

Effingham Neighbourhood Plan Examination Supporting Information and statement from Guildford Borough Council

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1. The purpose of this document

The purpose of this document is to set out supporting information for the examination of the Effingham Neighbourhood Plan and to provide a statement from Guildford Borough Council.

2. Legal requirements

Guildford Borough Council officers have reviewed the submitted documents against the requirements of regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and relevant legislation and are satisfied that the required documents have been submitted, and that the requirements of the Town and Country Planning Act 1990 (as amended) have been met.

3. Statement from Guildford Borough Council

The Council supports the principle of neighbourhood planning and is pleased that Effingham Parish Council has engaged with Council officers throughout the process of producing the neighbourhood plan. The submitted plan is largely supported by officers. However, the council objects to the following proposal.

Page 49: Proposed Local Green Space - Recreation Field, Middle Farm Place

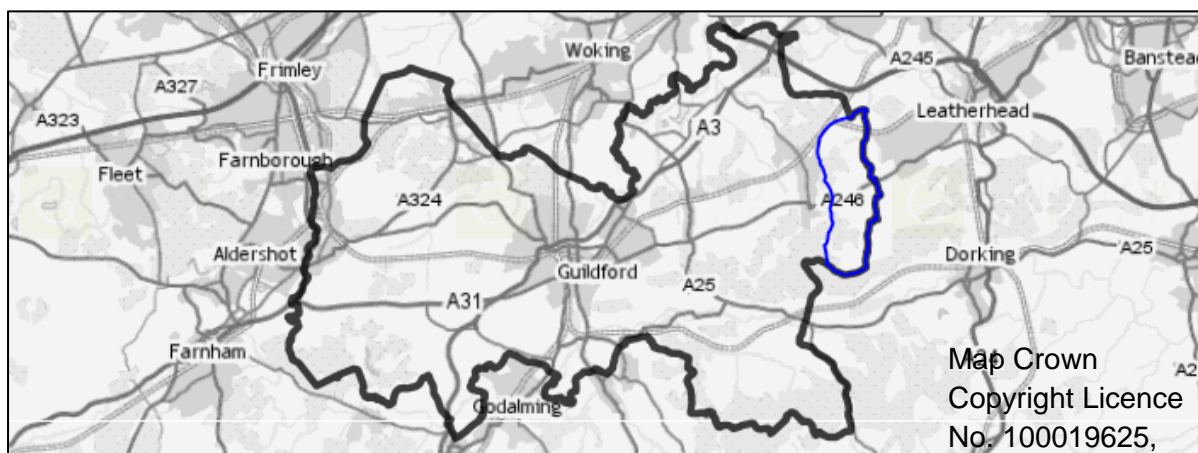
This Council owned parcel of land falls within the proposed inset (Green Belt) boundary for the village of Effingham. Whilst there are no proposals at the current time by the Council as landowner to change the use of the land from its present use as open space, the Council would not want to prejudice any future Council decision on how to use or develop the land and wishes to keep its options open. For this reason, the Council objects to the proposal for this parcel of land to be designated as Local Green Space and asks the examiner to consider whether this proposal should be taken forward.

4. Information to support the examination

Location of the plan area

The Effingham Neighbourhood Plan relates to the Effingham Neighbourhood Area, which covers the parish of Effingham. Effingham is a parish in the far east of Guildford borough (see maps below,

parish boundary and neighbourhood area boundary in blue). It borders Mole Valley district to the east.



Description of the plan area

Effingham is a rural parish. The whole of the parish is washed over by the Green Belt. The northern part of the parish is situated in the Ockham and Clandon Wooded Rolling Claylands, which has a landscape character of a gently shelving area founded on London Clay rising from an altitude of 30m in the north to around 90m in the south at the base of the chalk downs. Historic mansions and parklands are a prominent feature of the area.

See map, **Appendix 1**.

The main settlement in the parish is Effingham village. The village has a historic core based around a historic springline village. The settlement area has two parts, separated by the A246. The north-western part contains most of the older houses as well as more recent development, and the southern section has a significant proportion of post 1945 housing. Approximately 160 Effingham homes lie outside any settlement boundary. This figure includes approximately 54 homes that are in the north west of the parish but within the settlement boundary of East Horsley (adjoining to the north west).

The settlement area has a rural feel. The north-western part has a clear village character, and the southern part is surrounded by open fields which lead on to the Area of Outstanding Natural Beauty (AONB) in the southern-most area of the parish. There are three churches, two public houses and several shops within the village, as well as the Howard of Effingham School and St Lawrence Primary School. Effingham's Conservation Area includes several Grade II Listed Buildings and one Grade II* (St Lawrence Church) and there are several more Grade II Listed Buildings in the countryside outside the settlement area.

The Local Plan 2003 can be found here:

<http://www.guildford.gov.uk/localplan>

The council has produced a document setting out which policies of the 2003 Local Plan are considered strategic, which can be found here:

[https://www.guildford.gov.uk/media/20527/Local-Plan-2003-Strategic-Policies-Assessment/pdf/Strategic_Policies_of_Local_Plan_2003_\(2\)](https://www.guildford.gov.uk/media/20527/Local-Plan-2003-Strategic-Policies-Assessment/pdf/Strategic_Policies_of_Local_Plan_2003_(2))

Emerging planning context

The Council is currently consulting on a Regulation 19 Proposed Submission Local Plan Strategy and Sites, which can be found here:

<https://getinvolved.guildford.gov.uk/consult.ti/pslpss17/consultationHome>

This is a second regulation 19 consultation and is targeted at further changes to the plan only. The previous version of the plan was consulted upon in Summer 2016.

The Proposed Submission Local Plan proposed to inset Effingham village from the Green Belt. A map of the proposals can be seen in the plan or directly here:

<https://getinvolved.guildford.gov.uk/consult.ti/pslpss17/viewCompoundDoc?docid=8815316&sessionid=&voteid=&partId=8823348>

Relevant evidence

The Proposed Submission Local Plan Strategy and Sites uses a housing figure drawn from the Joint West Surrey SHMA (updated 2017), which proposes a housing need figure across the borough of 654 homes per year.

<http://www.guildford.gov.uk/newlocalplan/shma>

Appendix 1 Map of Effingham Parish/Effingham Neighbourhood Area

