish council were awaiting instruction from Guildford Borough Council regarding the 3 parish councillor vacancies.</p>

COUNTRYSIDE ACCESS

215/23	<p>Countryside Access matters:</p> <p>Reports from Parish Councillors and any correspondence relating to Countryside matters: Cllr Hackett reported that he had been contacted regarding the course of footpath 114, on Effingham Common.</p>
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SURREY COUNTY COUNCIL – COUNCILLOR CROSS

216/23	<p>Reports & updates from SCC County Councillor Cross:</p> <p>Cllr Cross spoke about the various roadworks in and around Effingham, and the impact of the road improvements major project at junction 10 of the M25/A3 by Highways England. Of special interest were the roadworks along Effingham Common Road which he explained were for the reinforcement and installation of high voltage cabling from the substation on Orestan Lane onto Effingham Common Road which will eventually go along Forest Road and Horsley Road before moving across private land to Cobham Services on the M25. He noted that the cabling over Effingham rail bridge (part of the same project) has an estimated completion date of 24th July 2023 and that a problem with this type of project is the many difficulties associated with the permissions needed – in this case between Surrey Highways, Network Rail and UK Power Network Company.</p> <p>Cllr Roscoe spoke of her concerns regarding the recently constructed road tables on Lower / Effingham Common Roads. She suggested the step onto the table wasn't sufficiently acute to slow traffic. Cllr Cross was asked to see if the road-tables had been constructed correctly (as per the agreed plans).</p>
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FINANCIAL MATTERS

217/23	Payments: Council payments for the month of June 2023 were acknowledged.
218/23	Bank reconciliations: It is hoped that the latest bank reconciliations (April/May/June 2023) will be available at July's parish council meeting.
219/23	Other Financial matters: Reports or correspondence relating to other finance matters: None.

COMMUNITY AND ENVIRONMENT

220/23	Community Fund: Grant requests - (see 204/23)
221/23	Concurrent Functions Grant Aid (CFGGA) Updates, if any: (see 212/23)
222/23	Other Community Matters Reports from Parish Councillors and any correspondence relating to other community or environmental matters. None.

COUNCIL ADMINISTRATIVE MATTERS

223/23	Updates, if any: None.
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REPORTS

224/23	To RECEIVE reports on: <u>Police and community issues</u> - Appendix 2 April 2023 <u>Allotments</u> <u>Burial Ground</u> <u>KGV Hall and Fields</u> <u>Home Farm West - Calvert and Chester Roads</u>
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	<p><u>Effingham Common</u></p> <p><u>Commoners Day 1st October 2023</u> The clerk updated councillors on preparations for the 2023 Commoners Day. He noted that due to cost cutting at GBC that their normal support of the event was unlikely to materialise, this support used to include event funding/insurance/risk assessments/road management/supply of animals/ litter bins etc. It was also confirmed that the local scout group were unable to provide marquees. East Horsley Parish Council have offered financial and publishing support for the event. The clerk confirmed he was waiting on various providers to confirm their availability. (SOLD, St. Johns Ambulance etc). It is planned to arrange a meeting soon with Effingham Cricket Club to ascertain what support they can offer the event.</p> <p><u>Parish Room</u></p> <p><u>Shop Parade</u></p>
225/23	<p>Other Parish Matters: Reports from Parish Councillors and any correspondence relating to other parish matters. It was agreed that the clerk would seek quotations for maintenance work on various items of parish council property. (noticeboards/benches etc)</p>

CORRESPONDENCE

226/23	<p>Any Other Correspondence:</p> <p><u>Planting Trees with SCC</u> The Planting Trees with SCC email was considered. It was agreed to forward the email onto EVRT.</p> <p><u>Pavement re-surfacing</u> A local resident's email regarding pavement re-surfacing at the Shop Parade & Yew Tree Walk was considered. It was agreed that the clerk would seek a quotation for the works and then the parish council would explore funding options.</p> <p><u>Closure of Effingham Post Office:</u> Cllr Symes reported on ongoing conversions with a local Postmaster. It has been suggested that some post office services might be brought to local residents in Effingham. Councillors were grateful for the proposals, however some had security concerns. It was agreed to wait to see if the Post Office advert to replace the closed Post Office was successful. (application closing date 05.10.2023)</p>
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	<p><u>Co-option to GBC committee:</u> The Co-option of three Parish members to GBC’s Corporate Governance & Standards Committee for the period 2023 to 2027 was considered. Councillors agreed to vote for the following candidates:</p> <p>Osborn, Julia (Send Parish Council) Schofield, Simon (Normandy Parish Council) & Wolfenden, Tim (Shalford Community Council)</p>
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NEXT AGENDA

227/23	To NOTE new items of business for the Agenda of the next meeting:
	<p>Next meetings: (8.00 pm start unless otherwise stated)</p> <p>Ordinary Meeting of the Parish Council – Tuesday 25th July 2023</p> <p>Venue – KGV Hall & Playing Fields, The Barnes Wallis Hall, Browns Lane, Effingham. KT24 5ND.</p>
	<p>Next Planning Review Group meeting: Tuesday 18th of July 2023. (7.30pm).</p>

APPENDIX 1

Planning Results

206/23

- 22/P/01205** **Land at Church Street, Effingham. KT24**
Erection of 10 dwelling houses (four detached and 3 pairs of semi-detached), open space, landscaping, parking and access including land for potential burial ground extension.
Approved.
- 22/P/00196** **Willow Barn, Effingham Common, Effingham. KT24 5JD**
Single storey front/side extension.
Approved.
- 23/P/00345** **Warren Farm Cottages, Guildford Rd, Effingham. KT24 5QG**
Demolition of five two-storey dwellings plus other buildings
And erection of five two storey dwellings, including parking
And landscaping.
Refused.
- 23/P/00393** **52 Woodlands Road, Bookham, Leatherhead. KT23 4HH**
Proposed single storey front and side extension.
Approved.

- 23/P/00437** **Longacre**, Guildford Road, Effingham, L/head. KT24 5QF
Retrospective approval is sort for the formation of a Cellar /
Cold Store below existing terrace and provision of access via a
ground level flush hatch to stairs.
Approved.
- 23/P/00486** **15 Norwood Close**, Effingham, Leatherhead. KT24 5NY
Proposed two storey side extension.
Approved.
- 23/P/00500** **Little Vineries**, Lower Road, Effingham. KT24 5JP
Erection of two-storey house following demolition of existing
chalet bungalow and garage.
Approved.
- 23/P/00596** **7 Lindens Close**, Effingham, Leatherhead. KT24 5NZ
Erection of garage and store following demolition of existing
garage.
Approved
- 23/P/00702** **Pinewood**, Guildford Road, Effingham, L/head. KT24 5QF
Proposed single storey rear extension following demolition of
existing conservatory.
Approved.

APPENDIX 2

Crime figures (x7)

224/23

April 2023

Barnes Wallis Close	Public order
Chester Road	Violence and sexual offences
Links Way	Vehicle crime
Lower Farm Road	Other theft (x2)
Middle Farm Place	Burglary
Nr Crocknorth Rd	Anti-social behaviour

22/P/01742	Friars Elm, Dog Kennel Green, Ranmore Common. RH5 6SU Installation of ground mounted solar panels (3 arrays of 21 panels) (Amended description 15.06.2023) Objection.
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Effingham Parish Council (EPC) objects to this planning application.

EPC recognises that solar panels are a popular way of adopting the benefits of renewal energy and are carbon free. However, the Surrey AONB, a nationally protected landscape, is not the best location for 3 arrays of 21 solar panels. and they would be visible from a public footpath nearby.

EPC noted that it had objected to a previous proposal in November 2022 for 80 solar panels. The quantity has been reduced to 3 arrays of 21 solar panels, 63 solar panels, which is still too great a number, because:

1. This is a sizable development within the green belt, in a designated area of natural beauty and great landscape value. Inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances which the applicant has failed to demonstrate.
2. Such very special circumstances (according to the NPPF, paragraph 151) may include the wider environmental benefits associated with increased production of energy from renewable sources. Where those benefits are limited to one property (as is the case here) the case for very special circumstances is much more difficult to substantiate and demonstrate.
3. The applicant offers no explanation as to why Friars Elm requires 63 solar panels, when an average house of this size would require closer to 18, nor why the required number of solar panels could not be situated within the curtilage of the property, and EPC considers this fails to comply with Class B of Part 14 Schedule 2 of the Town and Country Planning Order 2015 (as amended).
4. Three arrays of 21 solar panels is more than needed for domestic use suggesting this is a commercial enterprise. This would be an inappropriate use of land in the green belt and AONB.
5. The proposed solar panels would be visible from a public footpath nearby.

Appendix 4 Council payments for the month of June 217/23

Standing Orders & Direct Debits Currently In Force
(approved May 31st, 2022, 148/22)

DATE	To	Description	£	Authority
		STANDING ORDERS		
30.05.2023	advansys	Website hosting and support (monthly)	00,090.00	LGA 1972 s.111
01.07.2023 01.10.2023 01.01.2024	EVRT	EVRT Funding Agreement (paid quarterly)	15,000.00	The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3) Expires 01.07.2023
29.06.2023	HMRC	Clerk TAX/NI (Quarterly)	xxxxxx	LGA 1972 s.112
25.06.2023	Jon Short	Clerk Salary (Monthly)	xxxxxx	LGA 1972 s.112
20.06.2023	The Surrey Pension Fund	Clerk / Employer Pension Payments (Monthly)	xxxxxx	LGA 1972 s.112
14.06.2023	Beckley Garden Services	PC Burial Ground Mnce (Mar – Oct)	0250.00	Open Spaces Act 1906, ss.9 and 10.
		DIRECT DEBITS		
28.06.2023	1&1 Ionos Ltd	pc emails	0008.40	LGA 1972 s.111
26.06.2023	1&1 Ionos Ltd	pc emails	0030.00	LGA 1972 s.111
26.06.2023	1&1 Ionos Ltd	pc emails	0030.00	LGA 1972 s.111
23.06.2023	Octopus Energy (Bulb)	PR Electricity	0100.00	LGA 1972 s.133 Payments 23 rd of month
08.12.2023	Information Commissioners Office	Data protection registration	0035.00	LGA 1972 s.111 <i>Payments to be taken annually on the 8th December</i>
24.06.2023	SES Business Water	PR Water - supply	0012.00	LGA 1972 s.133 <i>Payments to be taken on 22nd of the month</i>
23.06.2023	SES Business Water	Allotment Water - supply	0040.00	Small Holdings & Allotment Act 1908, ss.23, 25 & 42 <i>Payments to be taken 22nd of the month</i>
28.06.2023	The Phone Co-op	Parish room broadband & phone	??	LGA 1972 s.111

Previously agreed payments:

	To	Description	£	Authority / Notes
May/June				
09.06.23	ALCC	Membership	0050.00	LGA 1972 s.111
09.06.23	SLCC	Membership	0279.00	LGA 1972 s.111
22.06.23	Mulberry & Co	Audit	0199.44	LGA 1972 s.111
22.06.23	GBC	Elections	0200.00	LGA 1972 s.111
23.06.23	Beckley Garden Services	Allotment maintenance	0215.00	LGA 1972 s.111

Purchases using pre-charged debit-card:

<u>Date</u>	<u>To</u>	<u>Description</u>	<u>£</u>	<u>Balance</u>	<u>Authority</u>
		Balance brought forward 17.04.2023		0236.85	
01.05.23	Zoom	Video Conf	0015.59	0221.26	LGA 1972 s.111
15.05.23	Microsoft	Office 365	0005.99	0215.27	LGA 1972 s.111
		Balance at 17.05.2023		0215.27	
31.05.23	Zoom	Video Conf	0015.99	0199.68	LGA 1972 s.111
02.06.23	Amazon	Copier paper / LA files	0052.81	0146.87	LGA 1972 s.111
16.06.23	Microsoft	Office 365	0005.99	0140.88	LGA 1972 s.111
		Balance at 17.06.2023		0140.88	

Monies received:

<u>Date</u>	<u>From</u>	<u>Description</u>	<u>£</u>	<u>Authority</u>
01.06.23	HMRC	VAT refund	01,590.42	
		Total		

**Total expenditure for 2023/24 on LGA 1972 s.137 = £000.00 (excl vat)
Section s.137 limits - £9.93 (2023/24) per elector.**

195/23	Matters arising from the Minutes not otherwise on the Agenda, along with noting decisions made between parish council meetings:
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**Appeal by Taylor Wimpey UK Limited, reference APP/Y3615/W/23/3320175,
Land at Former Wisley Airfield, Hatch Lane, Ockham, Surrey, GU23 6NU**

Effingham Parish Council (EPC) wishes to draw the Inspector’s attention to some information which has come to light since EPC’s further objection to this planning application, submitted to Guildford Borough Council on 9 May 2023.

Impact on local roads

EPC’s further objection on 9 May 2023 raised the following concern about the impact on local roads and Effingham residents:

EPC considers that Effingham residents will also be greatly affected by over congested roads and road safety issues. Congestion at the Old Lane, Effingham Common Road and Forest Road junction will be a major congestion and road safety issue as will parking and access to Effingham Junction station over an aged bridge on Effingham Common Road with a dangerous right-hand turn to access the station. Effingham Common Road is presently heavy congested at rush hours and many drivers come up the road to use Old Lane to gain access to the A3. Many of these are Effingham residents.

Having now had the opportunity to consider the National Highways Planning Response (NHPR 22-12), dated 19 May 2023, and the formal objection from the County Highway Authority (CHA) dated 23rd May, EPC notes that:

1. The NHPR summary of the traffic impacts for the total development on site A35 states that “≈21% and 18% to/from Effingham and beyond via Old Lane in the AM and PM peak hours”, i.e. approximately 1/5th of the peak hour traffic from the development will make use of Old Lane to travel to Effingham (both Effingham Junction Station and Effingham village to access the Howard of Effingham School). This is very similar to the percentage of peak hour traffic using the A3 to/from Guildford (20% and 12%) and the A3 to the east (14% and 24%). This level of traffic increase along Old Lane, a narrow rural road with no footway, clearly represents an unacceptable increased risk of accidents to vulnerable road users including pedestrians and cyclists, whatever speed limit is imposed.
2. The introduction of speed limits on Old Lane and other local roads, mentioned in the NHPR as potentially diverting traffic onto the Strategic Road Network [SRN], is unlikely to have a significant effect on the Old Lane traffic since there is no alternative route to Effingham via the A3/M25. The conditions recommended in the NHPR concern only the A3 and M25, and will have no effect on the extra traffic to and from Effingham.

3. The Personal Injury Accident statistics quoted by the CHA show that Old Lane has the highest number of PIAs for any local road in the area of assessment: from August 2016 to July 2021 there were 12 PIAs on Old Lane, 9 of which were serious. It is noted that this time interval includes a significant period of lock-down measures during the pandemic, when traffic would have been lower than normal. Although the CHA considers that speed limit reductions on Old Lane would result in an improvement to road safety compared with the current situation, this does not mean that Old Lane is a suitable and adequately safe route to take a significant increase in traffic from the development.
4. The CHA notes that SCC Education have confirmed that it would not be viable for a secondary school to be located on the site, and as such the off-site traffic trips are accounted for in the residential trip rates. This means that a significant number of secondary school children are likely to be travelling between the site and the Howard of Effingham School, especially if this school is eventually expanded as allowed by the recent Berkeley Homes planning appeal decision. This means that Old Lane is likely to be used by school children cycling to school, and they are more vulnerable than the 'average cyclist' used in the safety modelling. It is noted that the Cycling Strategy, agreed in principle by the CHA, includes cycling routes to Horsley, Ripley, Byfleet, Cobham and Stoke D'Abernon but no cycle route to Effingham.

EPC agrees with CHA's reasons for objecting to the proposal. The points raised above reinforce EPC's concern that the proposed development will have an unacceptable impact on road safety and traffic congestion on local roads between the site and Effingham. EPC considers that this clearly constitutes a reason for the appeal to be dismissed.

Secondary School Places

EPC agrees with Elmbridge Borough Council, which confirmed its continued objection to the development on 11 May 2023 on grounds which included a significant impact on infrastructure including school provision. At present it seems SCC Education do not believe that on-site secondary school places are needed. EPC considers that the lack of secondary school places to serve this large development would place an intolerable burden on existing schools including the Howard of Effingham School (HoE).

Pressure on secondary places at the HoE is expected to increase as approved housing developments in the Horsleys are built out. Although there is now planning permission given at appeal for a new-build expanded HoE, the timescale for this provision is uncertain. Even when the expanded HoE is built, a large proportion of the extra places will be taken up by the 519 'enabling houses' to be built in Effingham.

With no on-site provision of secondary places at the former Wisley Airfield, the pressure on secondary places at HoE and on secondary schools in Elmbridge would be considerable, especially during the early years of residential development, and the lack of secondary spaces would be seriously detrimental to existing local residents.

EPC therefore considers that the lack of certainty in infrastructure provision, particularly secondary education, is a further reason for dismissal of this appeal.

Conclusion

Effingham Parish Council respectfully suggests that the appeal should be dismissed for reasons which include:

- that the proposed development will have an unacceptable impact on road safety and traffic congestion on local roads
- that the proposed development offers inadequate infrastructure provision, including secondary school places.