



EFFINGHAM
VILLAGE PLAN

Effingham Neighbourhood Plan 2016 - 2030



Adopted version

April 2018



Effingham Parish Council

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OVERVIEW

PREFACE

The Localism Act of 2011 gave local people planning power in their communities through the development of Neighbourhood Plans. The Effingham Neighbourhood Plan has been developed through extensive consultation with the residents of Effingham, with the help and close cooperation of Guildford Borough Council. It establishes a clear set of policies and guidelines capable of addressing the issues and concerns identified by residents.

The Neighbourhood Plan will be used by Guildford Borough Council, alongside their Local Plan, as a key planning document when deciding planning applications in Effingham in the period 2016 – 2030.

VISION

This overall vision for the project is:

“To support the organic development of Effingham to meet the needs of all members of its community regardless of age, race, religion, sexual orientation or disability. We aim to achieve this in a planned and measured approach, that improves the facilities and services for all residents whilst enhancing and promoting the essential character and landscape of the village. We plan to improve the environment in which the village stands in a manner which respects the strategic role of the village in preventing urban sprawl and the loss of Green Belt, but provides for development appropriate to the objectively assessed needs of the community.”

SCOPE

Four major policy areas have been identified which contribute to the three dimensions of sustainable development defined in the National Planning Policy Framework:

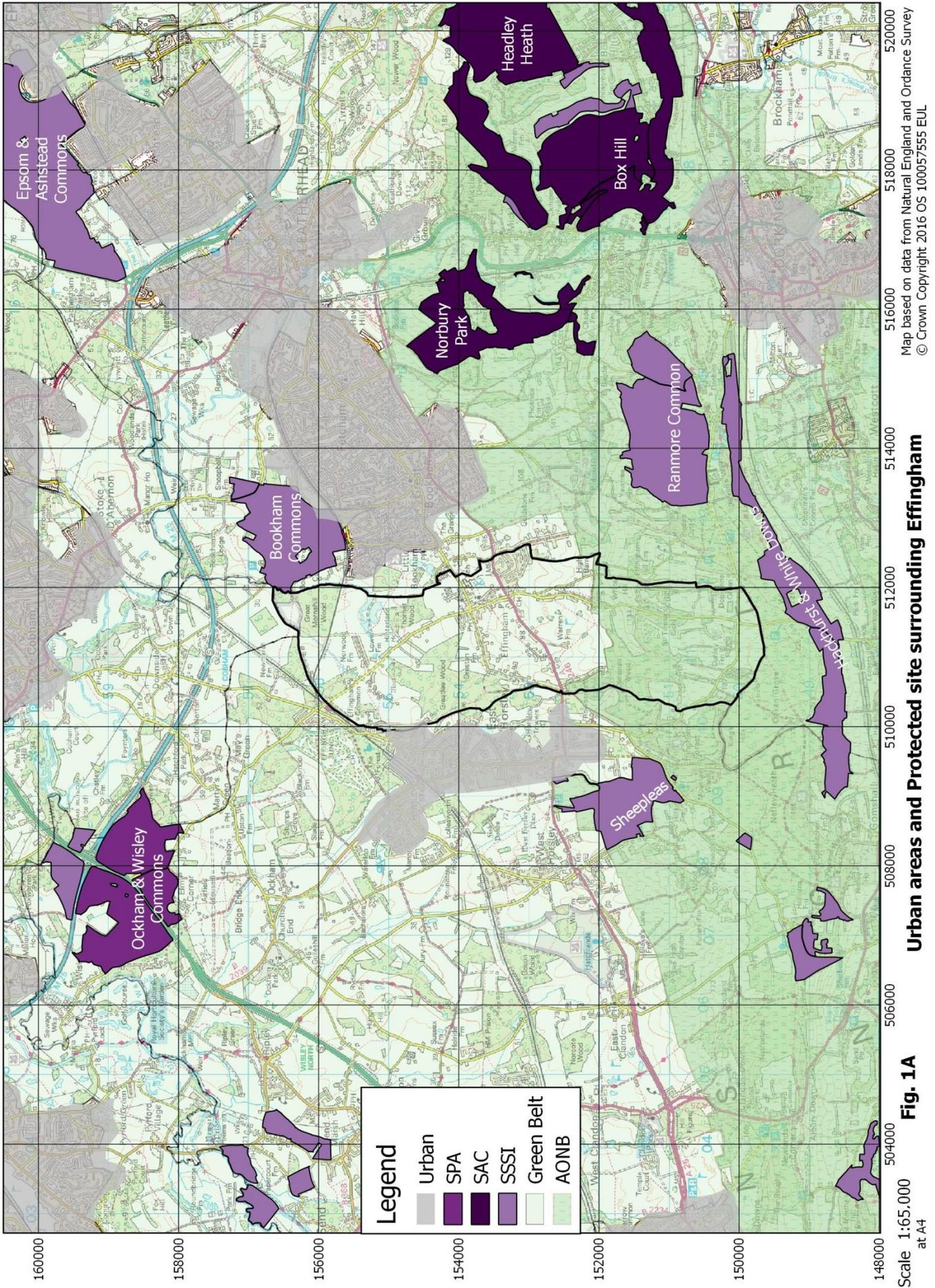
- Housing provision for local people to 2030 (social dimension)
- Conservation and enhancement of a sustainable Environment (social and environmental dimension).
- Community Services and Infrastructure to support sustainable development and promote the wellbeing of residents (social and economic dimension).
- Supporting a thriving Local Economy (economic dimension).

SETTING

Effingham Parish has existed since medieval times. As much of Surrey has been absorbed into Metropolitan Boroughs, and Leatherhead, Fetcham and Bookham have coalesced into an extended finger of urban development, Effingham now finds itself uniquely positioned as a Green Belt buffer checking the urban sprawl from London. As can be seen from the Overview Map opposite, the Bookham urban area is just 123 metres from the Effingham parish boundary at its closest, and 363 metres along Lower Road.

Effingham sits within the triangle formed by the Sites of Special Scientific Interest of Bookham Common, Ranmore Common and the Sheepleas, and a substantial area of the parish lies within the Surrey Hills Area of Outstanding Natural Beauty. This setting, and the open landscape of Effingham parish, is key to its role in sustaining protected nature sites and contributing to the beauty of our countryside.

The Neighbourhood Plan aims to preserve this defining open rural character of the parish whilst enabling sustainable development to meet the future needs of our community.



Effingham Neighbourhood Plan

2016 - 2030

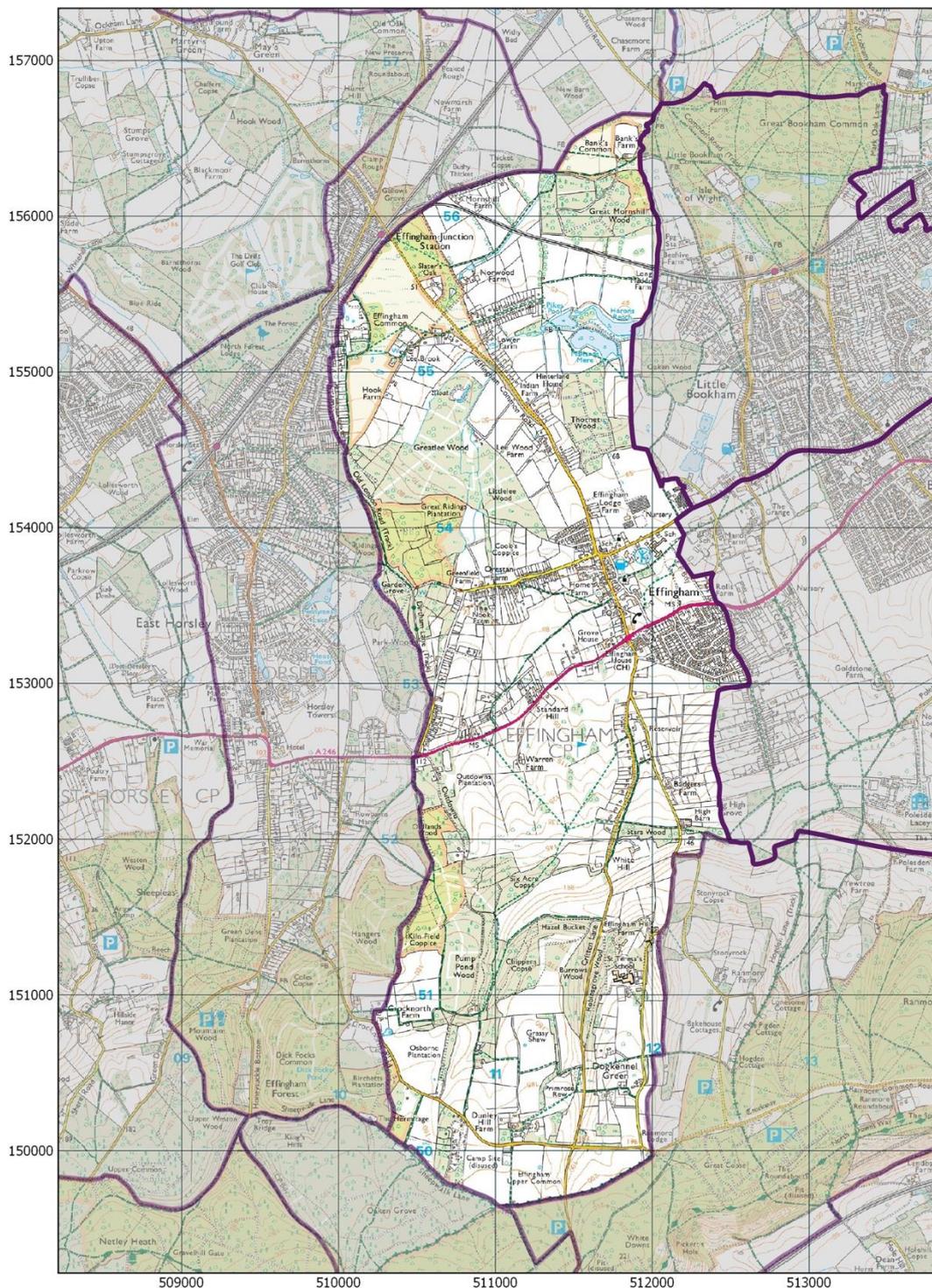
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1. Introduction

1 a. Purpose

Effingham Parish Council submitted a formal application to be designated as an official Neighbourhood Planning Area on 20th December 2012 and was approved as such on 4 April 2013. The designated area is equivalent to the civil parish of Effingham as it existed on that date and is highlighted in the map below (Figure 1B). Where used in the text, for readability, ‘the Plan Area’ means the designated neighbourhood planning area.



Scale 1:30,000 at A4 **Fig. 1B Effingham Neighbourhood Plan Designation**

Map based on data from Ordnance Survey © Crown Copyright 2016 OS 100057555 EUL

The parish of Effingham is situated within the administrative area of Guildford Borough Council, partly within the Surrey Hills Area of Outstanding Natural Beauty, on the edge of the North Downs. The village lies to the east of Guildford and west of Leatherhead, separated by Green Belt countryside from neighbouring villages East Horsley to the west and Bookham to the east.

The Effingham Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012 and the European Directive on Strategic Environmental Assessment 2004. The Neighbourhood Plan covers the fifteen year period 2016 – 2030. The Evidence used to prepare the Plan includes documents from the evidence base of Guildford Borough Council’s Local Plan as well as Effingham-specific documents, as set out in Appendix 2 Schedule of Evidence and Supporting Documents.

The policies set out in Section 6 comprise the ‘Effingham Neighbourhood Development Plan’, a component part of the ‘Effingham Neighbourhood Plan’. Appendix 1 is not part of the Neighbourhood Development Plan but complements it by setting out Effingham Parish Council’s aspirations for projects which can be delivered through the use of Section 106 or CIL funding.

1 b. Sustainability

A successful plan will only be possible if it evolves from the needs of the community, works within the parameters of sustainable development, and balances the needs of today’s community with the rights of future generations to enjoy the historic and unique character of the village and its broader environment. The plan has been drafted with these principles in mind.

Social Dimension of Sustainability

The Neighbourhood Plan seeks to support a strong, vibrant and healthy community by policies which address:

- Housing provision for local people to 2030, providing an appropriate supply of housing to meet local need
- Conserving and enhancing Effingham’s high-quality built environment through good design whilst protecting the character of the Plan Area
- Protecting community services and facilities to promote the wellbeing of residents

Economic Dimension of Sustainability

The Neighbourhood Plan seeks to contribute to building a thriving rural local economy in Effingham by policies which address:

- Promoting sustainable movement by cycle routes, footways and pedestrian routes
- Supporting infrastructure improvements including broadband and IT services
- Safeguarding local shops and community facilities
- Supporting the sustainable growth and expansion of local businesses

Environmental Dimension of Sustainability

The Neighbourhood Plan seeks to protect and enhance our natural, built and historic environment and improve biodiversity by policies which address:

- Design principles to conserve the essential landscape, heritage and rural character of the Plan Area whilst promoting sustainable development
- Protecting the historic environment of the Plan Area including archeological remains
- Protecting and enhancing green spaces and biodiversity networks

Strategic Environmental Assessment Screening and Habitats Regulations Assessment

JBA Consulting undertook a Strategic Environmental Assessment (SEA) Screening and Habitats Regulations Assessment (HRA) of the draft Neighbourhood Plan in October 2015, updated April 2016. The Screening Report [SD 3] concluded that an SEA was not required and that the Neighbourhood Plan will not have an adverse impact on the integrity of any European sites:

In conclusion, it is considered that the Effingham Neighbourhood Plan does not require a SEA. This is primarily because the nature, scale and location of the policies within the plan are not likely to adversely impact on any of the sensitive environmental receptors within or around Effingham Parish, including the Thames Basin Heaths SPA [Special Protection Area] and Mole Gap to Reigate Escarpment SAC [Special Areas of Conservation].

The statutory consultees responded as follows:

Historic England [E 3] were satisfied that an SEA was not required. Their recommendations, concerning the need to avoid or minimise impacts on non-designated archeological remains and to give consideration to the impact of site allocations on the special historic or architectural interest of the conservation area, have been taken into account by the inclusion of a new policy ENP-G3 and by additions to the Village Design Statement.

The Environment Agency [E 4] agreed that the plan is unlikely to result in significant environmental effects.

Natural England confirmed that they were satisfied that an SEA was not required subject to the following considerations:

- Housing development is only proposed on the allocated sites set out in policies ENP-SA1, ENP-SA2 and ENP-SA3 (and SA4 and SA5, now deleted)
- All the sites allocated for housing are compliant with Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016
- There will be no significant impact on other designated sites including Sites of Special Scientific Interest
- The sites allocated for housing will have no impact on the landscape of the Surrey Hills Area of Outstanding Natural Beauty

The HRA Screening Assessment was included as an Appendix to the main SEA Screening Report. Natural England have confirmed [E 6] that they concur with the HRA Screening Assessment conclusion that the Effingham Neighbourhood Plan will not have an adverse impact on the integrity of any European sites.

The Neighbourhood Plan was revised in early 2017 following the Regulation 14 consultation and Health Check. One site allocated for residential development (SA5) has been deleted, and there are no additional sites allocated for development in the revised Plan. Other policies have been reworded but there are no substantive changes. Therefore it is considered that the conclusions of the 2015 SEA and HRA Screening Assessments still apply and there is no requirement for this to be reviewed.

2. A Profile of the Neighbourhood Plan Area

2 a. Overview

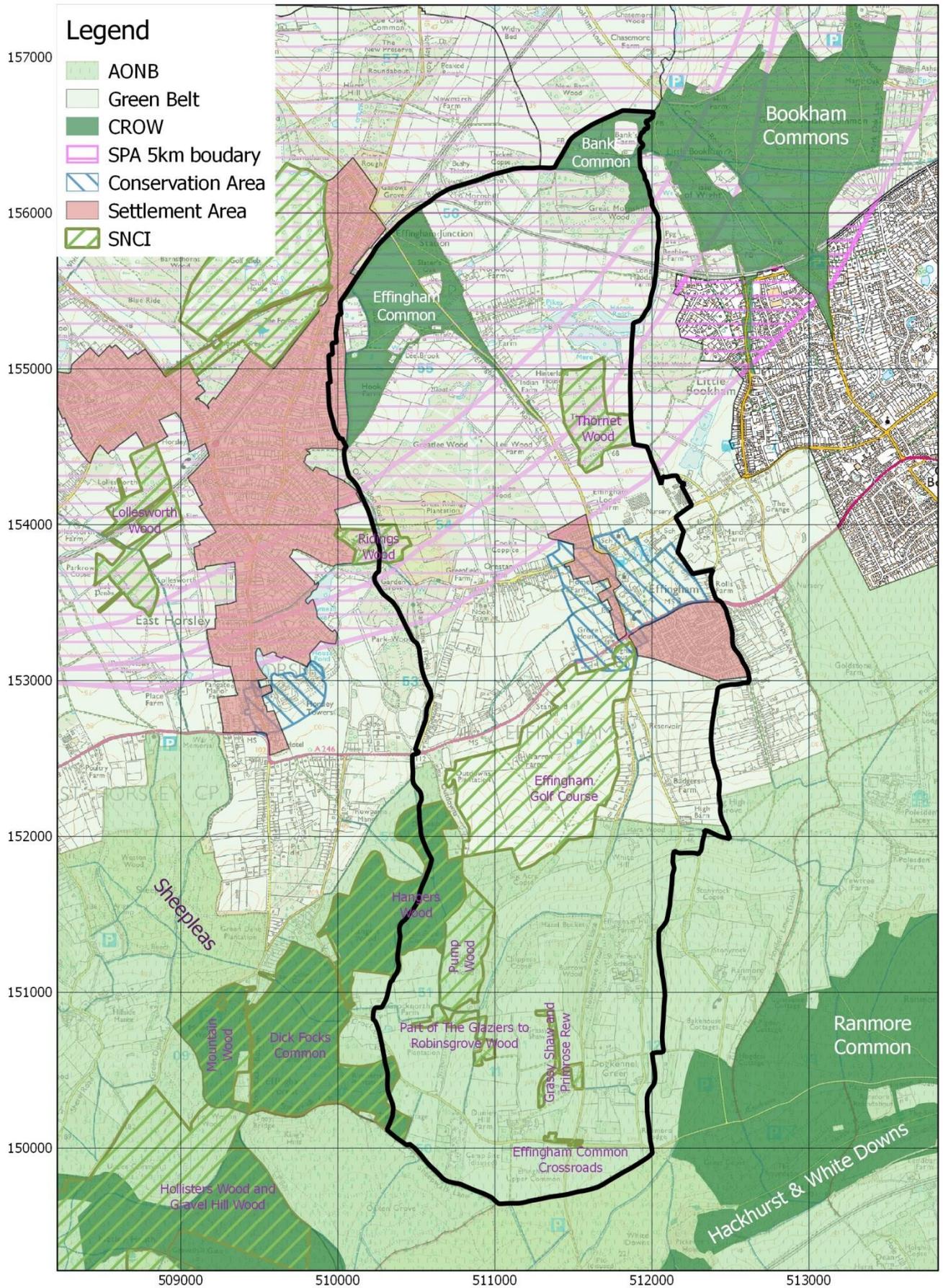
Effingham village dates from Saxon times, and is one of a string of spring-line villages laid out along the edge of the chalk on the dip slope of the North Downs. The Parish of Effingham (the Plan Area) straddles an ancient route, now Lower Road, connecting the spring-line villages along the narrow line of Thanet Sands between the chalk of the Downs and clay to the north. The A246 (Guildford Road) which bisects the modern village settlement follows the late 18th century Turnpike, the local milestone sitting 22 miles from Charing Cross and 8 from Guildford.

The modern day civil parish of Effingham has a population of approximately 2,711 people living in 1,054 households. As shown in Figure 2, the parish extends from Effingham Common (near Effingham Junction Railway Station) in the north to Ranmore Common in the south. The main village settlement area has two parts, separated by the A246. The north-western part contains most of the older houses, Conservation Area, and listed buildings, as well as more recent development, and the southern section has a significant proportion of post 1945 housing. Approximately 58 Effingham homes lie within the East Horsley settlement boundary on the edge of Effingham Common, and approximately 160 homes lie outside any settlement boundary in small hamlets at Dog Kennel Green and Ranmore Manor in the south, and Effingham Common and Lower Farm Road in the north.

Infilling and housing developments in Leatherhead, Fetcham and Bookham have coalesced into an extended finger of urban sprawl along Lower Road and the A246 turnpike route. Not until Effingham, at its border with Little Bookham, are green cultivated fields open to north and south.



Agricultural land at Effingham Lodge Farm, on the border between Effingham and Little Bookham



Scale 1:30,000 at A4

Fig. 2

Effingham Parish Context

Map based on data from Natural England and Ordnance Survey © Crown Copyright 2016 OS 100057555 EUL

2 b. Character and landscape

The character and landscape of Effingham parish is highly valued by residents and visitors alike. Effingham Parish Council encourages all those preparing development proposals to have regard to the principles and guidelines set out in the Village Design Statement [VDS], a supplementary document to this Neighbourhood Plan, so that the beauty of our rural environment can be preserved into the future.

Effingham Common in the north of the parish, by Effingham Junction station, is registered common land. Part of this is owned by Guildford Borough Council and is designated as a Suitable Alternative Natural Green space (SANG) serving as an alternative recreational open space to the Thames Basin Heaths Special Protection Area (SPA) of Ockham and Wisley Commons to the north of the parish. The Common provides open grassland vistas and is an important habitat for birds, including skylarks, and rare insects.

Landscape Character Areas

The Landscape Character Areas in Effingham identified in the ‘Guildford Landscape Character Assessment’ [LCA] are shown in Figure 2a.

The northern part of Effingham parish is situated in the ‘Ockham and Clandon Wooded Rolling Claylands’ landscape character area [LCA], 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 this landscape character area, one such being The Lodge at Effingham Place, which sits within the north-west of Effingham village settlement.

The middle part of Effingham Parish, immediately south of the A246, is situated in the ‘Clandon Open Chalk Farmland’ landscape character area, a sloping undulating open pastoral farmed landscape with occasional woodland plantations, in the lower section of the north-facing dip slope of the North Downs underlain by Chalk Foundations. In Effingham, this landscape is exemplified by the pasture land of Badgers Farm on High Barn Road.

The southern-most part of Effingham Parish is situated in the ‘Effingham Forest Wooded Chalk Downs’ landscape character area, within the Surrey Hills Area of Outstanding Natural Beauty (AONB). This is a rolling elevated landscape based on Chalk Foundations with drift deposits of Clay with Flints, a peaceful rural area with enclosed views down rural lanes and across open pastures to woodland edges, and woodland clothing the steeper slopes. Historic parkland survives around St. Teresa’s School, a former manor house, with parkland trees and decorative gardens present.



View from High Barn Road across Badgers Farm, in the ‘Clandon Open Chalk Farmland’ landscape character area

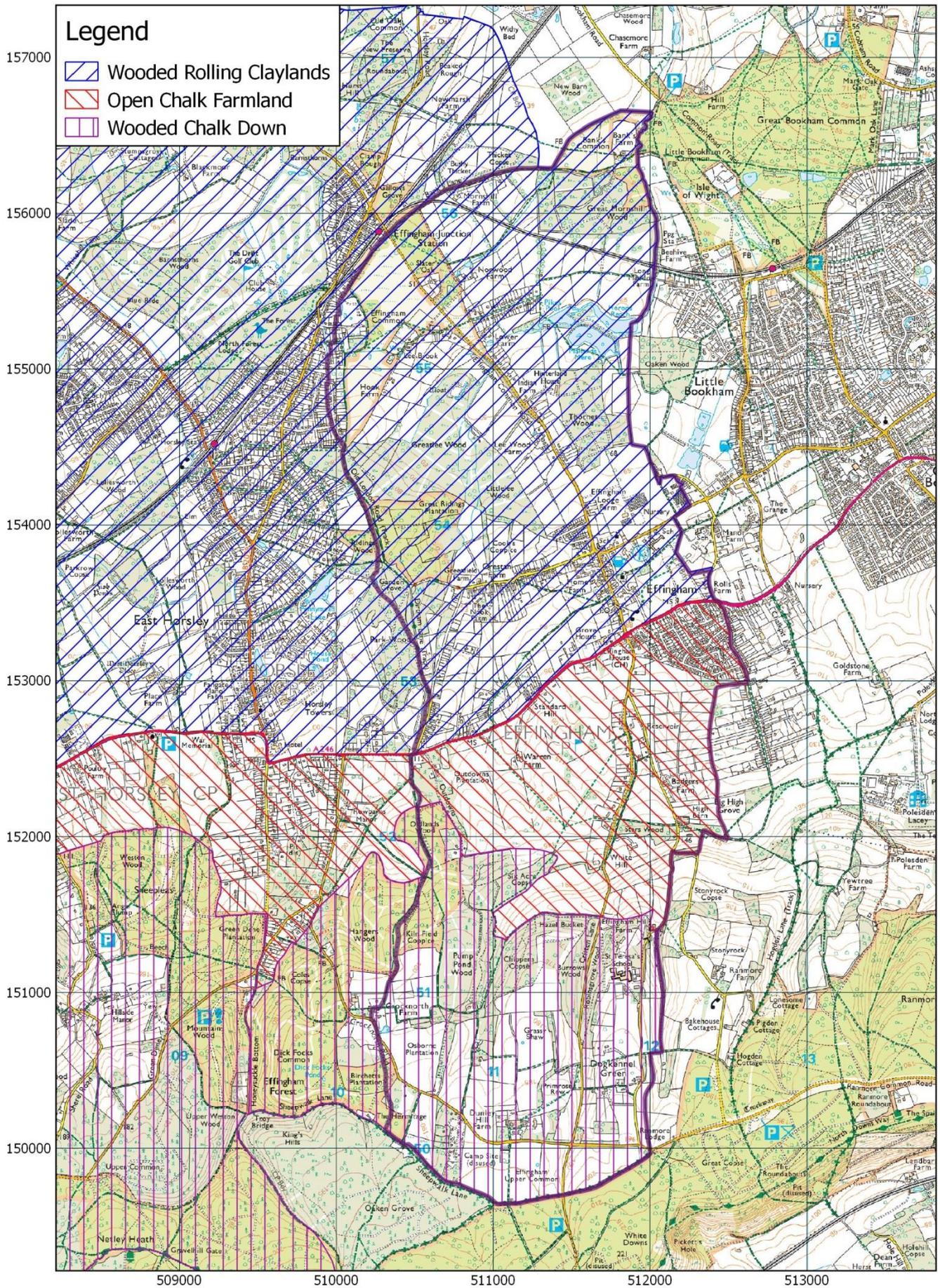


Fig. 2a Effingham Neighbourhood Plan Landscape Character Areas

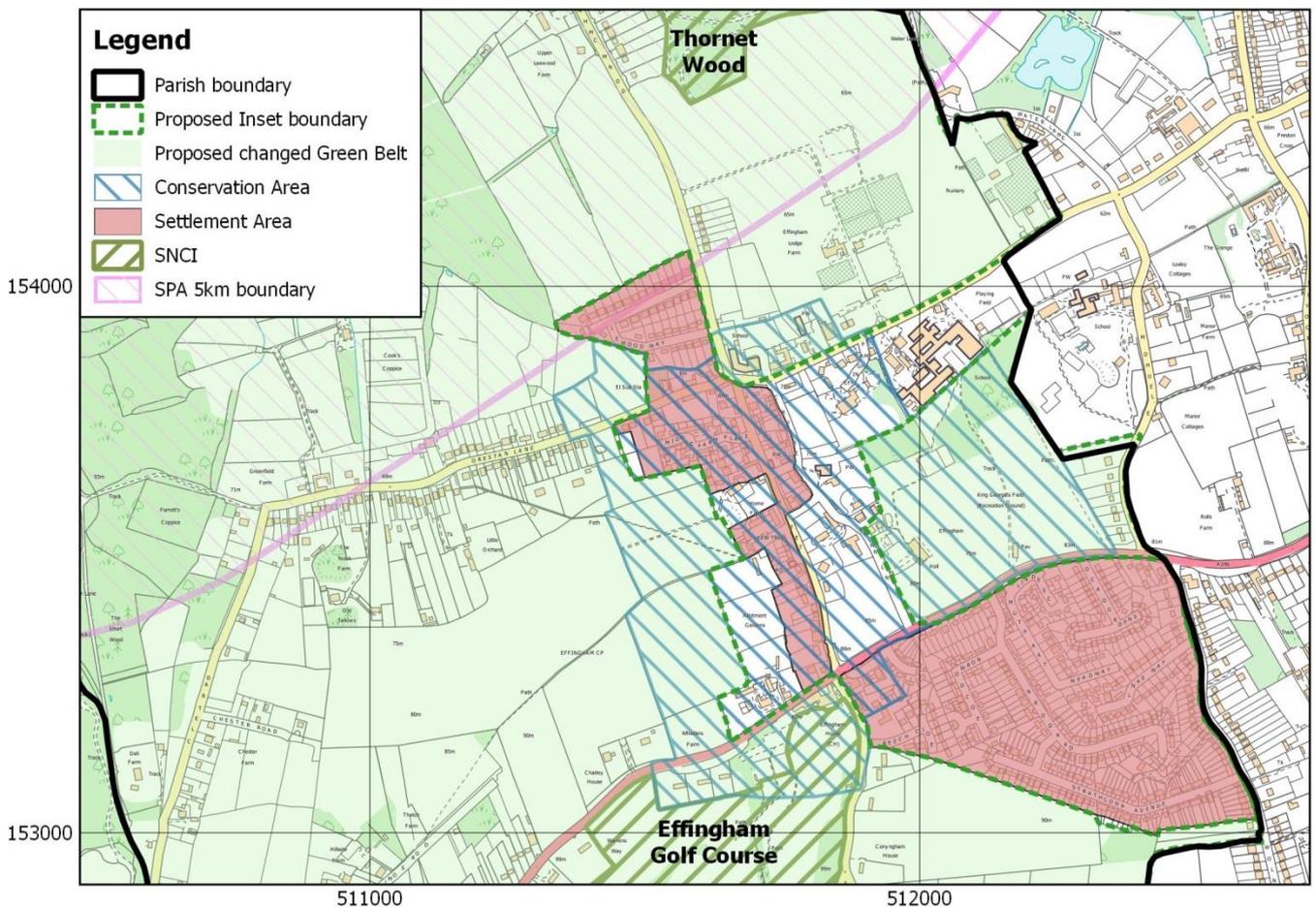
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Effingham village

The village settlement area has a very open and rural feel; the north and western parts have a clear village character encapsulating the Conservation Area, and large areas of open fields and paddocks that residents identify as critical to the character of the village. Ancient Woodlands to the north of Effingham Lodge Farm (Thornet Wood) and west of Effingham Common Road (Great Ridings Wood) provide further character, reinforcing the rural aspects of the village. 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 village context is shown in Figure 3 below, where the ‘Settlement Area’ is the village boundary defined in the 2003 Guildford Local Plan, and the ‘Inset boundary’ shows the proposed boundary if the settlement is inset from the Green Belt as proposed in the 2016 Emerging Guildford Local Plan (Proposed Submission Local Plan: Strategy and Sites 2016).

The ‘King George V Hall and Fields’ are a notable open space in the centre of the village, adjoining the settlement area, comprising over 32 acres of land including playing fields, woodland and informal grassland, playgrounds and a Village Hall. The playing fields are used by the Howard of Effingham School during school weekdays, by sports clubs including rugby, football and tennis in the evenings and at weekends, and by the broader community for informal recreation of residents. A charitable trust (Effingham Village Recreation Trust) manages these facilities for the benefit of Effingham residents.



Scale 1:12,500 at A5

Fig 3

Effingham Village Context

Map based on data from Natural England and Ordnance Survey © Crown Copyright 2016 OS 100057555 EUL

2 c. Existing Services and Facilities

Retail: Effingham has a number of small shops including a post office in a small general store, a newsagent, butchers, hairdressers, hardware shop and bakery, but no supermarket. There is a garden centre including a café on the boundary with Little Bookham.

Health Services: The village has no medical facilities (Doctor's surgery, Dental practices, Opticians or Pharmacy). Residents need to travel to neighbouring villages of East Horsley, Bookham, Fetcham and Cobham to access these services.



Schools: Two state schools, the Howard of Effingham School and St Lawrence Primary School, are located in the centre of the village settlement and St. Teresa's School, a private girls' school, lies to the south, outside the settlement area. Another private girls school, Manor House, lies over the border in Little Bookham, immediately adjacent to Effingham village.

Pubs and catering: Two pubs serving food operate within the village, and there is a small café at the bakery and a larger café at the garden centre, but there are no restaurants or hot-food take-away facilities.

Churches, Halls and Meeting Rooms: There are three churches (Anglican, Catholic and Methodist) with two church halls and one small meeting room available for community use. The main village hall is the King George V Hall, which is used by a pre-school, many community groups, and for public meetings of the Parish Council. The Parish Room provides a meeting room and accommodation for the Clerk and also serves as an exhibition space for collection of memorabilia relating to Sir Barnes Wallis (a former Effingham resident) and archive for Effingham Local History Group.



Sports and Recreation: King George V Hall and Fields, managed by the EVRT charity, is the main centre for recreation in the village, and provides sports pitches for rugby, cricket and football, tennis courts and informal recreational space. There are two children's playgrounds and an outdoor gym facility. Calburn Cricket Ground, on the edge of Effingham Common, has been a home for cricket since 1853, and is also managed by EVRT. A community sports hall, part of Howard of Effingham school, provides some leisure facilities including an indoor gym.

Public Transport: There is a limited bus service during the day between Epsom and Guildford via Bookham and Leatherhead (excluding evenings). Train services are available 1.7 miles away at either Bookham or Effingham Junction. Residents are largely reliant upon private cars to commute to work, for shopping and other public services.

Employment facilities in Effingham are limited, including schools, shops, small businesses and self-employed home workers. Many residents commute to Guildford or London by car or train.

2 d. Selected Parish Statistics

The following statistics are taken from the 2011 Census (Office for National Statistics).

i. Demographics

Population	2,711	(males 1,282; females 1,429)
Population density (persons/hectare)	2.3	(area of parish is 1,198 hectares)
Average household size	2.52	
Children under 16	539	(19.9%)
Young adults age 16-24	308	(11.4%)
Adults of working age 25-64	1,342	(49.5%)
Older people age 65 or over	522	(19.3%)

ii. Households

Number of households	1,054	
One-person household	245	(23.2%)
Households with dependent children	342	(32.4%)
Households with people aged 65+ only	280	(26.6%)

iii. Homes

Type

Detached house or bungalow	676	(64.1%)
Semi-detached house or bungalow	224	(21.3%)
Terraced house or bungalow	74	(7.0%)
Flat	74	(7.0%)
Caravan or mobile home	6	(0.6%)

Number of bedrooms

One bedroom	42	(4.0%)
Two bedroom	186	(17.6%)
Three bedroom	404	(38.3%)
Four bedrooms	272	(25.8%)
Five or more bedrooms	150	(14.2%)

Tenure

Owner-occupied	888	(84.3%)
Shared-ownership	14	(1.3%)
Social rented	56	(5.3%)
Private rented	81	(7.7%)
Living rent free	15	(1.4%)

Cars

Households with no car or van	50	(4.7%)
One car or van in household	329	(31.2%)
Two cars or vans in household	462	(43.8%)
Three cars or vans in household	141	(13.4%)
Four or more cars or vans in household	72	(6.8%)

iv. Health

303 (11.2%) people have day-to-day activities limited by long-term illness or disability

300 (11.1%) people provide unpaid care to friends or relatives

v. Skills & Employment

People age 16+ with degree or equivalent	813	(37.4%)
People age 16+ with no qualifications	282	(13.0%)
Total economically active aged 16-74	1,376	(71.1%)
Employed full-time	683	(35.3%)
Employed part-time	265	(13.7%)
Self-employed	329	(17.0%)
Unemployed	42	(2.2%)
Student (economically active)	57	(2.9%)
Total economically inactive aged 16-74	560	(28.9%)
Retired	283	(14.6%)
Student	116	(6.0%)
Long-term sick or disabled	13	(0.7%)
Looking after home or family	117	(6.0%)

3. Planning Policy

3 a. Strategic Planning Context

Effingham lies within the Guildford Borough Council (GBC) local authority area. The Neighbourhood Plan must have regard to national policy and advice.

The National Planning Policy Framework (NPPF) states that Neighbourhood Plans must be ‘aligned with the strategic needs and priorities of the wider local area’ and must be ‘in general conformity with the strategic policies of the Local Plan’ (NPPF paragraph 184). Effingham Parish Council therefore acknowledges that the Effingham Neighbourhood Plan sits within the strategic context of GBC’s Local Plan, which, amongst other things, sets the Green Belt boundaries and housing numbers for the Borough.

The saved policies of the Guildford Local Plan 2003 sets the current strategic planning context for Effingham’s Neighbourhood Plan. The policies most relevant to Effingham include:

H5: Retention of existing housing stock - Development involving a net loss of residential accommodation, including specialist housing, will not be permitted.

H11: Affordable Housing - At least 30 per cent affordable housing will be sought on all housing developments of 15 or more dwellings, or residential sites of 0.5ha or more. In rural settlements with a population of 3,000 or fewer a threshold of 10 or more dwellings, or residential sites of 0.4ha or more, will be applied. Affordable housing should remain affordable and be dispersed throughout a scheme.

M6: Provision for cyclists and pedestrians - The council will undertake or promote measures to encourage cycling along the desired cycle route through Effingham Parish.

S9: Local Shopping Centres - Within the designated Effingham Local Shopping Centre, proposals for increases in floor space will be granted where they are consistent with the scale and function of the Local Shopping Centre. Proposals involving the change of use of a shop (Class A1) to use for financial and professional services (Class A2) and/or food and drink (Class A3) will not be permitted unless certain criteria have been met.

RE1: Extent of the Green Belt - Effingham parish is covered by the Green Belt.

RE2: Development within the Green Belt - New building within the Green Belt will be deemed inappropriate unless it is for agriculture and forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which preserve the openness of the Green Belt, limited extension/alteration/replacement of existing dwellings, infilling in villages, affordable housing for local needs (rural exception), or re-use and adaptation of rural buildings.

RE3: Identified settlements in the Green Belt - Within the Effingham settlement boundary, new building will be permitted in the nature of infilling on land substantially surrounded by existing development for the developments referred to in Policy RE2, development of a small gap in an otherwise continuous frontage, small scale housing developments or employment facilities, unless it involves the loss of important open spaces, harms the character or appearance of the area or where necessary services are inadequate.

RE5: Area of Outstanding Natural Beauty (AONB) - The Surrey Hills Area of Outstanding Natural Beauty is of national importance and will be subject to the most rigorous protection.

RE6: Area of Great Landscape Value (AGLV) - Development within the Area of Great Landscape Value should be consistent with the intention of protecting the distinctive landscape character of the area.

NE1: Potential Special Protection Areas (PSPA) and Candidate SAC - Planning permission will not be granted for proposals which are likely to destroy or have an adverse effect on the nature conservation value of potential Special Protection Areas and candidate Special Areas of Conservation.

NE3: Local and Non-Statutory Sites - Planning permission will not be granted for proposals which are likely to harm the Nature Conservation Interest of local or non-statutory sites, including Local Nature Reserves, Sites of Nature Conservation Importance (SNCI).

However, Guildford Borough Council is working on a replacement Local Plan. The Guildford Borough Proposed Submission Local Plan - Strategy and Sites 2017 was published for regulation 19 consultation in Summer 2017 and was submitted for examination in December 2017. It is therefore at an advanced stage and this Neighbourhood Plan has taken into account the evidence base used in the preparation of the new Local Plan to ensure as far as possible that the Effingham Neighbourhood Plan will reflect the new Local Plan once it is adopted. The principal strategic difference in the new Local Plan is that the main part of Effingham village is proposed to be inset from the Green Belt with the rest of the Neighbourhood Area (apart from a small area within the East Horsley inset boundary) remaining in the Green Belt.

3 b. Major Planning Issues for Effingham

Residents value highly the open rural character of the village and settlement areas, the Green Belt countryside which stretches from Effingham Common in the north to the North Downs Area of Outstanding Natural Beauty in the south, and the historic heritage of the local area including many Listed buildings and a significant Conservation Area. The challenge is to plan for the sustainable growth in housing, community facilities and the local economy needed to ensure the continued health and vibrancy of local community life whilst conserving these essential characteristics of the Plan Area. Any new development should, where possible, contribute to reducing traffic congestion and improving sustainable transport including pedestrian facilities, safe cycling routes and better public transport.

3 c. Other Relevant Matters

Policy constraints

The following constraints occur within the Effingham Plan Area (Guildford Local Plan 2003 Proposals Map):

- Green Belt
- Conservation Area and a high number of listed buildings
- Area of High Archeological Potential
- Sites of Nature Conservation Importance
- Area of Outstanding Natural Beauty

As can be seen from the Policies Map in Section 8, none of the sites allocated for housing development will be visible from the AONB, and there will be no impact on views to or from the AONB.

Thames Basin Heaths Special Protection Area (SPA)

The northern part of the Plan Area lies within the 400 m to 5 km 'Zone of Influence' of the Ockham and Wisley Commons SPA (see Figure 2). Under the SPA Avoidance Strategy (2009-16) net new residential development in this zone must provide or fund Suitable Alternative Natural Greenspace (SANG) which prevents increased residential pressure on the SPA by providing an

alternative space for recreation. Developments of 10 homes or more must be within the catchment of the SANG that provides mitigation, while developments of 9 homes or fewer can be mitigated by any SANG. Effingham Common is the only designated SANG in the area but, as it currently lacks a car-park, it has a catchment limited to 400 m. The availability of SANG mitigation in this area is therefore currently limited to developments of 9 homes or fewer, or larger developments within 400 m of Effingham Common.

All sites allocated for housing in this Neighbourhood Plan lie further south within the 5 to 7km zone, in the central part of the Plan Area, where only significantly large residential developments may require SANG mitigation, judged on a case-by-case basis. All the allocated sites have a proposed housing number less than 50, and Natural England have confirmed that they do not require SANG mitigation and are therefore compliant with the SPA Avoidance Strategy.



Effingham Common is a designated Suitable Alternative Natural Greenspace

Landscape Character Assessment

The landscape classification of the Plan Area is set out in the Guildford Landscape Character Assessment & Guidance, January 2007 [LCA]:

North of A246 (Guildford Road):

E2 'Ockham and Clandon Wooded Rolling Claylands'

Immediately south of A246 (Guildford Road):

D1 'Clandon Open Chalk Farmland'

Southern part of the Plan Area:

C2 'Effingham Forest Wooded Chalk Downs'

Sustainability Ranking

Effingham village has a sustainability ranking of 7 within Guildford Borough's 'Settlement Hierarchy and Profiles' [*SHIER*], and is classified as a large village, unsuitable for substantial growth but capable of accommodating a proportionate extension.

In the Settlement Profiles the conclusion for Effingham states:

'Effingham is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village.

Effingham is one of the largest villages in the borough and contains a number of key services and as such if suitable sites are found within this area it could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people.'

4. Community Engagement

The production of the Neighbourhood Plan was supported by significant and extensive local consultation. The Consultation Statement [SD 1], which supports the Effingham Neighbourhood Plan, provides a comprehensive summary of who was consulted and how, along with evidence of how comments were considered and taken into account in the making of the Plan.

Community engagement during the preparation of the Neighbourhood Plan has included:

- Parish-wide leaflet delivery, press releases and creation of the website www.effinghamvillageplan.com.
- A parish-wide 'Housing Requirements Survey' in October – November 2013, with a response rate of 60.3% [HRS].
- Well-attended public meetings in April 2013; July, September and December 2014; March and September 2015.
- Workshops on site allocations and drop-in sessions on all policy areas, February to April 2016.
- Stalls at Effingham Village Day 2013, 2014 and 2015.
- An on-line consultation group with approximately 190 local residents.
- Several meetings with Effingham Residents Association.
- Regular updates at the monthly meetings of Effingham Parish Council.
- Meetings with other Neighbourhood Plan teams including Bookham Vanguard Neighbourhood Forum and the East Horsley Neighbourhood Plan Steering Group.
- Meetings with the land-owners of the potential supported sites to discuss availability, suitability and potential for residential development to meet the requirements indicated in the 'Housing Requirements Survey'.
- Effingham Neighbourhood Plan Advisory Group (ENPAG), with parish councillor members and volunteer residents drawn from all sectors of the community, set up in February 2016 to lead the consultation process and advise the Parish Council on the development of the Plan as it enters formal consultation stages.
- A parish-wide consultation exercise was conducted as part of the formal Regulation 14 Consultation from 23 May to 18 July 2016. A Summary and Guide to the draft Neighbourhood Plan, together with two copies of a Consultation Survey Form, were delivered to every one of the 1,054 households in the civil parish. 54% of households completed at least one survey form, with 739 forms completed altogether. In addition, 21 responses were received from local individuals and organisations, and from Guildford Borough Council, Surrey County Council, Natural England, the Environment Agency and Surrey Wildlife Trust.

EFFINGHAM VILLAGE PLAN

Community Workshops to Review Housing Policies & Site Options

Invitation to Community Planning Workshops
13th February
10am-1pm & 2-5pm
KGV Hall, Browns Lane, Effingham.

Session 1 : Housing policies & the site selection process

Session 2 : Opportunity to evaluate the proposed sites

Session 3 : Group discussion of individual scoring of sites.

Session 4 : Plenary session Q&A to close

Effingham Parish Council propose to run two separate events to invite residents to participate directly in the evaluation & selection of sites proposed for development within Effingham's Neighbourhood Plan

The events will be workshop in style and comprise 4 working sessions within each. We hope as many residents as possible will take a couple of hours to participate in one of the workshops.

This will be your opportunity to:

- Evaluate for yourself the proposed sites for housing development
- Tell us what you think the style and mix of housing should be
- Have your say on how many new homes are required in Effingham

These sessions are open to all residents of Effingham,

To find out more please visit the website below or phone the Parish Clerk on 01372 454911.

www.effinghamvillageplan.com

5. Vision and Objectives

Vision

As stated in the Overview on page 2, the overall vision for the project is:

“To support the organic development of Effingham to meet the needs of all members of its community regardless of age, race, religion, sexual orientation or disability. We aim to achieve this in a planned and measured approach, that improves the facilities and services for all residents whilst enhancing and promoting the essential character and landscape of the village. We plan to improve the environment in which the village stands in a manner which respects the strategic role of the village in preventing urban sprawl and the loss of Green Belt, but provides for development appropriate to the objectively assessed needs of the community.”

Objectives

a. Housing Provision for local people to 2030

- To provide sufficient housing to meet the assessed housing need of the local community in terms of numbers, type, tenure and mix of housing.
- To ensure that the design and layout of housing reflects the character of the local built environment and helps maintain the rural nature of the village.

b. Conservation and Enhancement of a Sustainable Environment

To conserve and enhance the environment of the Plan Area in terms of its:

- Strategic role as a Green Belt area in preventing further urban sprawl of the coalesced settlements of Leatherhead, Fetcham and Bookham.
- Distinct rural identity and landscape – separate from neighbouring villages.
- Historic open and rural character of the parish.
- Accessibility of our green spaces.
- Biodiversity and wildlife spaces and corridors.
- Historic fabric, including the Effingham Conservation Area and its setting, ensuring that those designated heritage assets and non-designated heritage assets most precious to the local community are conserved for future generations, including those on the Guildford Local List and on the Effingham Local List.

c. Community Services and Infrastructure to support sustainable development and promote the wellbeing of residents

- To support local schools through appropriate improvement.
- To support initiatives to improve access to medical services directly within the village.
- To support enhancements of community facilities in sport, leisure, arts and recreation.
- To improve the pedestrian connectivity within the village and across different parts of the Parish.
- To mitigate increasing traffic congestion.

d. Supporting a thriving Local Economy

- To support the sustainable growth of local businesses and employment opportunities, including home working, recreational, agricultural and equestrian.
- To improve the accessibility of local shops and services.
- To enhance the environment of the village centre to improve the setting and streetscape of the shops, pubs, and cafés.

6. Policies of the Neighbourhood Development Plan

6 a. General Policies

The policies of the Effingham Neighbourhood Plan set out in this section will be applied together when considering proposals for development and use of land in the parish although it is accepted that the geographic location of a proposal may mean that not all policies will be relevant.



ENP-G1: A Spatial Plan for Effingham

Subject to the constraints of national Green Belt policy, housing, economic and community-related development within the plan area will take place within the formal Settlement Area set out in the 2003 Local Plan or its replacement, together with the sites allocated for residential development in policies ENP-SA1, ENP-SA2 and ENP-SA3, and sites assessed using policy ENP-G5 to be potentially suitable for residential development.

Development proposals located outside the Settlement Area, and not on the sites allocated or assessed as suitable for residential development, will be required to demonstrate that they are not inappropriate within the Green Belt and how they conserve the rural landscape, with reference to the Guildford Landscape Character Assessment.

Development proposals within the Surrey Hills Area of Outstanding Natural Beauty (AONB) will be required to demonstrate how they conserve the AONB, with reference to the Surrey Hills Management Plan. Development proposals in close proximity to the AONB will be required to demonstrate that they will not result in the loss of important public views to and from the AONB.

This policy sets the strategic direction for the Neighbourhood Plan by steering new development into the main village area of the Plan Area comprising:

- the formal Settlement Area as defined in the 2003 Guildford Local Plan (as shown in Fig. 3) or its replacement (this may be the area inset from the Green Belt if the proposals in the Emerging Local Plan are adopted); and

- sites allocated for residential development in the Neighbourhood Plan (policies ENP-SA1, ENP-SA2 and ENP-SA3); and
- windfall sites assessed using the criteria set out in Policy ENP-G5 to be potentially suitable for residential development

The aim of the policy is to protect the broader environment and wildlife habitats of the Plan Area and to steer development away from land that serves the purposes of the Green Belt as set out in NPPF paragraph 80.

Under the 2003 Guildford Local Plan, Effingham is washed over by the Green Belt and the Settlement Area defines the area of the village where limited infilling is acceptable. Under NPPF paragraph 89, limited infilling is also acceptable on previously-developed land and on sites which are within the village as it appears as a matter of fact on the ground, and this is set out in Policy ENP-G5. Policy ENP-G1 therefore has regard to, and is in general conformity with, both strategic policy RE3 of the current Guildford Local Plan 2003 and with the provisions for limited infilling in NPPF paragraph 89.

The relevant parts of paragraph 89 of the NPPF states:

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- *Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *Limited infilling, or the partial or complete redevelopment of previously developed sites (brown field land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

The NPPF does not define either ‘village’ or ‘limited infilling’. However in *Julian Wood v. The Secretary of State for Communities and Local Government and Gravesham Borough Council*, the Court of Appeal found that it was necessary to consider whether, as a matter of fact on the ground, the site appeared to be in the village, and this approach has therefore been adopted within this Neighbourhood Plan. Consequently in allocating sites for development we have concluded that it is appropriate to consider whether sites outside the current Settlement Area are within the village.

In considering what is meant by ‘limited infilling’ of a site in the village we have referred to the 2003 GBC Local Plan policy RE3 which permits infilling on ‘*land substantially surrounded by existing development*’ for purposes including ‘*small scale housing developments appropriate to the scale of the locality.*’ The supporting text of RE3, paragraph 10.18, adds ‘*A proposal will only be regarded as “suitable infill” when it relates to the character of the surrounding area both in terms of scale and design, and when the development of the site would not have a detrimental effect on the quality of the environment.*’

Under the 2016 Emerging Guildford Local Plan (the Guildford Proposed Submission Local Plan: Strategy and Sites 2016), much of the built village area is inset from the Green Belt. The rest of the Plan Area remains Green Belt, except for a small section which falls within the East Horsley inset boundary in the north. Should Effingham village be inset from the Green Belt in this way, sites within the inset boundary can be considered for residential development under Policy ENP-G5.

The 2016 Emerging Local Plan also states in paragraph 4.3.26:

“limited infilling is considered to be the development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. It also includes infilling of small gaps within built development. It should be appropriate to the scale of the locality and not have an adverse impact on the character of the countryside or the local environment.”

In selecting the allocated sites referred to in policy ENP-G1, we have taken account of the NPPF, the case law about the meaning of ‘in villages’, the definition of ‘limited infilling’ in the 2003 Local Plan and also the 2016 Emerging Local Plan. This is discussed in more detail in ‘Planning Policy Context’ in Section 6 g.

In summary, each of the allocated sites (policies ENP-SA1, ENP-SA2 and ENP-SA3) is compliant with current planning policy for residential development: it is within the Settlement Area of the 2003 Local Plan, or for the purposes of NPPF paragraph 89 it constitutes limited infilling within the settlement as it appears as a matter of fact on the ground, or it is development justified by and also limited by a ‘previously developed site’ in the Green Belt.

Policy ENP-G5 as a whole is in general conformity with strategic policy RE3 of the adopted 2003 Local Plan, and more recent national policy on Green Belts in NPPF paragraph 89 together with recent case law.



St. Lawrence Church is the focal point of the historic village settlement hierarchy

ENP-G2: Landscape, Heritage, Character, and Design

To conserve the essential landscape, heritage and rural character of the Plan Area whilst promoting sustainable development within the village area in accordance with ENP-G1, all development proposals must:

1. **Respect the rural and landscape character and the setting of Effingham identified within the Guildford Borough Council Landscape Character Assessment; in particular by conserving the open countryside in and around the village area and the key strategic views and vistas described in schedule (A). Development proposals should have regard to key views and vistas and should be designed to minimise the effect on the existing landscape character and long distance views across the Plan Area, or on attractive outlooks from within the built area.**
2. **Reflect the layout and character of the historic settlement form, which is based on the original Saxon settlement with St Lawrence Church as the focal point, and that of the nationally and locally listed heritage assets and their settings, identified in schedule (B), both within Effingham Conservation Area and in the wider Plan Area.**
3. **Maintain the character of the built environment by ensuring that the scale and height of new buildings are proportionate to their surroundings, and that attractive features and boundary walls, fences, trees, hedges, and parkland are retained to ensure that new developments blend in with the landscape. Native species should be used for hedges and tree planting.**
4. **Utilise materials and finishes in new buildings, walls and hard landscaping, which are consistent with or otherwise respect the traditional built form and character of the locality, for example flint, brick, clay tile, render and stone.**

This policy sets the design principles required to sustain the open character and feel of the village, and protect the scenic landscapes within Effingham for the benefit of visitors and residents. More detail of Effingham's special landscape and built environment is set out in the Village Design Statement [VDS], a supplementary document which provides further guidelines for all those preparing development proposals in the Plan Area.

Policy ENP-G2 recognises that the NPPF identifies that a site, place, area or landscape can be identified as having a degree of significance meriting consideration in planning decisions. It is also consistent with the Emerging Local Plan, which includes specific extra design principles for inset villages, which would apply to Effingham:

Proposals for new development within inset village areas will have particular regard to:

- *The distinctive settlement pattern of the village and the important relationship between the built development and the surrounding landscape*
- *Important views of the village from the surrounding landscape*
- *Views within the village of local landmarks*

(A) Schedule of Views and Vistas

Various valued views and landscapes have been identified which have all or a number of the following characteristics:

- They can all be seen from public rights of way or areas where the public has access rights; legal or customary.
- Enjoyment of a special view while walking
- Special topography - the height, form and patterns of the ground
- A sense of tranquility - including the absence of buildings and human presence
- Land cover - the pattern of vegetation
- The nature of the landscape, viewed as a whole, which gives a place its unique character
- Sustaining the distinctive character of Effingham's Conservation Area and contributing to its setting
- Demonstrating the openness of agricultural land and other land uses in and around the Conservation Area
- Illustrating key characteristics identified in the Guildford Landscape Character Assessment. In particular:
 - **Ockham and Clandon Wooded Rolling Claylands:** pastoral and arable farmland with woodland; rural agricultural setting/ wooded setting/ enclosed by woodland and hedgerows
 - **Clandon Open Chalk Farmland:** undulating open pastoral farmland: dramatic open views to and from the edge of the settlement

Note there is no need for a view or vista to be scenic in order to be valued; it may be valued for its intrinsic contribution to the nature, setting and historical significance of parts of the Plan Area.

These views are tabulated below and shown on the map in Figure 4, which serves to identify the position from which the attributes of specific views can be seen. Such attributes will generally also be visible from nearby locations. This is particularly true of views taken into, out of or across the Effingham Conservation Area. The document 'A Walk Round Effingham' [WALK] contains larger sized photographs of many of the views and other related photographs.

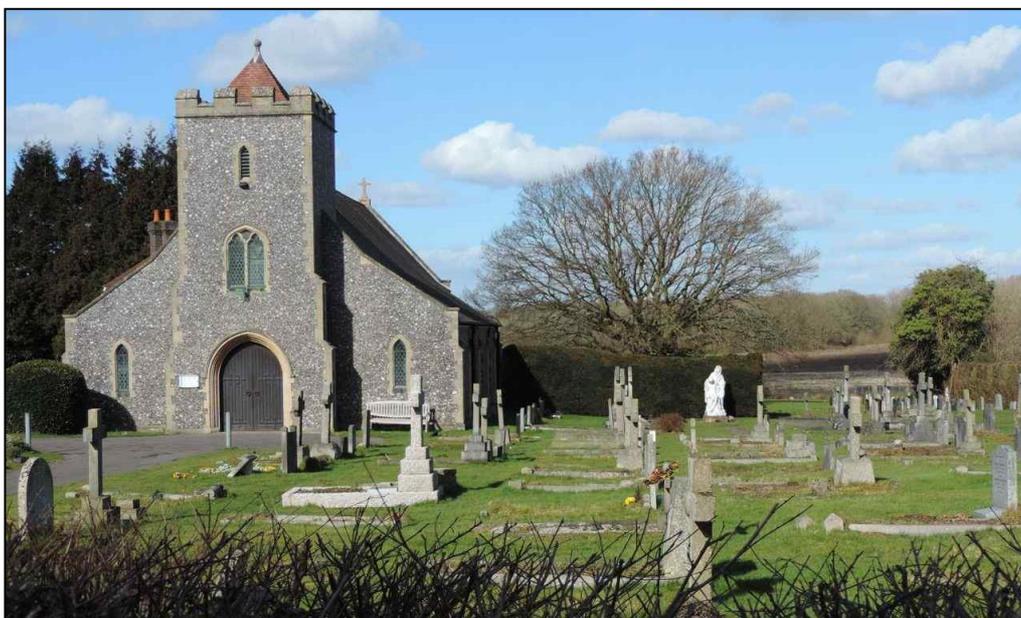
The Policy only relates to views and vistas found north of the AONB, since NPPF paragraph 115 already provides that within an Area of Outstanding Natural Beauty: *'Great weight should be given to conserving landscape and scenic beauty'*.

Comparison of Figure 4 with Figure 2a on page 12 illustrates how the Landscape Character Areas relate to and are of particular significance in understanding the location of these special views and vistas. The majority of the views are within the 'Ockham and Clandon Wooded Rolling Claylands' and many demonstrate pastoral and agricultural activities within a rural and partly wooded setting. The remainder (Views S1 to S7) illustrate the open nature of both the Claylands and the 'Clandon Open Chalk Farmland'.

The other Landscape Character Area which is within the Plan Area is that of the 'Effingham Forest Wooded Chalk Downs'. This falls within the Surrey Hills Area of Outstanding Natural Beauty, so that in addition to the need to follow the Landscape Policy set out above any development proposals will need to satisfy the additional requirements required of such status.

Guidance is to be found in the eight Management Policies (relating to Recreation and Tourism; Land Use Planning; Farming; Woodland Management; Biodiversity; Historic and Cultural Heritage; Traffic and Transport; Local Economy and Community) to be found in the Surrey Hills Board Management Plan 2014 – 2019 [SHMP], which this Plan supports.

VIEW	NAME	OUTLINE DESCRIPTION OF VIEW
NORTH		
N1	Effingham Common North 	Following the bridleway around the Common from Effingham Junction Station there is an extensive view south across the grassland of skylarks to the Cricket Ground.
N 2	Effingham Common West 	Looking back across the Common is widely recognised as providing a far reaching view across common land to the Chilterns and is also typical of many Effingham Views, showing the openness of the land in the foreground with glimpsed distance features.
N 3	Littlelee Wood 	Looking west across open farmland from Effingham Common Road by Thornet Wood, towards the Ancient Woodland of Littlelee Wood.
CENTRE		
C 1	Churchyard of St. Lawrence 	Looking west from the churchyard towards Home Farm and the open land and woods beyond.
C 2	King George V playing fields 	Illustrates the openness of the largest dedicated space (formerly farmland) in the Conservation Area. From almost any point looking south one can see the slope of the North Downs.
C 3	Our Lady of Sorrows Catholic Church 	Looking north there are glimpses through the grave yard of Our Lady of Sorrows Catholic Church to the open farmland and Thornet Wood beyond.



C3 'Our Lady of Sorrows' Catholic Church, looking north to Thornet Wood

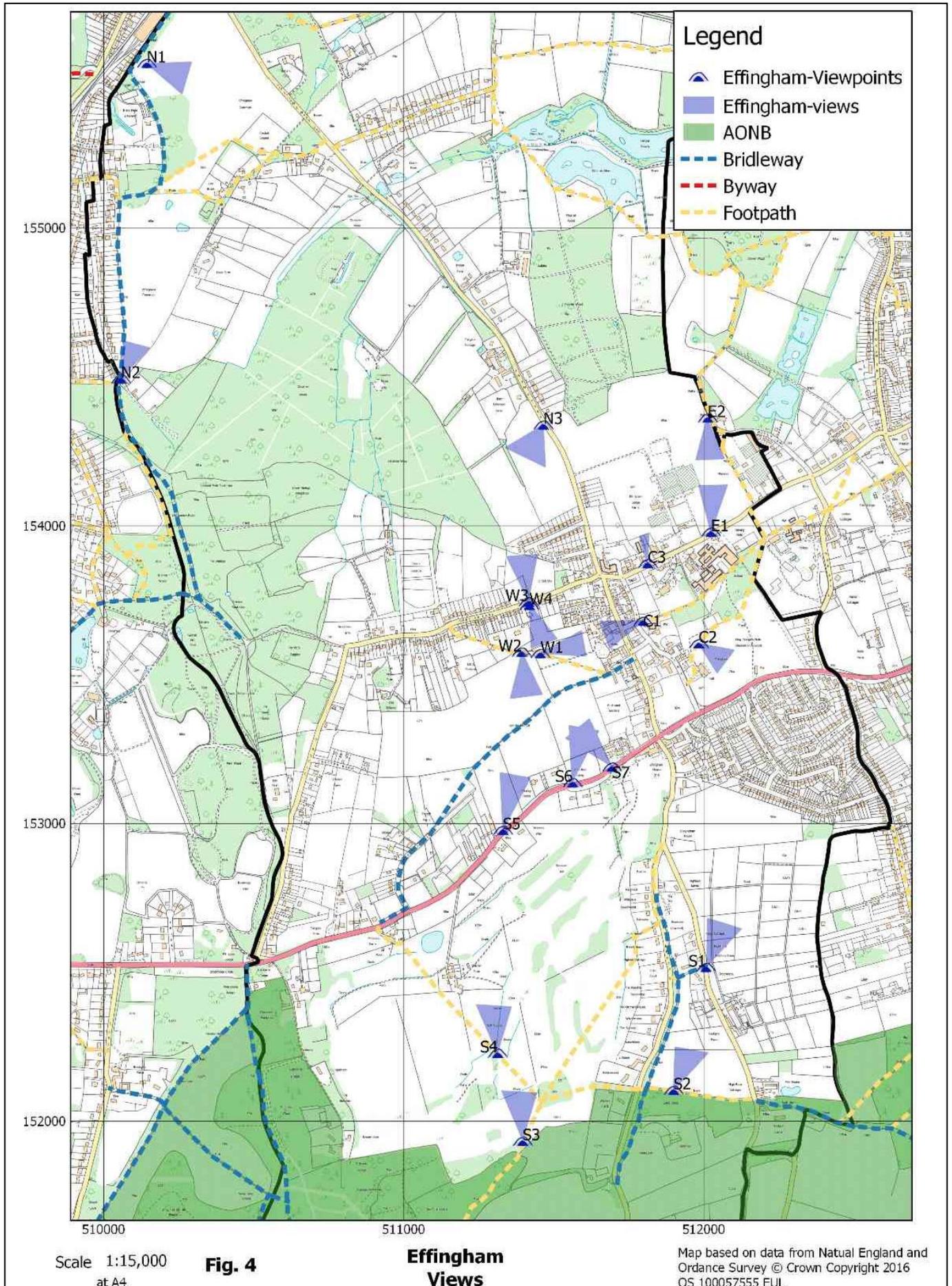
SOUTH	NAME	OUTLINE DESCRIPTION OF VIEW
S 1	High Barn Road 	Looking north across Badgers Farm, the Effingham Settlement can be seen nestling in the valley. The area is a reminder of common fields which were once strip farmed. A good view on a clear day over Champion Down to the City of London and Docklands.
S 2	Bowles Green 	Looking towards Badgers Farm from footpath 122 along the boundary of the AONB across open agricultural field and over trees to the distant City of London.
S 3	Effingham Golf Course Boundary 	From footpath 123 on Effingham Golf Course at the AONB boundary, there is a typical distant vista of the Thames Valley. Heathrow and Windsor can be seen on a clear day.
S 4	Effingham Golf Course Grassland 	The Golf Course, seen here from footpath 122, is an area of Good Quality Semi-improved Grassland (Natural England Classification 2012) and an SNCI.

S 5	<p>From A246 near Standard Hill</p> 	<p>View across open farmland towards the Village Conservation Area.</p>
S 6	<p>The Grove to Conservation Area</p> 	<p>Views North Easterly from the A 246 by The Grove across Home Farm and Effingham Conservation Area, including The Barn (off Lovers Lane), the allotments and the Church.</p>
S7	<p>The Grove to Great Ridings Wood</p> 	<p>Looking north-westerly towards Great Ridings Wood from A246 by The Grove.</p>



St. Lawrence Church and Home Farm, the 'Defining View' of ancient and rural Effingham

WEST	NAME	OUTLINE DESCRIPTION OF VIEW
W 1	St Lawrence Church and Home Farm 	An unspoilt view from Footpath 120 looking east across open farmland within the Effingham Conservation Area to St Lawrence Church and Home Farm. One might call this “the Defining View” of ancient and rural Effingham.
W 2	Agriculture and the North Downs 	A view at harvest time across farmland to the North Downs, looking south from Footpath 120.
W3	Orestan Lane, North Easterly 	View across fields within the Effingham Conservation Area from Orestan Lane towards Thornet Wood (SNCI).
W4	Orestan Lane looking South 	A view from Orestan Lane towards the A 246 and North Downs.
EAST	NAME	OUTLINE DESCRIPTION OF VIEW
E1	Effingham Lodge Farm 	An open and uninterrupted view across Effingham Lodge Farm to Thornet Wood (SNCI) to the north, seen from Lower Road just east of the entrance to the Howard School, at the edge of the Eastern Wildlife Corridor.
E2	Footpath, junction with Water Lane 	From Footpath 119A near the junction with Water Lane, looking south across grassland at Effingham Lodge Farm to the Effingham Conservation Area in the distance.



(B) Schedule of Local Heritage Assets

The Effingham Plan Area contains 31 Listed buildings (see www.historicengland.org.uk/listing/the-list) as well as many buildings and structures included in Guildford Borough Council's Local List. In addition, other buildings and structures which contribute to the historic character of Effingham are considered to be local heritage assets and are included in the 'Effingham Local List'.

Effingham buildings in the Guildford Local List

Almshouses	Crossways
Outbuilding to Manor Barn House	The Street
Walls to Orchard Cottage and Old Hollies	The Street
Wall to south of Yew Tree Walk	The Street
Crossways Surgery	Crossways
Walls bordering Manor Barn House	The Street
Wall to Manor Barn House	Browns Lane
Flint wall to south side of Crossways	Crossways
Flint walls to 1-4 Crossways	Crossways
Flint walls to rear of The Almshouses	Church Street
Flint wall to north side of Crossways	Crossways
Crossways	Crossways
The Old Vicarage	Church Street
Dormers and Thorncroft	Church Street
The Cottage	The Street
Old Hollies	The Street
Outbuilding to SW of Old Vicarage	Browns Lane
Applestore to SW of playing fields	The Street
Wall to front of Wildacre	Browns Lane
Wall between 1The Steps & Meth. Church	The Street
Flint boundary wall to Methodist Church	Chapel Hill
Flint walls to south side of Chapel Hill	Chapel Hill
Methodist Church	Chapel Hill
White Cottage	Chapel Hill
1 & 2 Old Post Office Cottages	The Street
No.s 4 & 5 The Steps	The Street
1 & 2 Church Cottages	Church Street
Sir Douglas Haig Public House	The Street
Water fountain in grounds of Sir Douglas Haig	The Street
Lych gate to Church Our Lady of Sorrows	Lower Road
Banks Farm	Banks Common
Wall to E of The Street by playing field	The Street
Church of Our Lady of Sorrows	Lower Road
Flower Cottage prev Mornshill Cottage	Lower Farm Road
1 to 4 Dog Kennel Green	Dog Kennel Green, Ranmore Common
Appledore Cottage	Dog Kennel Green, Ranmore Common
Dog Kennel Green Farmhouse	Dog Kennel Green, Ranmore Common

The Effingham Local List

This list indicates the buildings and structures not currently in the statutory list for Effingham or in the Guildford Local List but which are regarded in this Neighbourhood Plan as heritage assets. They have been proposed to Guildford Borough Council for inclusion in the Guildford Local List.

1.	St Lawrence School buildings, Lower Road	The caretaker's house is largely unchanged from its original 19 th century appearance, and the frontage of the school buildings onto Lower Road preserves important original features.
2.	Little Lodge, Lower Road	Little Lodge is currently the Caretaker's House for the Howard of Effingham School. It was the gatehouse for the grand entrance and avenue lined by lime trees constructed by George Pauling in the early 1900s for his new approach to The Lodge.
3.	Lodge Cottage, Effingham Place	The approach to Lodge Cottage in Effingham Place is via the original access to the Paulings' property, before the new grander access was re-sited further to the west. It was built by Pauling as a farmhouse to house an estate worker's family.
4.	Home Farm House Barn, and other courtyard buildings including the Parish Room	Home Farm House is Grade II Listed. The entire group of former farm buildings around the farmyard have been renovated but largely preserve their original character.
5.	'High Barn', High Barn Road	The barn has been a local landmark for nearly two hundred years. It is marked on the Tithe Map of 1842 and the 1870 Ordnance Survey Map as 'New Barn'. On the 1873 Ordnance Survey Map it is still New Barn, but by the 1896 Map it has gained its name of High Barn. It has given this name to the road itself, and is visible from Public Footpath 122 going east-west. Although the barn was converted to residential use relatively recently, this was done very sensitively and the integrity of the historic structure was kept.
6.	High Barn Farm (previously called The Hermitage)	High Barn Farm / The Hermitage was the home of Susan Muir Mackenzie from the 1890s until 1908. It is believed that Lutyens may have worked on the design for The Hermitage with Gertrude Jekyll.
7.	1 & 2 High Barn Cottages	These well-preserved Victorian workers' cottages were built in 1873. They were originally associated with the main house, ie The Hermitage/High Barn Farm. One was lived in by the gardener.

8.	Houses / cottages in the hamlet around Effingham Common	A small group of rural dwellings, a mixture of larger houses and cottages; includes The Willows, Tyrells (Grade II Listed) and Tyrells Cottage, Squirrels, Wise Folly, Burcot, Wytecot, Willow Barn and Willow Cottage, Orchard Cottage (Grade II Listed), Lazy L, Leebrook and Hooke Farm. Some are very old while the fabric of some is newer but like at the Locally Listed group at Dog Kennel Green in the south of the Plan Area, it is the concept of the group that is significant. They preserve their original focus on the agricultural/farming of the Common itself and are accessed via a network of unmade, unadopted little footpaths, tracks and lanes. This grouping has been largely unchanged for over a century.
9.	The group of 'Diamantidi' buildings in the village centre – 10A: The Paddock, 10B: The Coach House (formerly Walnut Cottage), 10C: The Barn	Mr Diamantidi made a very significant and colourful presence in Effingham from the 1920s to early 1970s. The three houses listed are attractive traditional rural structures and of a kind, in that they were constructed of historic fabric 'brought in' by Diamantidi from elsewhere and re-erected on their current secluded sites.
10.	Ranmore Manor Courtyard buildings, Ranmore Common, including former stables/forge	These are early nineteenth century in origin, ie surviving from Effingham Hill Lodge, the original development on the site, which was demolished in order for the current Manor House to be built in 1886/7.
11.	Victory Cottages, Guildford Road	These 'workmen's cottages' were completed immediately after the First World War, the first tenants being the families of ex-servicemen. Although many have now been altered, the original design details can still be reconstructed and the grouping is a very significant and visible part of the village scene.
12.	Wall and former stables, now redeveloped as housing, Orestan Farm, Orestan Lane	The redevelopment has very carefully and sensitively conserved the characteristic grouping and appearance of this typical rural complex.
13.	The Plough, Orestan Lane	This pub has been a feature of the village scene for well over a hundred years.
14.	Colets, The Street	This is an unusual 'portable' building. Visually its simple white shape has anchored the view at the original central crossroads of the village for well over a hundred years. It is reputed to have originally (19 th century) been an Isolation Hospital for sufferers of infectious diseases sited on the Guildford Road, but it was subsequently moved to its current position and used as an overflow school room (the school opened on its adjacent site in 1857). Later uses included the venue for the first Parish Council meetings from 1894; a Coffee Room and Reading Room, and a boys club and later a café, before the current business use.

15.	Indian Farm, Effingham Common Road	This is one of the oldest buildings on Effingham Common Road, dating in origin from at least 1600, previously called Nyce Court Farm, and still preserving internal evidence of its very early structure.
16.	Beech Lodge, formerly Avenue Cottage, Beech Avenue	This is one of the oldest buildings on Beech Avenue and in its prominent position near the road has been a key landmark for well over a century. It was originally (mid nineteenth century) the gardener's cottage for the estate to Effingham House (today the Golf Club).
17.	Lime Kiln Farm House, Dog Kennel Green.	The flint walls, charming character and modest cottage proportions it makes a significant contribution to the attractiveness of this part of the Surrey Hills AONB. It is understood that the house was formerly a forge dating back to the 18th Century. Unusually for buildings dating that far back its public front elevation appears to be largely unchanged except for the suitably designed porch. The pits from which the chalk was obtained to produce the Lime are in the grounds.
18.	Village sign on the grass 'island' in front of the shops – the Ark Royal	The Ark Royal, the flagship of Howard of Effingham's fleet in the battle against the Spanish Armada, is Effingham's emblem, widely used not only by the Parish Council but also by many other village organizations. This sign was paid for and erected by local resident Sir Peter Tyrwhitt-Drake to mark his year as Mayor of Guildford Borough. Records of the specific details of makers etc are preserved in Parish Council files.
19.	The Miles Stringer marker stones, Beech Avenue / High Barn Road	Wealthy tea-merchant Miles Stringer was a lord of the manor of Effingham East Court and lived at Effingham Hill House (now St Teresa's School on Beech Avenue) from 1813 to 1839, and was succeeded by his son Miles Stringer who was lord from 1839 to 1869. A marker stone bearing the initials 'M.S. 1833' is located in the verge to indicate the northernmost point of his property. This is the single survivor of three original stones.
20.	Milestones, Guildford Road	There are two surviving milestones in the green verges on Guildford Road, one just east of Tollgate Farm and one near the Scout Headquarters opposite Mount Pleasant.
21.	Gate pillars of Orestan Lodge, junction of Orestan Lane and Dirtham Lane (Old London Road)	Orestan Lodge was one of the gate-houses to Lord Lovelace's estate at East Horsley, built in the attractive famous Lovelace style sometime after the 1840s. The main dwelling was demolished some time after the 1940s, but the somewhat dilapidated gate pillars still mark an important boundary.
22.	Wall, Beech Avenue	Length of very old boundary walling from the time this site was the orchard / kitchen garden / orchard, originally part of the estate of the manor house Effingham House (now the Golf Club).

ENP-G3: Archaeology and the Historic Environment

All development proposals shall have regard to the potential impact on the historic environment and the Effingham Conservation Area and should conserve heritage assets (designated and non-designated and including non-designated archaeological remains) in a manner appropriate to their significance, including any contribution made by their setting.

Proposals that could have an impact on a heritage asset are required to demonstrate the asset's importance and potential impact on its significance and how any harm has been avoided or minimised. As a minimum the relevant historic environment record should be consulted.

Proposals are required to demonstrate that they avoid or minimise harm through impacts on non-designated archaeological remains recorded either in Surrey County Council's Historic Environment Record and or in records concerning the Area of High Archaeological Potential set out in the Guildford Local Plan.

This policy concerns the historic and archaeological aspects of new developments in the Plan Area, and takes into account the views expressed by Historic England in response to the Strategic Environmental Assessment Screening Report.

The existing Area of High Archaeological Potential set out in the 2003 Guildford Local Plan, which lies within Effingham Conservation Area, may need to be extended to include other areas where there are archaeological remains recorded by either Surrey County Council or Guildford Borough Council. Some further extensions may come about through the findings of 2015 investigations by Surrey Archaeological Society as well as individual archaeological investigations prior to planning consent.

The site allocations for residential development in this Neighbourhood Plan also give consideration to the impact on the special historic or archaeological interest in the Conservation Area.

Designated heritage assets in the Plan Area include the Listed Buildings.

Non-designated heritage assets include structures on the Guildford Local List and those on the Effingham Local List.

ENP-G4: Flooding

Proposals for development should avoid areas at highest risk of flooding in favour of lower risk areas.

Given that many parts of the Plan Area are susceptible to groundwater and surface water flooding, it is appropriate that the Sequential Test (NPPF paragraph 101) should be applied to all proposed developments.

All development proposals will be required to demonstrate that they will not result in an increase in surface water run-off and should have regard to appropriate mitigation measures identified in the Guildford Surface Water Management Plan. Priority will be given to incorporating SuDs (Sustainable Drainage Systems) to manage surface water drainage, unless it can be demonstrated that they are not appropriate. Where SuDs are provided, arrangements must be put in place for their management and maintenance over their full lifetime.

The Plan Area lies within the catchment of the River Mole (in contrast with the rest of Guildford Borough which is within the River Wey catchment).

The Environment Agency categorises all areas of the village and most of the Plan Area at low risk of flooding from rivers (Zone 1). However, some areas surrounding Pikes Pool and Herons Reach are identified as being in Flood Zones 2 and 3 and, therefore, at Medium to High Risk of flooding from rivers. It can be seen that these are areas that are fed from the surface water run-off pathways shown in Figure 5 as they come together to the east of Effingham Common Road.

Because of their rural location and distance from buildings, access and services, it is considered unlikely that any sites in these Zone 2 and 3 areas would be proposed for development. If this should happen then they would need to be subject to the Exception Test as provided in NPPF paragraphs 100 and 102.

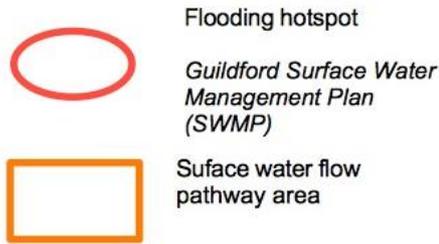
However, risk of flooding from groundwater and surface water drain off is pronounced at several sites across, near and around the village as shown in the Environment Agency Map Figure 5. The Guildford Surface Water Management Plan [SWMP] identifies two hotspot areas (indicated by the red-lined ovals on Figure 5) for action by interested parties; including the Parish Council: first, to the electricity sub-station on Orestan Lane, and secondly flooding on Effingham Common Road at numerous places.

The hydraulic model used in the SWMP also suggests another primary surface water flow pathway in Effingham due to the natural topography of the area. The surface water flow pathway runs through Norwood Road, over Guildford Road and onto the playing fields (indicated by the orange-lined rectangle on Figure 5). The model then predicts further flooding downstream at the school.

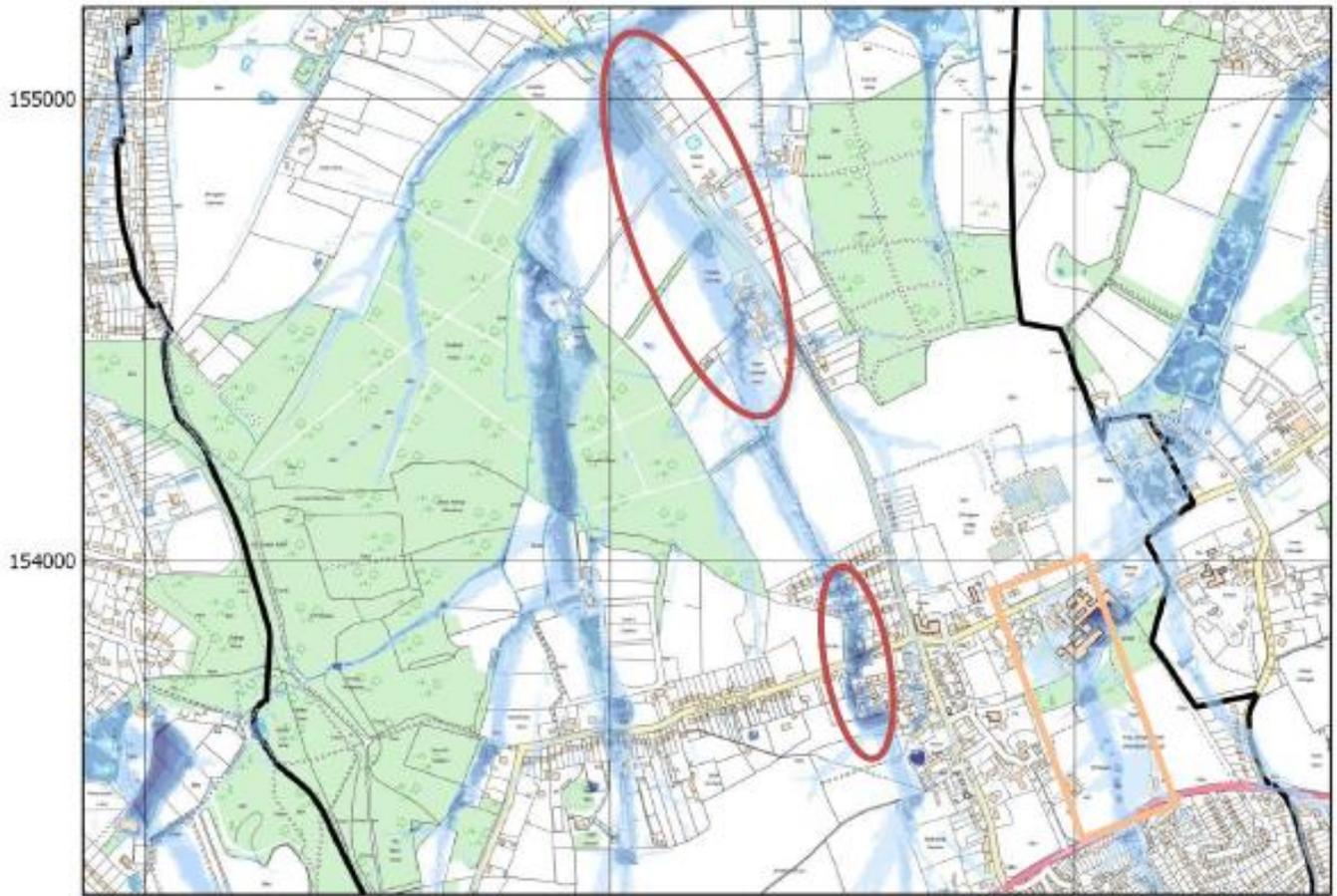
The SWMP questions the accuracy of the model run-off calculations, but also states that the size, condition and layout of the surface water network in the area is unknown at this time as Thames Water have no asset data available.

Nonetheless, it is a fact that the Lower Road area lies above a narrow band of the sandy Thanet and Woolwich Beds separating the permeable chalk of the North Downs and impervious London clays known locally as the 'spring line'. As residents can testify (and many have commented in the Regulation 14 Consultation Survey) this area of the village suffers from both flooding and subsidence. The flooding danger comes from rising groundwater which bubbles up to the surface throughout the area. Development proposals should recognise the risk of flooding caused by groundwater and demonstrate mitigation measures that contain the problem at site.

Given the lack of data both in the SWMP and with Thames Water regarding size, condition and layout of the surface water network, the Neighbourhood Plan aims to bring together evidence of known problems and possible solutions to deal with them, in particular the hot spots identified in the SWMP and along Lower Road.



Drains into small areas of Zones 2 and 3 Flood risk



Scale 1:15,000
at A5

Fig 5

**Effingham
Risk of Flooding from Surface Water**

Map based on data from Environment Agency and Ordnance Survey © Crown Copyright 2016 OS 100057555 ELL

Environment Agency Information Warnings: Risk of Flooding from Surface Water is not to be used at property level. If the Content is displayed in map form to others we recommend it should not be used with basemapping more detailed than 1:10,000 as the data is open to misinterpretation if used as a more detailed scale. Because of the way they have been produced and the fact that they are indicative, the maps are not appropriate to act as the sole evidence for any specific planning or regulatory decision or assessment of risk in relation to flooding at any scale without further supporting studies or evidence.

ENP-G5: Assessing suitability of sites for residential development

New residential development will only be acceptable on sites that meet at least one of the following criteria:

- **The site is inset from the Green Belt; or**
- **Development of the site would constitute limited infilling* within the village as it appears as a matter of fact on the ground; or**
- **The site is previously developed (brownfield) land**

Proposals for residential development on acceptable sites should demonstrate that they satisfy other policies of the Neighbourhood Plan and in particular they should not:

- **Extend or contribute to existing ribbon development in the Green Belt**
- **Cause harm to the purposes of including land within the Green Belt or to its openness**
- **Result in the loss of a viable employment or business use**
- **Result in the loss of community facilities**
- **Result in the loss of Local Green Space**
- **Cause irreversible harm to biodiversity or wildlife corridors**
- **Harm the heritage of the Plan Area or the historic open setting of the village or cause material harm to the character or appearance of buildings within Effingham Conservation Area.**

*For the purposes of this policy limited infilling means development of a small gap in an otherwise built up frontage of appropriate scale and design; or small scale development and redevelopment within an otherwise developed area appropriate to the scale of the locality.

This policy provides guidance on the principal criteria to be used for assessing whether unallocated 'windfall' sites which come forward during the Plan period are suitable for residential development. The criteria used are consistent with the 2003 Guildford Local Plan and the NPPF, and their inclusion in this policy reflects their importance in maintaining Effingham's local character and the layout of the historic village.

The sites allocated for residential development within this Neighbourhood Plan (ENP-SA1, ENP-SA2 and ENP-SA3) were all found to be potentially suitable using the same criteria as set out in this policy. It is anticipated that further 'windfall' sites may become available for residential development in the future, especially if the village is inset from the Green Belt as proposed in the Emerging Local Plan. This policy ensures that the criteria used to assess the suitability of such sites in the future are consistent with those already used in assessing the sites allocated in this Plan.

The principle of this policy is consistent with the National Planning Policy Guidance in that it reflects and responds to the characteristics and planning context of the Effingham Neighbourhood Area.

6 b. Housing Policies



ENP-H1: New homes in Effingham

During the Plan period (January 2016 – December 2030) the provision of around 50 new homes will be made to help meet local housing need within the Neighbourhood Area. The provision will be made through the implementation of existing housing commitments, site allocations in this Neighbourhood Plan and through small windfall sites acceptable under the terms of policy ENP-G5.

A 'Housing Requirements Survey' [HRS] was carried out in Effingham during October-November 2013. This provides a local assessment of housing need within the Plan Area to supplement the strategic housing need study for Guildford borough provided by the 2015 'West Surrey Strategic Housing Market Assessment' [SHMA].

The need for Traveller Accommodation has not been included within this Neighbourhood Plan, since a recent planning approval (16/P/00428), for six Traveller pitches on Calvert Road as rural exception sites for Travellers with strong local connections, meets the current need identified in Guildford's 'Traveller Accommodation Assessment'. The provision of these pitches was supported by Effingham Parish Council after consultation with the local community.

The housing target of around 50 set out in this policy is derived from analysis of the HRS as described in the background document 'Housing Target for Effingham' [E 1]. It is anticipated that, as set out below, this number of new homes can be delivered within the Neighbourhood Plan period and takes account of the borough-wide housing need assessed by the SHMA whilst respecting the Green Belt constraints that apply to Effingham.

Local housing need identified via the HRS is mainly for smaller two bedroom and one bedroom homes. Based on the housing mix set out in policy ENP-H2, which allows for some three bedroom market homes to support financial viability, it is anticipated that the number of new homes likely to be delivered over the Neighbourhood Plan period will provide a sufficient number of those smaller homes to meet that local need. The Neighbourhood Plan supports provision of homes suitable for elderly and disabled people with improved access and ground level accommodation. The number of 'affordable' homes delivered will depend on the requirements for affordable homes set out in the 2003 Guildford Local Plan or its replacement.

The 2016 Land Availability Assessment [LAA] identifies sites within the Effingham inset boundary proposed by the 2016 Guildford Emerging Local Plan which are realistic candidates for

development for a total of 43 new dwellings. However Effingham village remains washed over by Green Belt in the 2003 Local Plan, so not all of these sites in the LAA are currently deliverable. It is anticipated that further sites will be delivered as windfall during the lifetime of the Neighbourhood Plan, so delivering the number and type of housing needed to meet the requirements of the Effingham community.

During the Neighbourhood Plan period, it is anticipated that the housing target of policy ENP-H1 will be met and probably exceeded from three sources as set out in detail below:

- Allocated Sites: new homes on the sites allocated in policies ENP-SA1, ENP-SA2 and ENP-SA3
- Commitments: new homes on the sites with an existing planning permission already committed for housing
- Windfall sites: new homes on unallocated 'windfall' sites assessed to be potentially suitable for residential development using Policy ENP-G5

Allocated sites

Three sites are allocated for housing within this Neighbourhood Plan, as described in Section 6 g. All are either previously-developed land or can be regarded as limited infill in the village; development on these sites is therefore appropriate development in the Green Belt under paragraph 89 of the NPPF. After consideration of an appropriate density of dwellings, and in conformity with the numbers suggested in the LAA where possible, the sites are allocated in policies ENP-SA1, ENP-SA2, and ENP-SA3 for development of up to 20 homes (net) in total, made up of:

- 9 on ENP-SA1: Land at Church Street known as the 'Church Street Field'
(LAA Site Reference 99)
- 6 on ENP-SA2: Previously-developed land at Effingham Lodge Farm
(Not included in LAA)
- 5 (net) on ENP-SA3: Land at 'Orchard Walls', Beech Avenue
(LAA Site Reference 1038)

The sites allocated were selected from a list of sites known to be available for development, as explained in 'Selection of Allocated Sites for Housing' [E2]. Any further allocation of sites for housing from that list would require the development of land which serves the purposes of Green Belt as set out in NPPF paragraph 80, and where development would clearly be inappropriate in the Green Belt as set out in NPPF paragraph 89.

In selecting these allocated sites, account was also taken of traffic implications. Several smaller sites are favoured above fewer large sites, since several places in the local highways network already suffer from significant congestion problems at peak times. Any significant level of housing development would need to fund measures to alleviate these problems and it would need to be demonstrated that the cumulative impacts of development would not be severe in terms of the safe operation of the Local Road Network.

Commitments

There are several sites with extant planning permission for residential development which are not yet implemented. Given the high market demand for homes in Effingham, it is anticipated that all these sites will be delivered within the period of the Neighbourhood Plan:

16/P/01784 Beagles Den, Dog Kennel Green

	1 of 2-bedroom unit (conversion of existing non-residential building)
16/P/01611	Effingham Post Office, The Street 1 of 1-bedroom unit and 1 of 2-bedroom unit replacing 1 of 3-bedroom unit.
16/P/00521	The Yard, 257 Guildford Road 5 of 1-bedroom units plus retention of a shop/office – Under construction
16/P/00232	1 Norwood Road Net 1 of 3-bedroom unit – Under construction
15/P/01259	Tollgate Farm, Guildford Road 1 of 4-bedroom unit
15/P/01101	Taplow Farm, Salmons Road 1 of 2-bedroom unit
15/P/00519	Land adjacent to 61 Calvert Road Net 2 of 3-bedroom units - Under construction
15/P/00384	Dunley Hill Farm, Ranmore Common 1 of 2-bedroom unit
14/P/01028	Ranmore Manor, Ranmore Common 2 of 3-bedroom units – Under construction
13/P/01805	Crosslands Forge, Beech Avenue 1 of 2-bedroom unit – Under construction

These committed sites are expected to provide 17 (16 net) new homes to contribute to the housing target, including 6 1-bedroom units, 5 2-bedroom units, 5 3-bedroom units and 1 4-bedroom unit.

‘Windfall’ sites

The number of homes in Effingham increased from 993 in the 2001 census to 1054 in the 2011 census, an increase of 61 homes over 10 years. If the settlement is inset from the Green Belt on the boundaries proposed in the 2016 Guildford Emerging Local Plan then more windfall sites are likely to come forward from within that area. For example, one site listed in the LAA could deliver an additional 16 new homes if it becomes inset as proposed in the Emerging Local Plan. The suitability of windfall sites for residential development will be assessed using the criteria set out in Policy ENP-G5, and residential development may then be approved if proposals meet the requirements of the Neighbourhood Plan, the Guildford Local Plan and the NPPF.

This suggests there will be significant additional housing coming forward in the Plan Area from ‘windfall’ sites during the Neighbourhood Plan period.

Conclusion

With 20 new homes anticipated from allocated sites, 16 new homes due to be delivered from committed sites, and a significant number of extra homes likely to come forward from ‘windfall’ sites (more than 14), the target of around 50 new homes is expected to be achievable.

The housing target of around 50 homes is therefore consistent with the 2003 Guildford Local Plan and with the assumptions of the 2016 Emerging Local Plan, and is deliverable through site allocations, commitments and windfall. The housing proposed makes a reasonable contribution to Guildford Borough’s overall housing need whilst protecting land which clearly serves the purposes of Green Belt.

ENP-H2: Mix of housing

New residential development of 10 units or above is required to provide the following mix of housing tenures, types and sizes to meet the needs of prospective households in Effingham and to deliver a wider choice of homes within the Neighbourhood Plan Area:

- **At least 20% of market homes shall have only one bedroom, and at least 60% shall have only two bedrooms.**
- **No more than 40% of two-bedroom market homes shall be flats.**
- **The percentage of affordable homes shall be as set out in the Guildford Borough Local Plan.**
- **At least 30% of affordable homes shall have three bedrooms in accordance with the most recent evidence regarding housing mix needs.**

New residential development of fewer than 10 units is required to provide the following mix of housing tenures, types and sizes to meet local housing requirements:

- **At least 50% of market homes shall have one or two bedrooms.**
- **The percentage of affordable homes shall be as set out in the Guildford Borough Local Plan.**

An exception to these requirements will only be permitted where the intention is to meet a specific housing need which requires a particular size or type of housing or, for reasons of financial viability, an alternative mix is required. Such exceptions must be supported by clear and recent evidence.

New residential development should be designed to limit the opportunity for the future extension of small homes to ensure the retention of a sufficient stock of two-bedroom dwellings and provide choice into the future.

NPPF paragraph 50 requires local planning authorities *‘to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.’* They should *‘identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.’*

The Neighbourhood Plan aims to deliver sustainable development by providing smaller homes to create a more balanced community. By delivering a high proportion of one-bedroom and two-bedroom homes in all new developments, policy ENP-H2 provides a wider choice of homes and widens opportunities for home-ownership, in accordance with NPPF paragraph 50.

The 2015 ‘West Surrey Strategic Housing Market Assessment’ [SHMA] indicates a market-housing need in Guildford borough for 10% 1-bedroom homes, 30% 2-bedroom homes, 40% 3-bedroom homes and 20% 4+ bedroom homes. However the SHMA report recognises that the specific mix of housing at a local level should take account of the gap in the existing housing offer locally.

The percentages of dwelling sizes necessary to ensure a more balanced housing stock in the Effingham Plan Area has been estimated using detailed analysis of responses to the Housing Requirements Survey [HRS], which is set out in the background document ‘Housing Target for Effingham’ [E 1]. The percentages of different house sizes and types for market homes set out in policy ENP-H2 are broadly consistent with the requirements of the prospective households who responded to the HRS. Although the HRS was limited to those already living in the area so it only

identified the needs of current residents, the census information considered below indicates these percentages are consistent with the need to rebalance the housing stock sizes in the Plan Area.

The gap in the existing housing offer in the Effingham Neighbourhood Area can be objectively demonstrated by considering the 2011 census information. This shows there is a shortfall in the provision of one-bedroom and two-bedroom homes in Effingham compared with both the urban area of Guildford and the borough as a whole, and there is a surplus of larger homes with three or more bedrooms:

No of bedrooms per home	Percentage of dwellings in Effingham Parish	Percentage of dwellings in Guildford town	Percentage of dwellings in Guildford borough
One bedroom	4%	15.7%	11.6%
Two bedrooms	17.6%	24.0%	24.2%
3 or more bedrooms	78.4%	60.3%	64.2%

Analysis of Land Registry and Planning Application data over the last five years demonstrates that about a third of the two-bedroom homes sold in that period have already received planning permission to extend, reducing the number of two-bedroom homes available from the existing housing stock even further. The current existing stock of one-bedroom market homes is negligible.

Given the demographics of Effingham (26.6% of households consist of people over 65 only, compared with 17.8% in Guildford town), it is considered that 2-bedroom homes for downsizing are a more urgent need than 1-bedroom homes, and the results of the HRS confirm this priority. The continuing loss of 2-bedroom homes with planning permission to extend reinforces this need.

The HRS showed that sufficient larger homes (three or more bedrooms) from the existing housing stock were likely to become vacant to meet the demand for larger market homes during the next 15 years. This is confirmed by the figures from the 2011 census. However it is recognised that some three bedroom homes are likely to be necessary to ensure the financial viability of residential development. The percentages included in the policy allow for this, whilst also supplying sufficient one-bedroom and two-bedroom homes to meet the identified need.

The requirements are relaxed for smaller developments of fewer than 10 units in recognition that one-bedroom dwellings are unlikely to be feasible on a small site and may be out of character with the area on any smaller windfall sites which may come forward.

For affordable homes, the Housing Requirements Survey indicated a need for 30% three bedroom affordable homes for families with two children. This is consistent with the figure for Guildford Borough in the SHMA, which for affordable homes suggests a need for 25% three-bedroom homes and 5% four-bedroom homes. The requirement for four-bedroom affordable homes in Effingham Parish is negligible.

Policy ENP-H2 sets out the design approaches which are encouraged to ensure that new two-bedroom homes are not easily extended and so are retained as two-bedroom provision, for example terraced 'cottage-style' homes in keeping with the Conservation Area.

The HRS indicates a limited requirement for flats within Effingham, which is reflected in the policy. It is considered that two-bedroom cottage-style single-storey designs providing step-free accommodation are more in character with Effingham than large developments of flats, providing suitable homes for downsizing whilst still meeting the need for specialist housing as set out in H3.

This policy applied to the sites allocated for housing in this Neighbourhood Plan will narrow but

not fill the gap in provision of smaller homes. Policy ENP-H2 should therefore be applied to all new residential developments during the period of the Neighbourhood Plan, including windfall sites.

It is noted that there were no objections to this housing mix policy from developers or land-owners during the Regulation 14 consultation on the Neighbourhood Plan, subject to financial viability, and 78% of residents responding to the parish-wide consultation survey agreed or strongly agreed with this policy.

It is anticipated that considerations of economic viability should not prevent delivery of the housing mix set out in policy ENP-H2, since smaller two-bedroom and one-bedroom homes attract a high market price in the Effingham area. During 2016, the average price paid for nine two-bedroom properties sold within one mile of Effingham was £337,666, and for eleven one-bedroom properties the average price paid was £238,864 (RightMove website).

In addition, the land values used in estimating economic viability should be based on the assumption that when bidding for land developers take full account of planning constraints and requirements of the Neighbourhood Plan as well as the NPPF and the Local Plan. Bids for land should be based on the anticipated sale price of completed developments, less the costs of production, the affordable housing requirements and Section 106 or CIL contributions.

This policy of the Neighbourhood Plan should be reviewed at approximately five-yearly intervals, to investigate whether the housing needs in the Plan Area have changed.

ENP-H3: Specialist housing

Development proposals for ground floor homes designed to accommodate elderly and disabled people, including both ground-floor apartments and cottage-style small bungalows with their own gardens, will be supported either on the allocated sites or on windfall sites.

The Housing Requirement Survey [HRS] indicated a requirement for eleven homes designed or adapted for elderly or disabled people.

The National Planning Policy Framework, paragraph 50, requires authorities to plan for a mix of housing based on the needs of different groups in the community including older people and people with disabilities.

ENP-H4: Home Farm estate, western area

Within the western area of the Home Farm estate, in the area identified under Policy H15 of the 2003 Guildford Local Plan and shown in Figure 5A, proposals which promote environmental improvements will be supported, in order to restore and enhance the rural character of this part of the countryside.

Proposals to replace existing dwellings within the western area of the Home Farm estate which have legally established residential use, including mobile homes, will be supported where consistent with Green Belt policy.

This policy is similar to H15 of the 2003 Guildford Local Plan, which has the full support of Effingham Parish Council. Since this policy is specific to Effingham and may not be included in a future revised Local Plan, it is included in this Neighbourhood Plan to ensure it continues to apply over the next 15 years. The area covered by H15 of the Local Plan is shown in Figure 5A below.

Since the 1930s, a considerable amount of sporadic development has taken place in this western area of the Home Farm estate, with many dwellings erected of an insubstantial or temporary nature. The fields surrounding these privately-owned plots were acquired by Surrey County Council in the 1960s and 1970s, and an attempt was made to clear these dwellings, with limited success. The Council-owned fields were transferred to the ownership of Guildford Borough Council during the 1980s, with continued restrictions on development applied to the private dwellings.

Following legislative changes, Guildford Borough planning policy changed in the 1994 Local Plan, which recognised that many of these dwellings now qualified as legally established for residential use, having been occupied for more than ten years. The 2003 Guildford Local Plan policy H15 promotes environmental improvements and permits the replacement of temporary dwellings with more appropriate permanent dwellings. In recent years, several mobile homes have been replaced by brick-built permanent homes under this policy.

This policy protects the rights of Travellers who own mobile homes in this area to replace them with brick-built homes if they so wish, without any occupancy restriction which would interfere with their ability to raise a mortgage or to sell the property without restriction. Although many of the dwellings on the Home Farm estate with legally established residential use are owned and occupied by Gypsies or Travellers, that residential use is not restricted to Traveller occupation. The dwellings may have been occupied by non-Travellers during the ten year period to gain established use, and they can be legitimately sold to and occupied by either Travellers or non-Travellers. Replacement of mobile homes with legally-established residential use does not therefore constitute loss of Traveller accommodation.

6 c. Environmental Policies



ENP-ENV1: Local Green Spaces

Each of the following green areas is designated as a Local Green Space which is of particular importance to the local community. Development affecting the openness of a Local Green Space will not be permitted unless the developer demonstrates that there are very special circumstances. Proposals that protect, enhance and sustain a Local Green Space in a way which is consistent with its significance to the local community will be supported. The designated areas are shown in the maps in Figures 6 and 6a and in Appendix 4.

1. Great Ridings Wood (section within the Plan Area), designated as Local Green Space due to its recreational value, historic significance, tranquillity and richness of wildlife.
2. Browns Field, designated as Local Green Space due to its recreational value and historic significance.
3. Allotments owned by Effingham Parish Council, designated as Local Green Space due to their recreational value.
4. Recreation Field, Middle Farm Place, designated as Local Green Space due to its recreational value and tranquillity.
5. Silver Jubilee Garden, designated as Local Green Space due to its tranquillity and historic significance.
6. King George V Fields, designated as Local Green Space due to their recreational value and historic significance.

All the designated Local Green Spaces (LGS) in policy ENP-ENV1 are sustainable as areas of recreation and amenity beyond the period of the plan and meet the criteria set out in Paragraph 77 of the NPPF:

- Each one is a green space in reasonably close proximity to the community it serves;
- Each one is demonstrably special to the local community and holds a particular local significance because of a combination of their beauty, historic significance, recreational value, tranquillity and richness of its wildlife.

- Each area is local in character and is not an extensive tract of land

These requirements are considered in the sections below and in more detail in the Assessment Table in Appendix 4.



Scale 1:3,500
at A4

Fig. 6A

**Effingham village
Local Green Spaces**

Map based on data from Ordnance Survey ©
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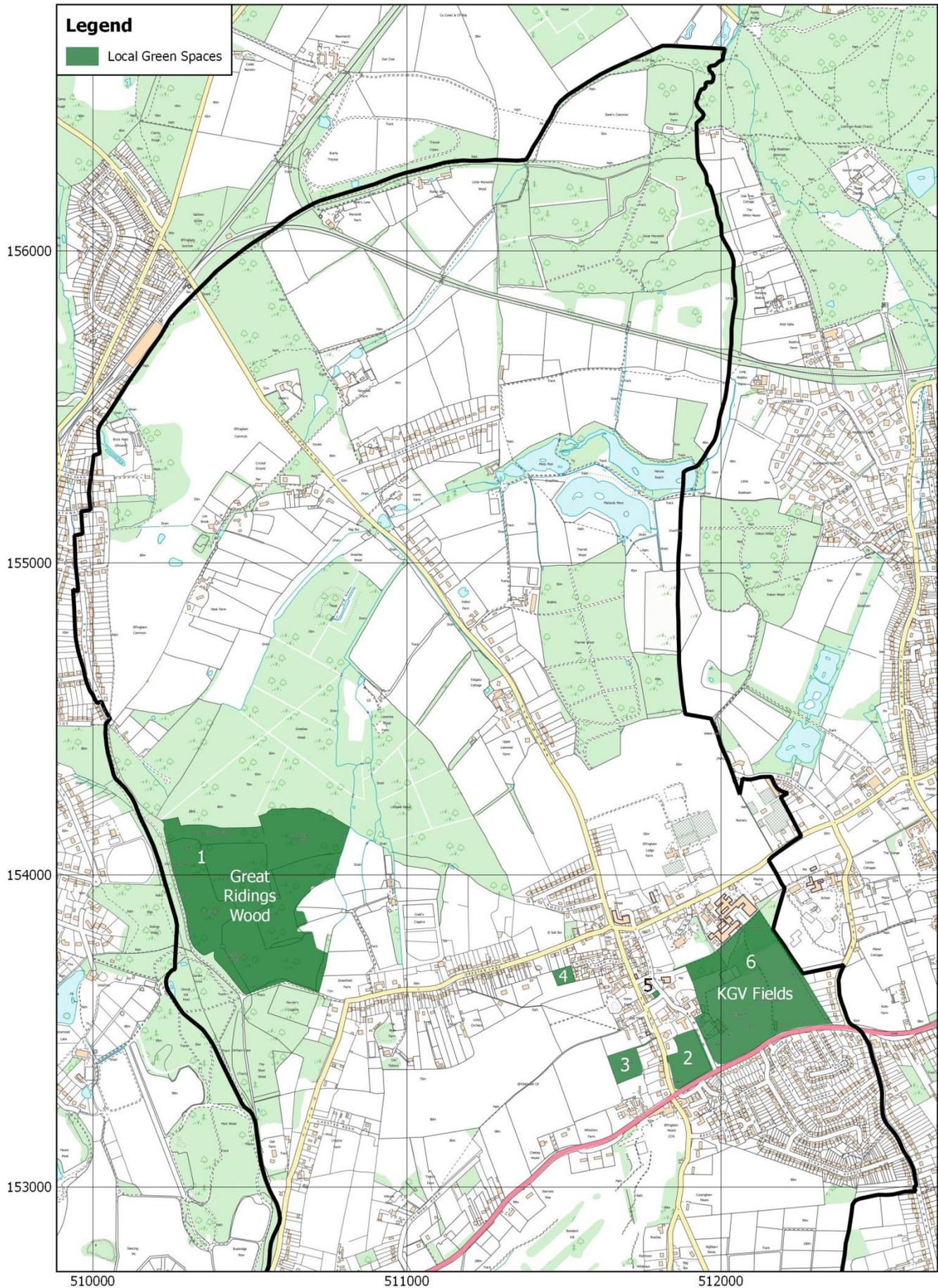


Fig. 6

**Effingham
Local Green Spaces**

Map based on data from Ordnance Survey ©
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Green areas of particular importance to the local community

Paragraph 76 of the NPPF enables Neighbourhood Plans to identify for special protection green areas of particular importance to the local community. The six areas designated in this policy as Local Green Space are all of particular importance to the local community. This was demonstrated in the recent Regulation 14 survey where 72% of respondents strongly agreed and 23% agreed (95% agreeing in total) with the LGS designation.

Each of the six designated LGSs is close to the community it serves in Effingham village. LGS 1 (Great Ridings Wood) is also close to the East Horsley settlement.

Each designated LGS is currently used for amenity and environmental purposes and is not in agricultural or commercial use. As required by paragraph 76 of the NPPF, their designation is therefore consistent with the policies for sustainable development set out in this Neighbourhood Plan and the 2003 Local Plan, and complements investment in sufficient homes, jobs and other essential services.

The Neighbourhood Plan identifies sufficient land to meet identified development needs in the Plan Area, including residential development. Each designated LGS is selected purely because it is demonstrably special to the local community, and to complement rather than undermine the aim for sustainable development, as required by Planning Practice Guidance Paragraph: 007 Reference ID: 37-007-20140306:

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

Local Green Space within the Green Belt

In the 2003 Local Plan Effingham is ‘washed over’ by the Green Belt and currently all the Green Spaces covered by policy ENP-ENV1 are also protected by Green Belt policy. Consideration has therefore been given as to whether additional benefit would be gained by the designation of these areas as Local Green Space (LGS).

Planning Practice Guidance (Paragraph: 010 Reference ID: 37-010-20140306) states:

“If land is already protected by Green Belt policy... then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (e.g. villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.”

The 2016 Guildford Emerging Local Plan proposes to inset the Effingham village area from the Green Belt. With the current uncertainty as to the extent of this proposed inseting and the longer term application of Green Belt policy, it is unclear where in the Plan Area protection from development can be regarded as ‘the norm’. This policy therefore designates as Local Green Space each of the six green spaces of particular importance to the local community, to ensure their protection throughout the period of the Neighbourhood Plan irrespective of any change to Green Belt boundaries in the Emerging Local Plan.

Under recent case law discussed in Section 6 g, green spaces which may be considered as within the village as it appears as a matter of fact on the ground are potentially suitable for residential development even though they are in the Green Belt under the 2003 Local Plan. Such green

spaces of importance to the community would therefore benefit from additional protection via designation as LGS. This applies particularly to the following LGS which lie either within or adjacent to the proposed inset boundary of Effingham village in the 2016 Guildford Emerging Local Plan:

- Browns Field
- Allotments
- Recreation Field, Middle Farm Place
- Silver Jubilee Garden
- King George V Fields

One other LGS lies close to residential areas in both Effingham and East Horsley, including areas of East Horsley proposed to be inset under the 2016 Guildford Emerging Local Plan, and therefore would also benefit from designation as LGS:

- Great Ridings Wood

Large areas of land

The larger area designated as LGS in this policy is:

- Great Ridings Wood at 23.55 hectares

Planning Practice Guidance (Paragraph: 015 Reference ID: 37-015-20140306) asks the question: how big can a Local Green Space be? It gives the answer:

“There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 77 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.”

Great Ridings Wood is not regarded as an ‘extensive tract’ of land since it is a self-contained area of land within fixed well-defined boundaries and is regarded as a single entity with a single name, important to residents and visitors alike. It is designated as LGS due to its particular importance to the local community on amenity and environmental grounds, and not as a way to provide blanket protection of open countryside against development.

Summary descriptions of Local Green Spaces

The Assessment Table in Appendix 4, which includes maps, shows how each LGS has been selected and assessed against the factors set out in Paragraph 77 of the NPPF, and the main factors for each are summarised below. Further more detailed information can be found in Appendix 4.

1. Great Ridings Wood (eastern part, 23.55ha, within the Plan Area)

Great Ridings Wood lies mainly within the Effingham Plan Area, with a portion to the west in East Horsley, and the boundaries are fixed by bridle paths along the west and southern boundaries and by private land, with public access to the Wood provided by footpaths. The Wood is owned by East Horsley Parish Council and managed by the Woodland Trust on a 999-year lease.

East Horsley Parish Council support Effingham's designation as LGS of the part of Great Ridings Wood that is in Effingham and are also proposing to designate the area that lies in their parish as LGS.

Great Ridings Wood holds a particular local significance due to its recreational value, historic significance, tranquillity and richness of wildlife:

- It is within an easy walk of the centres of both East Horsley and Effingham and serves both parishes, and offers a tranquil space for recreational walking. The Wood is much appreciated by horse-riders and cyclists using the bridle ways along the boundary.
- It contributes to and enhances biodiversity, providing a habitat for declining species such as the hawfinch.
- Great Ridings Wood is part of an ancient landscape, including on the western side of Old Lane (the drovers' track) the Anglo Saxon "hundred" earth bank, that marked the division of old boundary between the Woking and Copthorne Hundreds.

2. Browns Field (1.696 ha)

Browns Field is within Effingham Conservation Area and partly within the Area of High Archaeological Potential. It is open and undeveloped and appears as a paddock, contributing to the rural character and appearance of Effingham Conservation Area and acting as a buffer between the original village settlement area and the modern housing to the south of the A246.

English Heritage commented in response to a recent planning application (14/P/02109) *'building on this field would cause some harm to the site's historical value as it would no longer be possible to appreciate that this was once open farmland in the heart of a small rural village.'*

Browns Field is owned as a playing field by the Howard of Effingham School and is used regularly as a community playing field by Effingham and Leatherhead Rugby Football Club for mini rugby for under six and under nine age groups.

Browns Field holds a particular local significance due to its recreational value and historic significance:

- The field is used regularly for sport, particularly rugby, with over 120 children playing and training there from September through until April each year.
- It has historic significance, being a remnant of the open fields associated with Manor Farm (now Browns).



Browns Field, used for mini rugby for under six and under nine age groups

3. Allotments (0.89 ha)

The Allotments off The Street are owned by Effingham Parish Council and comprise 22 allotments rented out as 33 separate plots. Their local significance is as an area of leisure and recreation for local residents.

4. Recreation Field, Middle Farm Place (0.3 ha)

This field, which is now owned by Guildford Borough Council, was included as part of the development of Middle Farm Place as shared green space for residents. It is designated as 'Amenity Green Space' in the Guildford Open Space, Sport & Recreation Assessment 2016 – 2033 [OSS].

With mown grass areas, trees and benches, this has local significance as a tranquil area for leisure and recreation for the residents of the development and near neighbours.

5. Silver Jubilee Garden (0.04 ha)

This is a community garden dedicated to the village by Effingham Housing Association when the alms houses on Crossways were renovated to provide rented homes for elderly Effingham residents. Located opposite St Lawrence Church (12th century), the Garden has local significance as a place of tranquillity in the village, and in times gone by it was the village green in front of the old alms houses.

6. King George V Fields (12.26 ha)

The King George V Fields (KGV Fields) provide a popular and important recreational facility for residents and an area of land that adds to the character and openness of the village.

The land was purchased in 1938 by a group of Effingham residents, including Sir Barnes Wallis, to provide a recreation area for local people, and in 1951 the charity now known as Effingham Village Recreation Trust was set up to own and manage the KGV with the objective of providing 'facilities for recreation and other leisure time occupation' for the inhabitants of the local area.

This policy supports improvements to enhance the recreational value at the KGV Fields as set out in policy ENP-C2, whilst at the same time protecting the open green character of the land.

The KGV Fields holds a particular local significance due to its recreational value and historic significance:

- The field is used regularly for sport and for informal recreation, including walking and children's play
- It has a historic significance, being formerly part of the grounds of The Lodge, a Grade II listed building, and having been purchased for the community nearly 80 years ago.

ENP-ENV2: Wildlife Corridors and Stepping Stones

New development proposals should recognise the identified woodland wildlife corridors and stepping stones as shown on the Policies Map in Section 8. The boundaries of the corridors are designated as they appear on the maps.

Proposals for new developments within a wildlife corridor or stepping stone site within the neighbourhood area will be resisted unless they are able to demonstrate how they will deliver appropriate net gains in biodiversity or a qualitative improvement to the ability of the wildlife corridor or stepping stone to support flora or fauna and to facilitate their movement.

New developments bordering a wildlife corridor or stepping stone within the neighbourhood area must demonstrate how they will mitigate any significant harm to wildlife using the corridor or stepping stone site. Harm is likely to be caused by the introduction or enlargement of barriers such as buildings, roads, hard landscaping and artificial lighting, and by the re-direction of water sources or water courses that would effect the severance or narrowing of wildlife corridors.

1. Woodland wildlife corridors between Ranmore Common and Sheepleas and Bookham Commons consist of:

- **Western corridor:** Oldlands Wood, woodland west of Calvert Road, woodland north and west of Orestan Lane, Effingham Common
- **Northern corridor:** Effingham Common, Banks Common connecting through to Bookham Commons, and ancient woodlands of Little and Great Mornshill Wood, Gallows Grove and Oaken Wood
- **Eastern corridor:** Thornet Wood and land to the north, agricultural land on eastern part of Effingham Lodge Farm and the footpath and hedges along its eastern boundary, the eastern part of the Howard of Effingham playing field and its hedge along Lower Road (which connects to the corridor in Bookham comprising fields east of Manor House Lane, Rolls Farm and hedges, through to Chalk Pit Lane)
- **Southern Corridor:** connecting the eastern and western corridors in the AONB (Area of Outstanding Natural Beauty).

The Plan identifies woodland and grassland wildlife stepping stones, which are patches of habitat that facilitate the movement of wildlife.

2. Important Woodland stepping stones are:

Oldlands Wood, Horseclose Copse (Ancient Woodland), Kiln Field Coppice (Ancient Woodland), Hermitage Plantation, Greatlee Wood, Great Ridings Wood, Effingham Common, Bank's Common, including Bank's Lane, Thornet Wood (Ancient Woodland).

3. Grassland stepping stones are:

Effingham Golf Course (a Site of Nature Conservation Importance), Effingham Common (SANG) and Banks Common, supported by grassland corridors that include grass verges that are identified as particularly important to the movement of grassland dependent wildlife.

Net gains in biodiversity should be calculated with regard to the Department for Environment, Food & Rural Affairs' Biodiversity Offsetting Metric and/or the Environment Bank Biodiversity Impact Calculator.

The Plan identifies woodland and grassland, both wildlife corridors and stepping stones, of suitable habitat for plants and animals to support movements of wild flora and fauna between designated Sites of Special Scientific Interest (SSSI) at Ranmore Common, Sheepleas and Bookham Commons, as well as Sites of Nature Conservation Importance (SNCI) at Great Ridings Wood, Thornet Wood and Effingham Golf Course. Wildlife corridors are designated to be 100 metres wide, and are made up of an unimpeded open green corridor which may include hedgerows as well as open land, grassland and woodland.

It is important that the construction of barriers is kept to the absolute minimum in the wildlife networks as roads, railway tracks, built areas can all be barriers to the mobility of wildlife.

Effingham sits within a wildlife triangle with an SSSI at each apex (Ranmore Common, Sheepleas and Bookham Commons) making wildlife movement across the Plan Area a particularly important matter for biodiversity conservation. Large parts of Effingham also fall within two Biodiversity Opportunity Areas (BOA) of the Thames Basin Lowland BOA (TBL02) and the North Downs BOA (ND02) where the maintenance and enhancement of connectivity within and between BOAs through the protection, restoration and creation of priority habitats is a primary aim.

NPPF paragraphs 117 and 118 require planning policies to plan for biodiversity at a landscape-scale level across local authority boundaries, and to promote the preservation and sustainability of priority habitats and ecological networks. This is particularly relevant to the Effingham Neighbourhood Plan since Bookham Commons and Ranmore Common are situated in the neighbouring Mole Valley District Council area.

Wildlife corridors and stepping stones of suitable habitat in Effingham help sustain and preserve wildlife in the recognised biodiversity habitats (SSSI and SNCI) by enabling species to move between and occupy and colonise new areas when their populations expand or food sources or other natural resources are lacking in their core habitats which can no longer support them. It enables animals to find new mates in neighbouring habitats so that further genetic interchange diversity can increase and have a positive impact on the overall population.

Much of England's wildlife is now restricted to the remaining protected wildlife sites, which consist largely of semi-natural habitats where less-mobile species are increasingly vulnerable to chance-driven local extinction. However, surviving in small, isolated sites is difficult for many species, especially in the longer term and given climate change. Wildlife corridors allow exchange of individuals between populations.

This policy designates a wildlife corridor width of a minimum of 100 metres in recognition of advice from Natural England and specialist international research. The corridor should be 100 metres of open green land, hedgerows or woodland. This width is based on communication and email advice from Natural England to the Effingham NP Steering Group [E 5], and research sponsored by the US Dept. of Agriculture (National Agroforestry Center) which recommends a width of 330 feet (100 metres) for small mammals and birds.

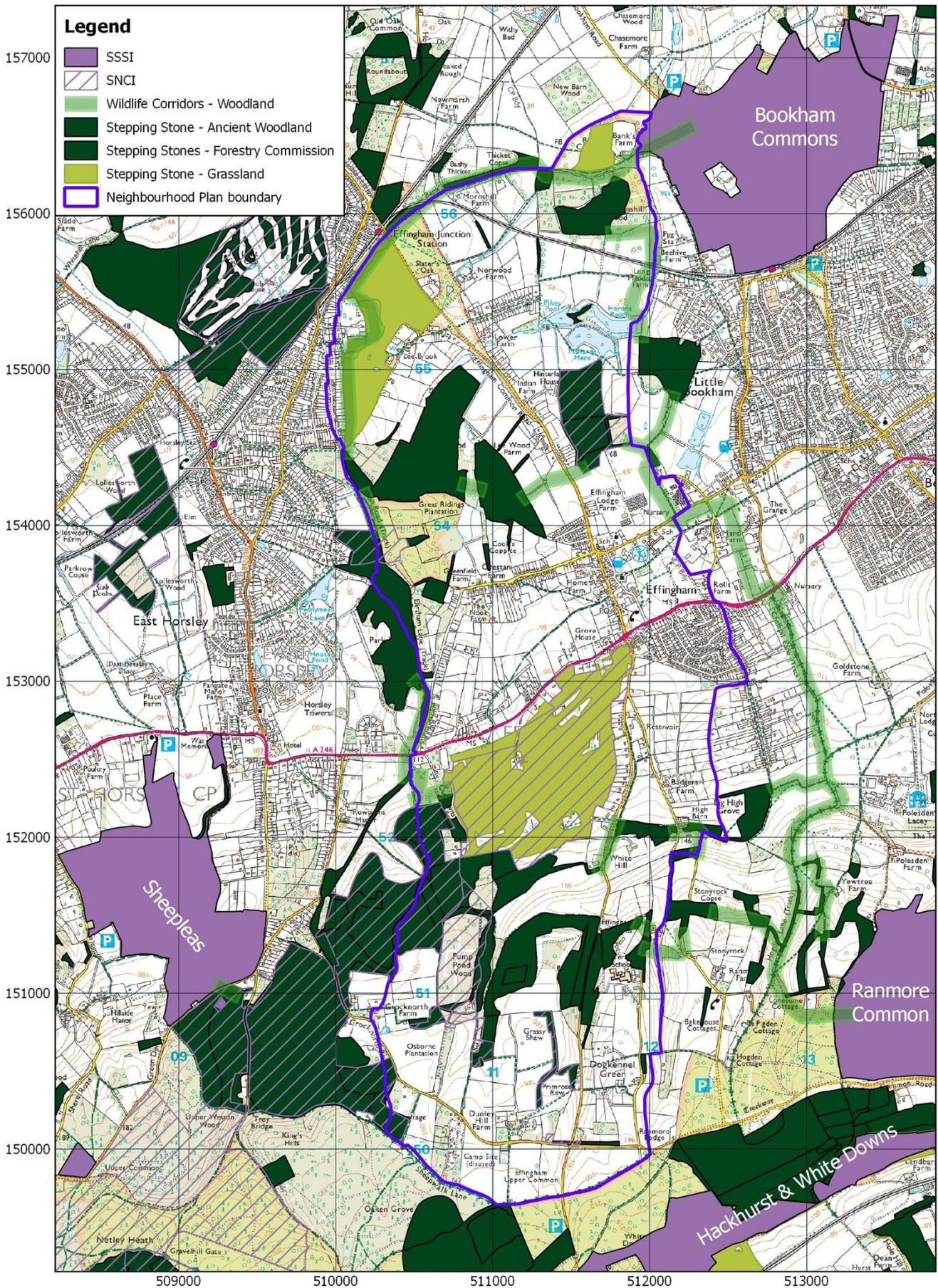
Protected Sites

There are several Sites of Nature Conservation Importance (SNCIs) in Effingham, including ancient woodland at Thornet Wood and a significant grassland SNCI at Effingham Golf Course. Effingham forms an important part of the network of biodiversity connecting neighbouring SSSIs. These sites are: Ranmore Common, Sheepleas, Bookham Commons and Ockham and Wisley Commons. Nationally Protected Sites are shown in the Overview Map on page 3.

Maintaining wildlife corridors to the Bookham Commons from Sheepleas and Ranmore Common is seen as particularly important, as the site is already hemmed in on three sides by the M25 and the urban developments of Leatherhead, Fetcham, Great Bookham and Little Bookham.

On advice from the Surrey Wildlife Trust (SWT) and Surrey Wildlife Partnership the policy views SSSI and SNCI as 'building blocks' in the ecological network, to which wildlife corridors and stepping stones are essential in providing connectivity. The policy identifies and maps the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, and the wildlife corridors and stepping stones that connect them, which have been identified by local partnerships for habitat restoration and creation, for example, BOA.

Designated wildlife corridors are shown in Figure 7.



Scale 1:30,000
at A4

Fig. 7

Effingham Wildlife Corridors and Stepping Stones

Map based on data from Natural England and Ordnance Survey © Crown Copyright 2016 OS 100057555 EUL

Woodland Western and Northern Corridors

The wildlife corridors to the west and north of the Plan Area, shown in Figure 7, enable species to move between Sheepleas and the Bookham Commons and without them Bookham Commons are in danger of becoming isolated. These corridors are also recognised by the Emerging East Horsley Neighbourhood Plan.

Key habitats on the Western Corridor are: Oldlands Wood, woods to the west of Calvert Road, woods north and west of Orestan Lane, Greatlee Wood, Littlelee Wood to Effingham Common.

Key sites on the Northern Corridor are: Effingham Common, Banks Lane, Bank's Common, Great Mornshill Wood, Little Mornshill Wood.

Woodland Eastern Corridors

The wildlife corridors to the east of the Plan Area enable species to move between Ranmore Common and the Bookham Commons. There is limited opportunity for wildlife to move north-south on the eastern side of the Plan Area due to the barriers already in place. Hence the policy aims to keep open what remains including the narrow gap that crosses Lower Road, retention of which is important to the corridor.

Key habitats within this wildlife corridor are: Thornet Wood and land to the north, agricultural land on the eastern part of Effingham Lodge Farm and the footpath and hedges along its eastern boundary, and the eastern part of the Howard of Effingham playing field and its hedge along Lower Road. This field and hedge straddles the boundary with Bookham, and connects to the corridor which includes fields east of Manor House Lane, Rolls Farm and hedges, to Chalk Pit Lane.

Woodland Southern Corridors

A series of woodlands between Sheepleas and Ranmore Common together provide the Southern wildlife corridor. These areas of woodland act as stepping stones and include all the Forestry Commission land east and adjacent to Sheepleas, which incorporates blocks of Ancient Woodland. To the east of this land are a series of small Ancient Woodlands (as defined by Natural England). Some woodlands are not formally named.

Key stepping stones are: Yewtree Shaw, Long Shaw, Round Lions Copse, Stonyrock Copse, Garden Copse, Robinsgrove Wood, Burrows Wood, Chippens Copse, Long Wood, Buckles Plantation, Six Acre Copse, Stars Wood, Big High Grove. All these sites are within the AONB.

Grassland Wildlife Corridors

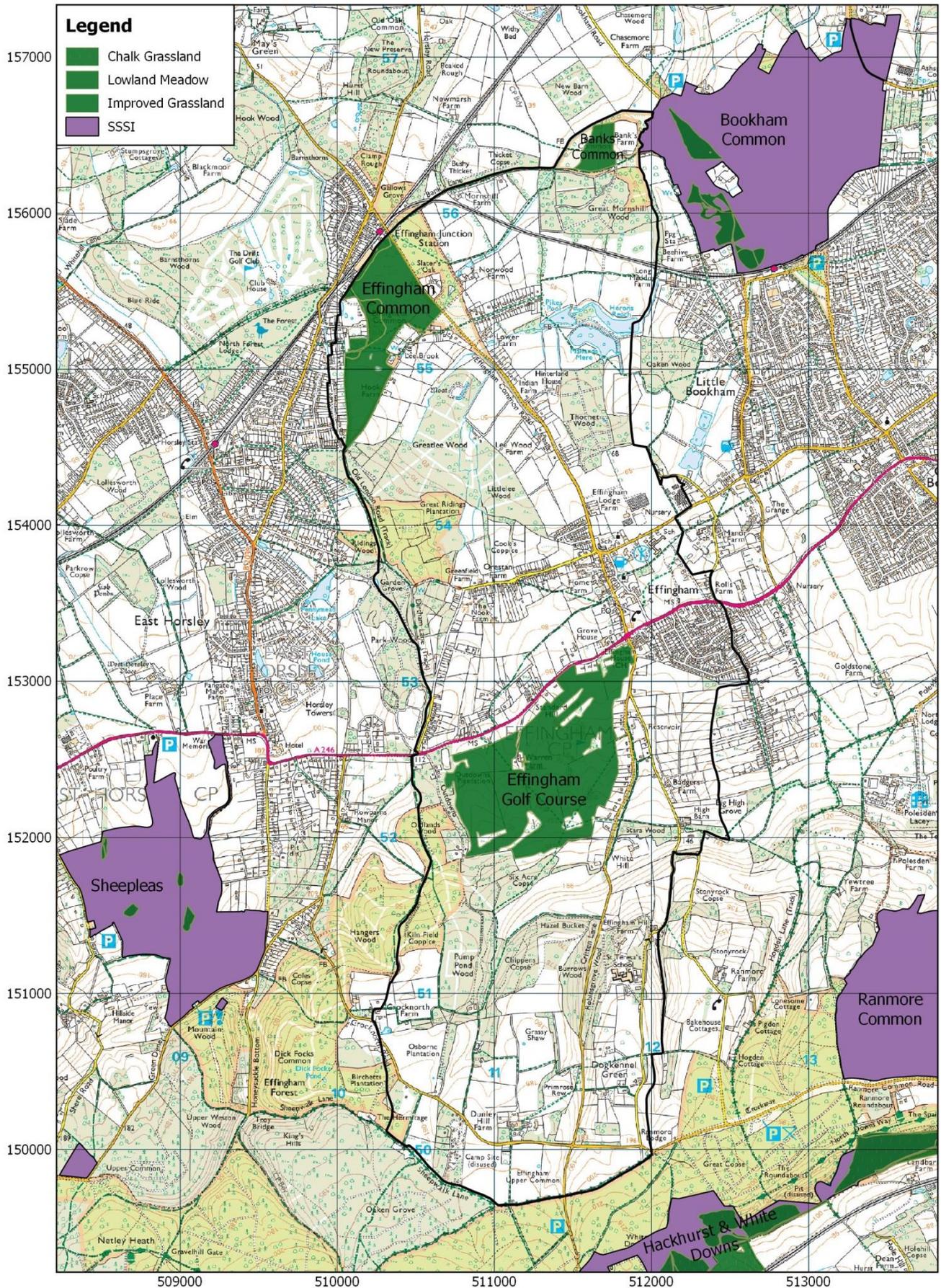
The policy does not identify any specific grassland wildlife corridors as effectively the whole of Effingham is a grassland corridor between the built-up areas of East Horsley and the Bookhams. However grass verges and open fields are important to the movement of grassland-dependent flora and fauna. Priority grassland habitats are shown in Figure 8.

Wildlife Stepping Stones

The Plan provides for both woodland and grassland wildlife stepping stones. 'The Natural Choice', Natural Environment White Paper of 2011, identifies the importance of wildlife stepping stones enabling species to move between core habitats. These can be made up of a number of sites acting as stepping stones, or a mosaic of habitats, that allows species to move and support ecosystem functions. Some wildlife species are slow colonisers and tend to build populations in a habitat before moving on. Stepping stones are of particular importance in allowing the movement of slow colonisers.

Important woodland and grassland stepping stones in the Plan Area are: Oldlands Wood,

Horseclose Copse (Ancient Woodland), Kiln Field Coppice (Ancient Woodland), Hermitage Plantation, Greatlee Wood, Great Ridings Wood, Effingham Common, Bank's Common, including Bank's Lane, Thornet Wood (Ancient Woodland) as shown in Figure 7.



Scale 1:30,000 at A4

Fig. 8

Effingham Priority Grassland Habitats

Map based on data from Natural England and Ordnance Survey © Crown Copyright 2016 OS 100057555 EUL

ENP-ENV3: Shared Spaces

Developments will be supported which encourage and retain the provision of shared green spaces for recreation and sport, in particular:

- Natural green play spaces
- Community orchards and gardens, accessible to all

The Plan supports shared green spaces for recreation, leisure and sport in accordance with paragraph 70 of the NPPF.

Some recent housing developments in Effingham have included the provision of shared green spaces, for instance, the shared recreation field on the Middle Farm Place development. The Plan supports the provision, by developers, of shared green spaces to provide areas of recreation, sport and play for residents.

The Plan will look positively upon local initiatives to provide land for community gardens and orchards, which are accessible to all residents. An example is the Silver Jubilee Garden, at the junction of Church Street and Crossways, which is in the ownership of Effingham Housing Association Ltd and dedicated to public use. In the past it was the village green in front of the old Alms Houses.



ENP-ENV4: Dark Skies

All proposed developments should have regard to Effingham's current status as a 'dark skies' area, and proposals should avoid light pollution and protect the night-time environment of intrinsically dark areas of the village and countryside.

Minimum lighting levels, controlled by timers where appropriate, should be used where lighting is required to:

- **Ensure road safety in areas where there is a risk to pedestrians and cyclists**
- **Deter criminal activity**
- **Light entrances to buildings used after dark**
- **Provide lighting for evening sporting activities**
- **Support the night-time economy including lighting for farmers needing to work at night.**

Innovative green solutions for appropriate lighting will be encouraged.

Residential development should be designed to minimise light pollution, avoiding the use of unshielded roof-lights or atria.

The Plan encourages proposals that conserve and enhance the distinctive rural character of Effingham. It seeks to prevent light pollution and protect the night-time views of the Conservation Area, Heritage Assets, and intrinsically dark areas.

The Plan recognises that artificial light offers valuable benefits to residents: safety, finding one's way around, preventing crime, facilitating sport and the night-time economy. However inappropriate artificial lighting can contribute to a range of problems: it gives the village an urban feel, it detracts from the enjoyment of the night sky, it can cause health problems and can also impact the normal behaviour of wildlife.

Light pollution is primarily about light escaping from premises and street lighting. Artificial light escaping from premises can be prejudicial to human health and a statutory nuisance, as recognised in the Clean Neighbourhoods and Environment Act 2005, and policy ENP-ENV4 supports the basic purpose of the Act and provides guidance about factors in development proposals which could lead to light pollution from premises.

Effingham village residents have been consulted on several occasions since the 1960s on the introduction of street lighting, and the majority have been opposed. There is lighting along the A246, but otherwise most roads in the village have no lighting unless it is required for traffic safety reasons. The general view in the village is that street lighting is appropriate to more suburban communities, whereas Effingham is a rural village where the rules appropriate to the countryside should take priority. Policy ENP-ENV4 therefore requires street lighting to be the minimum necessary to ensure road safety.

In the Regulation 14 Consultation Survey for this Neighbourhood Plan [NPCS] carried out in May-July 2016, respondents largely supported Dark Skies. The results of this survey also strongly supported the wildlife corridors through Effingham and that they should be clear of lighting. With recent concerns on better conservation and wildlife protection, darker skies have gained even wider importance.

Particular locations to be protected from artificial lighting include Effingham Common, Banks

Common, Ancient Woodland areas, ponds and lakes areas, Wildlife corridors and stepping stones, as defined in the Plan. However, the majority of the neighbourhood area has dark skies that should be protected from harmful lightspill.

The extent of dark skies in Effingham can be seen on light pollution maps, such as the one at <https://www.lightpollutionmap.info/#zoom=10&lat=6668485&lon=-43796&layers=B0TFFFFFFF>. The intrusion of the A246 lighting in the east of Effingham village is noticeable in an otherwise unlit area. Most of Effingham parish, including the village settlement north of the A246, has relatively dark skies, with radiance in the measurement range 1- 3 NanoWatts / cm² * sr (a SI radiometry unit for radiance). Built-up areas in Bookham to the east and in the Effingham village settlement south of the A246 have higher radiance levels in the range 3 -6 NanoWatts / cm² * sr. The southern-most part of the parish along Crocknorth Road has very dark skies with low radiance levels of less than 1 NanoWatts / cm² * sr.

In all proposed developments factors that will be taken into account when deciding the appropriateness of artificial lighting include the location, the hours of operation, the quantity of lights proposed, brightness and control, and direction of the beam.

Artificial lighting schemes that are likely to be approved will include good designs that:

- Seek innovative green solutions for low-level lighting,
- Reflect the type of area where they will be in operation,
- Minimise brightness and do not over illuminate an area,
- Minimise hours of operation and have an automatic 12.00 am cut-off,
- Use light fittings that control the direction of the beam, which should not emit light at angles greater than 70 degrees

The majority of Effingham benefits from truly dark skies and consequently thriving populations of nocturnal wildlife. Where this has been threatened by encroaching development residents and the Parish Council have made strenuous efforts to contain the light pollution.

Paragraph 125 of the NPPF encourages good design, planning policies and decisions to limit the impact of light pollution from artificial light.

The National Planning Policy Guidance (PPG) 23, paragraph 2.18 states that when preparing policies account should be taken of *'the effects on health, the natural environment, or general amenity, resulting from the release of light'*.

ENP-ENV5: Air quality

Development proposals should contribute to the provision of cleaner air and reduce pollution by:

- **Minimising the impact of traffic congestion**
- **Incorporating plants, trees and shrubs in any landscaping scheme, and as far as possible, replacing any trees or hedgerows which have to be removed**
- **Providing facilities for low-pollution transport, including safe cycle storage and charging points for electric vehicles**
- **Controlling dust and emissions from industrial, farming, construction and demolition operations**

Effingham is a rural village in the Green Belt, and surrounded by open countryside. Clean air is important for residents and visitors alike; it benefits the health of all those living and taking recreation in the Plan Area and the Plan supports development plans that propose ways of reducing pollution.

Whether air quality is relevant to a particular planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to reduce air quality in an area where air quality is known to be poor. This could be through:

- increased traffic in areas of Effingham that are badly affected by congestion
- dust and emissions from industrial operations, construction, demolition or ventures likely to cause unacceptable air pollution

Schemes to minimise pollution are likely to be looked on positively such as including plants, trees and shrubs in any landscaping scheme in order to clean the air and, as far as possible, replace any trees or hedgerows which have to be removed. Also looked on favourably will be initiatives such as low pollution transport, charging points for electric vehicles and safe cycle storage and measures to control the dust and pollution from industrial and construction operations.

NPPF paragraph 110 states that planning policy should aim to minimise pollution. The PPG states that it is important to consider air quality when drawing up a Neighbourhood Plan. The 2008 Ambient Air Quality Directive sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter (PM10 and PM2.5) and nitrogen dioxide (NO₂).

6 d. Community Policies



ENP-C1: Sites of Community Importance

Effingham Neighbourhood Plan identifies the following local buildings and spaces as “sites of community importance” to reflect their acknowledged importance to the life and enjoyment of the local community:

1. Sir Douglas Haig Public House
2. The Plough Public House
3. St Lawrence Church, burial ground and Hall
4. Our Lady of Sorrows Catholic Church, burial ground & Hall
5. Effingham Methodist Church
6. The Parish Room
7. KGV Hall & Playing Fields
8. Allotments
9. Calburn Cricket Ground
10. Shops on ‘The Street’ and Guildford Road
11. St. Lawrence Primary School
12. Howard of Effingham School, including Community Sports Centre
13. The Parish Council Burial Ground

Proposals that result in the maintenance or improvement of the viability and/or community use of Sites of Community Importance will be supported. Otherwise proposals that result in either the loss of or significant harm to a Site of Community Importance will be resisted, unless it can be clearly demonstrated that the operation of the asset or the ongoing delivery of its community use is no longer financially viable, or that the community use of the asset will continue to be provided on an alternative site.

This policy aims to ensure that sites of community value are identified and protected for the benefit of future generations. The importance of these buildings and spaces to the Effingham community was demonstrated by the responses to both the Housing Requirements Survey [HRS] carried out in 2013 and the Regulation 14 Consultation Survey results for this Neighbourhood Plan

[NPCS] carried out in May-July 2016. Of the 721 responses to the question on this key policy in the NPCS, 94% agreed or strongly agreed with this list of community assets. (One building, the British Legion Hall on Lower Road, was subsequently removed following detailed individual responses to the Regulation 14 consultation.)

Paragraph 7 of the NPPF sets out the three dimensions of sustainability: economic, social and environmental, as discussed in Section 1.b of this Neighbourhood Plan. Paragraph 70 of the NPPF states that *‘to deliver the social, recreational and cultural facilities and service the community needs’*, planning policies should *‘guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs’*. Policy ENP-C1 aims to guard against the loss of such valued facilities and services in Effingham. The final paragraph of the policy confirms that development of these sites may be allowed if the facility on the site is no longer needed, is no longer financially viable or the community facility will continue to be provided on an alternative site.

Effingham has a sustainability ranking of 7 (out of 32) in Guildford Borough’s Settlement Hierarchy [SHIER], where the economic and social indicators used to assess the sustainability of each settlement include:

- *the presence of shops, schools and community facilities located in or in the vicinity of the settlement. Community facilities are libraries, places of worship, doctors, dentists, children’s play areas, recreation ground/park/public open space, public houses/bars/inns, restaurants/cafes/takeaways, community hall, post office and bank or building society*

At present, Effingham does not have a library, doctor, dentist or a bank or building society, but all the other facilities in the indicators are included in the list of community assets in policy ENP-C1. Taken together, these sites of community importance form the basis for a sustainable community in Effingham and that sustainability could be seriously eroded if several of these ceased to exist or function.

More details of the specific sites listed in the policy are given below.

Public Houses

1. Sir Douglas Haig, The Street
2. The Plough, Orestan Lane

The two public houses are both thriving businesses and contribute to both the economic and social dimensions of sustainability. Both are well used by members of the local community and offer food and a venue for special events, such as quiz nights and jazz evenings.

The Plough is developing a reputation as a gastropub, while the Sir Douglas Haig provides much needed accommodation with 7 rooms available for overnight stays.

The Churches

3. St Lawrence Church, Church Street
4. Our Lady of Sorrows Catholic Church, Lower Road
5. Effingham Methodist Church, Chapel Hill

All three churches have active congregations and support community life in Effingham, as well as being valued for their historic significance. The churches and their halls thus contribute significantly to the social dimension of sustainability, and together with their burial grounds they also enhance Effingham’s environment.

St Lawrence Church (Grade II* listed) has been a centre of village life for centuries; its origins lie in

the 12th century. The other two churches are more recent but have also been important to the Effingham community for more than 100 years; both are on the Guildford Local List. There has been a strong Methodist community in Effingham since 1844, and the Methodist Church was built in 1854. Our Lady of Sorrows Catholic Church was consecrated in 1913, on land donated by George Pauling, the great railway engineer who lived in Effingham. This Church supports the Roman Catholic community throughout the local area.

The halls associated with the churches are fully used for clubs, community activities and social functions, and the burial grounds associated with St Lawrence and Our Lady of Sorrows are valued by many local residents, not just church-goers, as tranquil green spaces.

The Parish Room

6. The Parish Room, Home Barn Court, The Street

The Parish Room was converted in the mid-1990s from farm buildings associated with Home Farm House (Grade II listed) which dates from the 16th century. Effingham Parish Council is based in the Parish Room and it now provides a contact point for residents, for example to examine planning applications, and to discuss local matters with the Clerk to the Parish Council. It also provides a meeting place for parish council working groups and small community groups such as Effingham Local History Group and the committee of Effingham Residents Association. It also exhibits a collection of memorabilia relating to Sir Barnes Wallis, a former Chairman of the Parish Council, and his engineering achievements.

King George V Hall and Fields

7. KGV Hall and Playing Fields, Browns Lane

The KGV Hall and Fields provides both a community hub and an extensive area of grassland, woodland and sports pitches in the centre of Effingham village, contributing significantly to both the social and environmental dimensions of sustainability. The KGV provides a base for a thriving rugby club, a venue for local football teams, and an open green space with playgrounds for residents to enjoy. The Hall is well used by community groups, including a Pre-School, a social club, and various local clubs including Table Tennis, the Women's Institute and Garden Club.

The KGV land was acquired by a committee of local residents in 1938, and is now run by a charity, Effingham Village Recreation Trust, with the objective of providing facilities for recreation and other leisure-time occupation for the inhabitants of Effingham. The Housing Requirements Survey [HRS] showed that 67% of residents use the KGV fields for informal recreation such as walking or jogging, and 47% make use of the KGV Hall.

Parish Council Allotments

8. Allotments, The Street

The Allotments managed by the Parish Council consist of 9 full sized plots and 23 half sized plots and 2 quarter plots. In 2016-17 all the allotments were rented out, and the plots continue to be fully used.

Cricket ground

9. Calburn Cricket Ground, Effingham Common Road

Calburn Cricket Ground has been the home of Effingham Cricket Club since 1853 and the club continues to thrive to this day. The land was donated to Effingham Parish Council by the lord of the manor in the 1940s. Situated on the edge of Effingham Common, the cricket ground provides social and environmental benefits to the local community.

Local Shops

10. Shops on 'The Street' and Guildford Road

The shops provide social and economic benefits, and form an essential part of the sustainability of the village. There is a variety of shops in Effingham, including on The Street a bakers and café, a butchers, a hardware shop, a small general store which also functions as the Post Office, and hairdressers, and a newsagent on Guildford Road, so that most basic needs of residents are provided for locally.

Schools

11. St Lawrence Primary School, Lower Road

12. Howard of Effingham School, including Community Sports Centre, Lower Road

Having a primary school is essential for the community life in a village. St Lawrence Primary School has been on its current site since 1857 and is fully-subscribed.

The Howard of Effingham School, now an academy, was established in 1940 and continues to provide secondary education for most local children; the HRS indicated that 86% of Effingham children attending a state secondary school or sixth form college attend the Howard. The Community Sports Centre at the Howard School provides fitness and well-being facilities, including a small gym, open to the community.

Burial Ground

13. The Parish Council Burial Ground, Church Street

The Parish Council-owned burial ground provides a non-denominational burial space in the heart of the village and the earliest burials date from 1951. It is immediately adjacent to the St Lawrence Church burial ground which is now closed, so the Parish Council Burial Ground is particularly valued by Effingham residents.

ENP-C2: King George V Hall & Playing Fields

Proposals to improve, extend or replace King George V Hall, and proposals on the Fields including play and sports facilities such as skate-board facilities, surfaced tracks for walkers, joggers, cyclists and disabled access, improvements to children's play areas and additional surfaced courts, and more car parking (with permeable surfacing to reduce water-run-off) to reduce the requirement for on-street parking by users of the site, will be supported provided that:

- **The proposal provides enhanced facilities for recreation and leisure activities or for facilities to promote residents' well-being.**
- **The proposal improves or at least does not worsen the parking provision at King George V Hall and includes a car parking management plan to minimise negative impact for residents such as on-street parking.**

NPPF Section 8 'Promoting healthy communities' (paragraph 69) states that '*Planning policies and decisions, in turn, should aim to achieve places which promote..... opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity.*'

Development or redevelopment of King George V Hall & Playing Fields (KGV) provides an unparalleled opportunity to meet this requirement given its current usage, location and scope.

This policy aims to ensure that community facilities benefit from Section 106 or potential CIL funding to ensure that essential social infrastructure improves as the community grows in scale.

The Housing Requirements Survey (HRS) carried out in 2013 indicated that Effingham residents currently make significant use the KGV facilities and have views on the need for improvement which are reflected in this policy. The responses to questions concerning the KGV are summarised in the HRS [HRS].



ENP-C3: Local Health Services

Proposals which deliver facilities providing health services such as GP clinics, podiatry, mental health provision, counselling and other services which increase the well-being of residents, will be supported provided that:

- **The proposal site is suited / adapted to this purpose in terms of access and car-parking.**
- **The proposal will not lead to a loss of amenity for local residents.**

It is evident that there is a strong need for the development of Health Services more local to the Effingham community. Given poor public transport, residents currently have to travel a distance by car to reach facilities in neighbouring villages.

In response to the Housing Requirements Survey [HRS] carried out in 2013, Question 21 (How do you reach your GP surgery?), it is apparent that the overwhelming number of visits to GP surgeries are made by private car owned by the household: 95% to East Horsley, 94% to Fairfield in Bookham, and 97% to Eastwick Park in Bookham.

The policy aims to address a key concern raised by residents with lack of direct access to medical services in the village. HRS Q22 (Do you support a consulting room within Effingham?) 89% supported the provision of a consulting room within Effingham for use by local GP practices and

other health services such as physiotherapists, chiropodists and health visitors. By such provision, improvement in the securing of same day doctor's appointments may be achieved, more sustainable travel patterns would be encouraged and traffic congestion reduced.

ENP-C4: Community Burial Facilities

Proposals to extend and improve burial facilities within Effingham will be supported, including extension of the existing Parish Council Burial Ground in Church Street using part of the Church Street Field site allocated for development in ENP-SA1, if consistent with the Guildford Local Plan.

This policy aims to address a key concern raised by residents whereby existing space within the village cemetery is limited. The Civil Parish Burial Ground, owned and managed by Effingham Parish Council, provides a non-denominational facility where residents are able to honour their family and friends without excessive travel.

Under the 2003 Guildford Local Plan, change of use of part of the Church Street Field to a burial ground would not be consistent with Green Belt policy. However the 2016 Guildford Emerging Local Plan proposes to inset the site from the Green Belt, and a burial ground would be an acceptable use. Delivery of the burial ground may therefore depend on whether this site is inset from the Green Belt.

The area of land to be used for an extension of the Parish Council Burial Ground on the Church Street Field would depend on the design and layout of the residential development on the remainder of the site.

Action 1 in Appendix 1 proposes an extension of the Parish Council burial ground for funding via Section 106 contributions or CIL

ENP-C5: Broadband & IT services

Support will be given to the development of:

- **Access to current and future generation landline and mobile networks.**
- **Telecommunications equipment needed to improve coverage or speed that provides high speed access to internet and broadband facilities.**
- **Learning opportunities for residents to acquire IT skills and capabilities.**

Some parts of Effingham currently have poor mobile reception and some parts have inadequate slow internet connectivity.

The NPPF (Section 5. Supporting high quality communications infrastructure) identifies in paragraph 42 that *'Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.'*

ENP-C6: Schools

Proposals for new developments, refurbishment or extensions to improve the educational facilities at St. Lawrence Primary School, the Howard of Effingham School and St. Teresa's School on their existing sites will be supported, subject to Green Belt policies. Where proposals are not consistent with Green Belt policies, very special circumstances must be demonstrated.

Proposals which may lead to an increase in pupil numbers must:

- **Be accompanied by a Transport Plan which seeks to maximise the use of sustainable modes of transport.**
- **Include measures to improve the existing provision for parking on site to reduce the impact on nearby roads and residents.**

Public consultation events have shown there is strong support for any new developments or extensions to the three schools in the village to be on their existing sites. All three schools are in the Green Belt under the 2003 Guildford Local Plan, and St Lawrence Primary School and St Teresa's School remain in the Green Belt under the 2016 Guildford Emerging Local Plan.

There are considerable traffic congestion problems from school traffic along Lower Road and through the village to the Howard School, and parking problems along Lower Road outside the school. In the case of St Teresa's School (an independent school including a nursery, preparatory school and secondary school) residents are very concerned about school traffic problems along Beech Avenue, which is a narrow winding road with poor visibility and no footway for much of its length. A Transport Plan which seeks to maximise sustainable transport modes such as bus, cycling or walking is therefore required to avoid increasing traffic congestion and improve road safety.

The response to the Housing Requirements Survey carried out in 2013, (Question 12 Schools attended by Effingham children) indicates a strong preference for local children to attend a local school at pre-school, primary and secondary stages [HRS].

St Lawrence Primary School will be proposed for inclusion on the Local Planning Authority Register of Assets of Community Value (as set out in Action 5 in Appendix 1).

ENP-C7: Community Learning and Wellbeing

Proposals that include development of community facilities to support community learning and wellbeing will be supported.

In particular, strong support will be given to schemes that seek to enable new services or improve access to existing services to meet the needs of local people regardless of age or disability. Schemes can be within existing facilities or through conversion of other available sites and facilities.

Section 106 or Community Infrastructure Levy contributions will be sought towards the improvement of community facilities and services including:

- Adult learning
- After school clubs
- Holiday play schemes
- Medical & wellbeing consultation rooms/ services (see also Policy ENP-C3)
- Community facilities for art, craft and drama
- Community IT facilities and learning
- Community “drop in” facility for elderly residents
- Indoor community facility for young people

The Plan supports schemes that conserve existing buildings for community use as outlined above.

In response to the Housing Requirements Survey carried out in 2013, Question 13 (Requirement for more educational / child care facilities), significant interest was expressed in the provision of more locally based adult education classes, after-school clubs and holiday play schemes.

Responses to Question 2 (Number of people in each age range) indicated that over 27% of Effingham’s current population is aged 65 or older, suggesting the need for facilities for elderly residents.

More details are given in [HRS].



19th century part of St. Lawrence Primary School

6 e. Infrastructure Policies

ENP-R1: Car Parking

All new developments within the Effingham Plan Area are required to provide parking within its site boundary, or nearby, off the public highway, to meet the expected demand of the development, without requiring the use of public roads as overflow parking.

The following minimum parking standards shall apply to all residential developments, including affordable housing:

Studio apartments and one-bedroom units	1 allocated car parking space
Two bedroom unit	2 allocated car parking spaces
Three bedroom unit	2 allocated car parking spaces
Four or more bedroom houses	3 allocated car parking spaces
Elderly (sheltered) housing	1 car parking spaces per unit

Appropriate additional provision in all new developments must be made for visitors (including disabled visitors) and delivery vehicles to park safely off-road for the duration of their visit.

Proposals for public parking provision will be supported which:

- Improve car parking to support key village services including stations and shops.
- Preserve and improve existing car parking provision to serve local residents.

NPPF paragraph 39 states that local car parking standards should take into account the availability of public transport and local car ownership levels. The written ministerial statement to Parliament of 25 March 2015 (www.gov.uk/government/speeches/planning-update-march-2015) states:

This government is keen to ensure that there is adequate parking provision both in new residential developments and around our town centres and high streets.

The imposition of maximum parking standards under the last administration lead to blocked and congested streets and pavement parking. Arbitrarily restricting new off-street parking spaces does not reduce car use, it just leads to parking misery. It is for this reason that the government abolished national maximum parking standards in 2011. The market is best placed to decide if additional parking spaces should be provided.

The car parking standards in this policy are higher than those in the Guildford's Vehicle Parking Standards SPD (September 2006), which allow a maximum of 1.5 car spaces per two-bedroom unit, 2 spaces per unit with three or more-bedrooms, and 0.5 spaces per elderly (sheltered) unit. However that SPD pre-dated the NPPF, which requires policy to take into account public transport and local car-ownership levels. The parking standards here are broadly similar to those contained in the Burpham Neighbourhood Plan, also in Guildford Borough, adopted on 12 April 2016.

Public transport in Effingham is poor. There is a limited bus service during the day with no services in the evenings or on Sundays. Train services are available 1.7 miles away at either Bookham or Effingham Junction stations; there are no safe off-road cycle routes to the stations and no suitable bus services. Residents are largely reliant upon private cars to commute to work, for shopping and other public services.

It is considered that elderly (sheltered) housing units and those designed for disabled residents should each have their own car parking space to allow for visitors or carers, even though the level of car ownership is likely to be lower than for other housing, since poor public transport in Effingham means visitors and carers would need to use cars.



Car-ownership levels in Effingham are significantly higher than the average for Guildford Borough. The 2011 census shows that only 4.7% of households in Effingham do not have a car or van, compared with 19.0% in Guildford town and 13.9% in the borough as a whole. 64% of Effingham households have two or more cars or vans, compared with 38.1% in Guildford town and 46.1% in the borough as a whole.

Given the poor public transport, residents of affordable housing also need sufficient parking places, since cars are a necessity and not a luxury in this area. Recent affordable housing developments in Effingham have provided fewer on-site parking spaces than the standards in this policy and this has resulted in overflow on-street parking. For example, insufficient parking provision for affordable housing at The Grove on Guildford Road has resulted in overflow parking on the public service road on the opposite side of Guildford Road.

On-street car parking is a particular problem on the narrow roads and lanes in Effingham Conservation Area in the centre of the village, and along Lower Road outside the Howard of Effingham School during term times. This policy states that on-site parking provision for non-residential and commercial developments should be sufficient to avoid the need for parking on the public highway by visitors or users of those developments. This approach is supported in the 2016 Guildford Emerging Local Plan, where policy with respect to the provision of vehicle parking for new developments is framed such that off-street vehicle parking be provided according to where this is necessary in order to manage the Local Road Network. In other words, local circumstances will determine the appropriate provision.

Responses to the Housing Requirements Survey [HRS] Question 14 showed that 31% of respondents thought there was inadequate parking provision in the village. Problems are particularly acute along Lower Road during school times, and on Browns Lane, Church Street and Lower Road on Sundays, when large Rugby Club events often coincide with church services.

Car parks open to the public and valued by local residents include the car park at Norwood Road and the car park at the King George V Hall enabling access to the facilities. Car parks at 'Our Lady of Sorrows' Church on Lower Road, at the St Lawrence Church hall on Browns Lane, and at the British Legion Club on Lower Road are available to users of those facilities, but cannot cope with the large parking requirement at acute times. The car park at the Howard of Effingham School is made available to the Rugby Club when possible, but its availability cannot be guaranteed.

The improvement of existing car parking provision is important to the village, and any new development must not make existing problems worse.

ENP-R2: Sustainable movement: Cycle Routes, Footways and Pedestrian Routes

Proposals for improvements in sustainable movement provision will be supported, including new and improved cycle ways, footways and pedestrian routes throughout the Plan Area, and in particular:

- **Accessible continuous safe pedestrian routes along The Street, Church Street, Browns Lane, Crossways, Orestan Lane and Beech Avenue.**
- **Pedestrian crossing facilities across The Street to the shops and across the traffic-light controlled junction of the A246 / The Street / Beech Avenue.**
- **Provision of dropped kerbs where needed to improve access for wheelchair-users**
- **Access to Effingham Junction Station.**
- **Routes to village schools.**

36% of respondents to the Housing Requirements Survey Question 18 (Cycle tracks and safe cycle routes) agreed that more cycle tracks and safe cycle routes were needed in and around Effingham. The comments showed strong support for the provision of safe, off-road cycle routes along Effingham Common Road to Effingham Junction Station, and off-road routes between villages giving safer cycling routes to the Howard of Effingham School.

There was strong support (46%) in the Housing Requirements Survey Question 17 (Footways and pedestrian routes) for improvements to pedestrian routes, particularly in the village centre to allow safe pedestrian access to the shops and community facilities

6 f. Local Economy Policies

ENP-LE1: Safeguarding Village Shops and Retail Facilities

To ensure the continuation of a healthy retail sector in Effingham, the Neighbourhood Plan supports the role of the Effingham Local Centre (defined on the Policies Map at Section 8) as the focus for the local community in providing for everyday shopping and service needs. Proposals for residential use of upper floors add to the liveliness of centres, and will be considered positively.

In order to strengthen the liveliness and economic resilience of the Local Centre, retail developments consistent with the scale and function of the centre will be supported.

Where no suitable sites are available, sites on the edge of the Effingham Local Centre will be considered for town centre uses of greater than 100sq m (gross).

Retail and leisure development proposals over 500sq m (gross) which are not located in the Effingham Local Centre, and where the site is not allocated for the proposed use must be supported by an impact assessment.

Within the Effingham Local Centre, proposals for change of use of a ground floor shop (Use Class A1) to use for financial and professional services (Use Class A2) and/or food and drink (Use Class A3/A4/A5) will be permitted where all of the following criteria have been met:

- the proposal will not result in a concentration of such uses that would be harmful to the local shopping centre's vitality and viability; and
- the proposal will not result in loss of amenity in terms of noise, smell, litter or traffic generation; and
- the proposal will not prejudice the character and appearance of the local centre and its immediate environment.

Exceptionally loss of town centre uses (Use Class A) at ground floor level will be permitted, subject to the above criteria, where the proposed use is appropriate to the Local Centre.

To ensure that people living and working in Effingham can access everyday goods and services, the loss of rural shops and service units within the village but outside the Effingham Local Centre will be resisted where they provide for everyday needs (within Use Class A).

All development proposals for retail facilities should comply with local building styles in keeping with Effingham Conservation Area and other local building styles, as set out in Policy ENP-G2.

Environmental improvements are encouraged that:

- Enhance The Street Retail Parade area as a natural centre of the village community for example by improving community seating / meeting and / socialising features.
- Improve the setting of the retail units on Guildford Road.

The retail economy in Effingham consists of:

- a six-shop retail parade (The Street), designated a Local Centre in the 2016 Emerging Local Plan
- two public houses (The Plough and The Haig) and

- a two shop parade on Guildford Road through the village (A246)
- a garden centre at the Vineries nursery on Lower Road

The Street Retail Parade currently consists of 6 shop-fronted retail premises. These currently consist of: a butchers, a ladies hairdresser, general hardware store, bakers with café, village market with recently transferred Post Office Counter. The former Post Office that closed in early 2015 is currently vacant.

The Village shops are an important part of the village community, providing local availability of basic foods, goods and services, preventing unnecessary travel, promoting social interaction, enabling employment both directly and indirectly.

The Vineries nursery is situated in the Green Belt outside the settlement area. Its current use as a garden centre is considered to be an appropriate use of glasshouse structures in this rural location, and it is well-supported by local residents. However it is not a suitable location for more general retail use. Planning permission (application 13/P/01290) for the existing garden centre retail use (A1) included the condition: *'The land shall be used as a garden centre and for no other use or purpose. This includes any other purpose in Class A1...'*

This policy is supported by paragraph 28 of the NPPF, and reflects policy for Local Centres in the 2016 Guildford Emerging Local Plan and policy S9 of the 2003 Guildford Local Plan.

ENP-LE2: Effingham's Rural Economy

Development schemes that support the growth of Effingham's rural economy and are in accordance with national Green Belt policy will be supported. In particular:

- **the sustainable growth and expansion of all types of business and enterprise in Effingham village will be supported, through conversion of existing buildings where appropriate and provision of well-designed new buildings of appropriate scale; and**
- **the development and diversification of agricultural and other land-based rural businesses will be supported; and**
- **the retention and development of local services and community facilities in our village, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, which respect the character of the countryside, will be supported.**

All proposals should respect the character and appearance of the settlement, its landscape setting and the Effingham Conservation Area as set out in Policy ENP-G2, and be respectful of residential amenity.

This policy aims to promote a strong rural economy in Effingham, in line with paragraph 28 of the NPPF.

Whilst the local stations provide good commuting facilities for London, Effingham has resisted becoming a 'dormitory' but rather continues to support a considerable rural economy.

Within the village a number of existing businesses utilise buildings whose original purpose has been superseded. In the main this has been done in a manner that has resulted in the maintenance of the rural character of the village. Successful examples of this include but are not limited to: MPS Garden Machinery who occupy the former village forge, Colets Piling and MAiSE Ltd (Audio Visual Technology) in the former Village Hall, and IBL Lighting and Cornwell Business

Consultants in the former farm buildings associated with Home Farm.

The Parish contains a variety of agricultural and other land-based rural businesses. Current utilisation includes but is not limited to: arable crops (Home Farm), livestock rearing and grazing (Badger's Farm), horticultural production (The Vineries), timber processing (Tollgate Farm), equine activities (Badger's Farm), exotic animal rearing (alpacas, Guildford Road), and wildfowling and fishing (Mallards Mere). These establishments provide local employment as well as contributing to the rural ambience and marking the passing of the year by their seasonal activity.

Policy ENP-LE2 encourages agricultural business to expand within the Plan Area, so that green areas can be useful and not lie fallow, so meeting the primary purposes of Green Belt set out in the NPPF.

The policy adds support to the retention of local services and facilities, including businesses such as local shops and public houses, which provide a basis for the economic sustainability of Effingham.

6 g. Site Allocation Policies

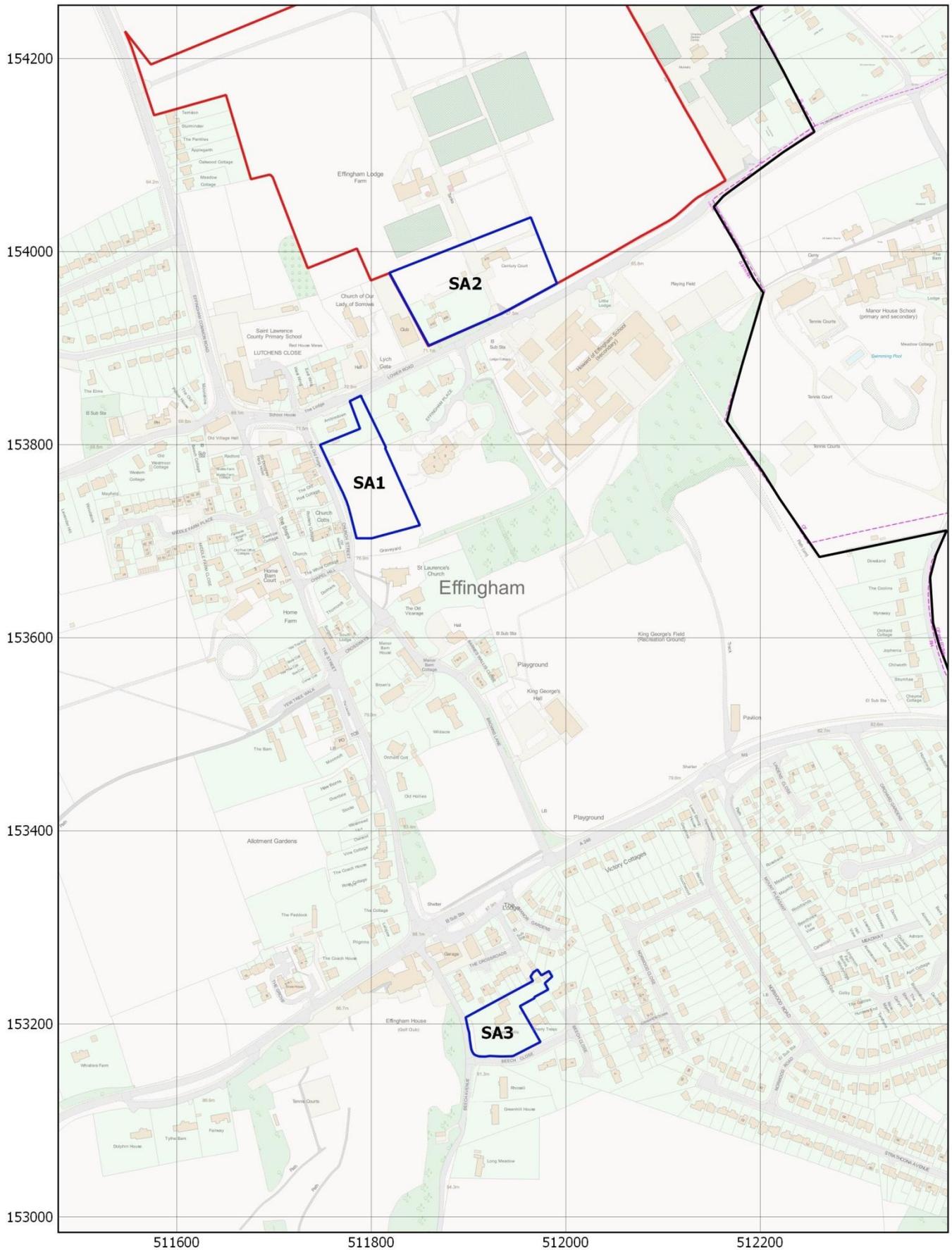
Site Selection

A review of 20 potential sites for residential development has been undertaken in consultation with residents, community organisations, landowners and GBC, as described in 'Selection of allocated sites for housing' [E 2].

The following criteria were used in selecting suitable sites for residential development:

- The site is not currently a viable employment or community asset within Effingham, and is not proposed to be designated as a Local Green Space.
- The site is currently in Green Belt but potentially satisfies the exceptions in NPPF paragraph 89 set out below: either it can be regarded as limited infilling within the village as a matter of fact on the ground and the site is substantially surrounded by development, or the site is previously developed land and is within or close to the settlement area defined in the 2003 Guildford Local Plan.
- Development of the site can be designed so as not to impact upon the open character of the village, as valued by residents and contributing to the permanence and openness of the Green Belt.
- The site or access to it, does not lie totally within the 5 km Thames Basin Heaths Special Protection Area zone, since at present there is a lack of strategic SANG provision within the 5 km zone. For sites within the 5 – 7 km zone, the scale will be such that it will not have a detrimental impact upon the SPA or any nearby SSSIs
- Development of the site does not conflict with a perceived 'settlement gateway' and would not encourage subsequent 'ribbon development'.
- The site does not make an irreplaceable contribution to biodiversity, wildlife corridors, or geological value.
- Development of the site will not harm the heritage of Effingham or the historic open setting of the village or cause material harm to the architectural hierarchy of buildings within Effingham Conservation Area.
- Whether the site is 'High Sensitivity' Green Belt as defined in the GBC 'Green Belt and Countryside Study' [GBCS] and whether or not it is within the Inset Boundary of the 2016 Emerging Local Plan.

The process has identified three sites to be allocated for residential development, all of which are believed to be currently available and deliverable within the timeframe of the Plan, and these are shown in Figure 9.



Scale 1:5,000
at A4

Fig. 9

**Effingham
Site Allocations**

Map based on data from Ordnance Survey ©
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Planning Policy Context

The three identified sites meet the guidelines established within paragraph 89 of the National Planning Policy Framework:

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- *Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *Limited infilling, or the partial or complete redevelopment of previously developed sites (brown field land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

The NPPF does not define either ‘village’ or ‘limited infilling’. In *Julian Wood v. The Secretary of State for Communities and Local Government and Gravesham Borough Council* (“Gravesham”) the Court of Appeal found that it was necessary to consider whether, as a matter of fact on the ground, the site appeared to be in the village; further, that the Inspector had misdirected himself by accepting the Local Plan as being conclusive as to whether or not the site appeared to be in the village.

Consequently we have concluded that it is appropriate to consider whether sites outside the current Settlement Area can be perceived as within the Village. It is our understanding that following Gravesham GBC and other local authorities now regard it as necessary to do this.

The 2016 Emerging Local Plan supports this approach:

Development within villages in the Green Belt is limited to small scale infilling. This reflects the need to protect the openness of the Green Belt. Case law has now established that this exception is applicable to all villages and not restricted to sites that fall within identified settlement boundaries in local plans. Instead, the decision-maker is required to consider whether the site is, as a matter of fact on the ground, within the village.

In considering what is limited infilling of such a site we have referred to the 2003 GBC Local Plan policy RE3 which permits infilling on ‘land substantially surrounded by existing development’ for purposes including ‘small scale housing developments appropriate to the scale of the locality.’ The supporting text of RE3, paragraph 10.18, adds ‘A proposal will only be regarded as “suitable infill” when it relates to the character of the surrounding area both in terms of scale and design, and when the development of the site would not have a detrimental effect on the quality of the environment.’

The 2016 Emerging Local Plan takes a similar approach:

For the purposes of this policy, limited infilling is considered to be the development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. It also includes infilling of small gaps within built development. It should be appropriate to the scale of the locality and not have an adverse impact on the character of the countryside or the local environment.

Although neither the 2003 Local Plan nor the 2016 Emerging Local Plan gave a numerical meaning to ‘small-scale’ or ‘small gap’, a recent planning approval (16/P/01409) within the borough suggests that each site will be considered on its own merits as regards scale and impact on character, and that the presumption in favour of sustainable development the NPPF also carries weight. The application (16/P/01409, land at 98-100 and rear of 102-114 New Road, Chilworth)

was for ten new dwellings within the Green Belt at a density of 30 dwellings per hectare on a 'back land' site bounded by residential development and a railway line. In recommending approval, the officer report stated: *'There is no objection to the principle of the development and the proposal would deliver a net increase of nine new homes in a sustainable location. The development would not harmfully affect the character or the appearance of the surrounding area.'*

It seems clear in the Chilworth case that the overall number of new dwellings was limited only by the size of the site, and that potentially more dwellings could have been acceptable on a larger site provided the density and design was in character with the locality. Indeed a similar site very close-by (15/P/00839, land rear of 142-154 New Road Chilworth) for eight new dwellings was given permission at appeal; presumably therefore around 18 new dwellings would have been acceptable had the two sites happened to be contiguous.

Two of the three allocated sites in this Neighbourhood Plan lie within the proposed inset boundary for Effingham under the 2016 Emerging Local Plan (shown in Figure 3 and in the Policies map in Section 8) and therefore would be fully compliant with that Plan if adopted. The third site, ENP-SA2, constitutes previously developed land in the Green Belt and is compliant with paragraph 89 of the NPPF under both the 2003 Local Plan and the Emerging Local Plan.

In summary, all of the sites allocated for residential development in this section are considered to be compliant with the NPPF taking 'Gravesham' into account and applying the definition of acceptable infilling in a village set out in the 2003 GBC Local Plan. They are also compliant with the Emerging Local Plan and the NPPF. Based on precedent of the Chilworth planning approvals in Guildford Borough, the proposed numbers of dwellings may be acceptable if the proposal is considered to be in character with the locality and does not have a detrimental impact on the environment.

Dwelling Density

The proposed number of dwellings allocated to each site represents an appropriate density for homes in that location, taking into account the housing size policy ENP-H2 which requires a large proportion of smaller one and two bedroom homes.

As an indicator of appropriate dwelling density for residential development in the village settlement, we have referred to the development of homes at Middle Farm Place which includes detached houses, terraced houses and maisonettes, with an area of green space. This is a relatively recent development in the heart of the village within Effingham Conservation Area, and was designed to be in keeping with the village character and to include green space and landscaping. The overall built density of the main area of Middle Farm Place, shown figure 10 below, is 34.6 dwellings per hectare.

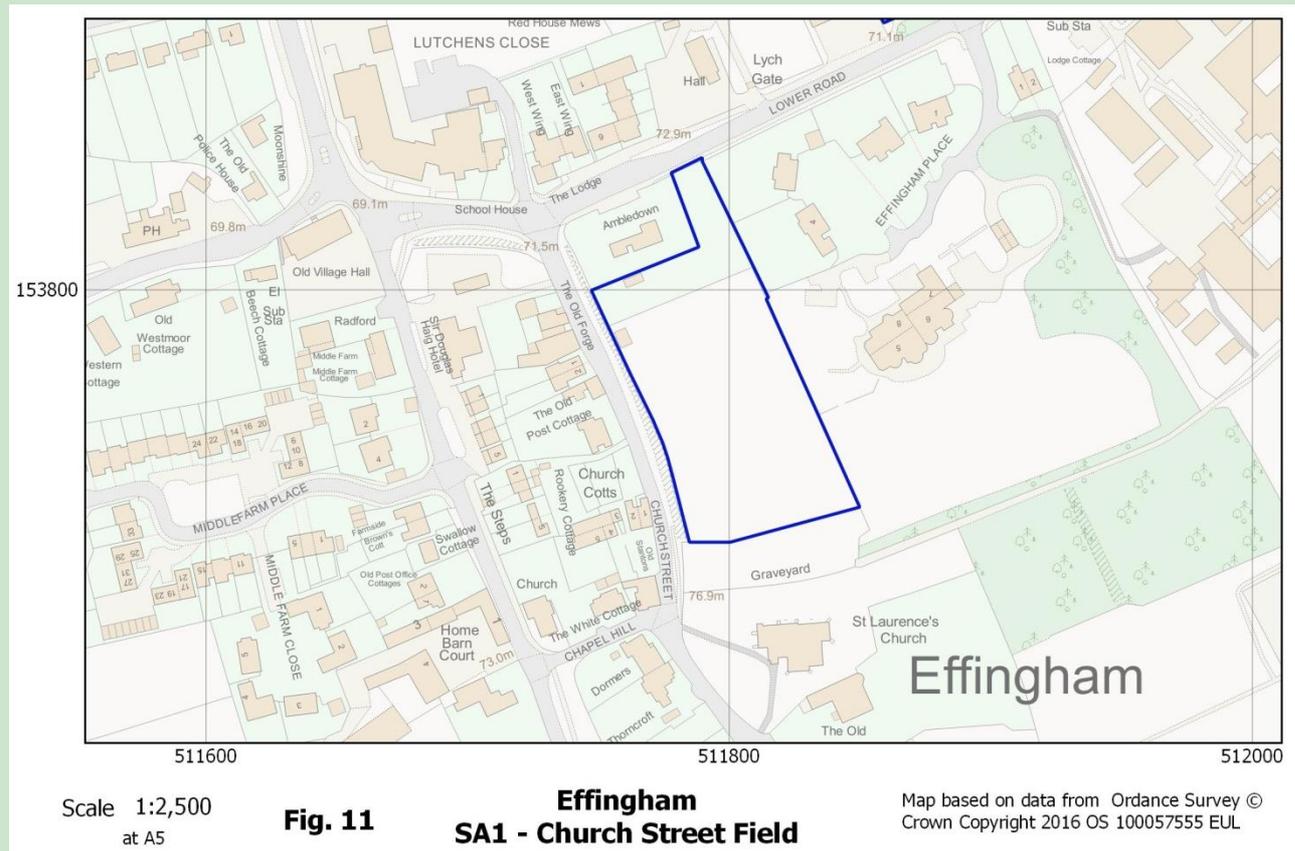
The dwelling densities proposed on the allocated sites are all less than the density of Middle Farm Place, and well-designed developments on these sites, in character with the village, are therefore thought to be achievable.

ENP-SA1: Land at Church Street known as the 'Church Street Field'

Location: Immediately east of Church Street

Allocation: Residential for up to 9 homes, and Parish Council Burial Ground Extension

Site Map:



The Neighbourhood Plan supports the development of up to 9 homes on this site, subject to:

1. Compliance with policies ENP-G2, ENP-H2 and ENP-R1 of this Neighbourhood Plan.
2. Parish Council Burial Ground Extension to be at the southern end of the site (adjoining the existing Parish Council Burial Ground), occupying no more than 0.1 hectares.
3. Residential development proposals for this site should:
 - Be small-scale, in keeping with the cottages on the western side of Church Street
 - Demonstrate that the character and appearance of Effingham Conservation Area is preserved or enhanced by the development
 - Demonstrate that the proposal does not adversely affect the settings of The Lodge and St Lawrence Church (Grade II and Grade II* Listed Buildings) by virtue of design or impact on significant views
 - Demonstrate that the proposal avoids or minimises harm through impact on non-designated archaeological remains within the Area of High Archaeological Potential (2003 Local Plan), in accordance with ENP-G3

4. **The landscaping and layout of any proposal should provide open green space within the development and should, as far as possible, conserve the belt of trees and hedging along the boundary with the pedestrian footway along Church Street, to preserve the character of the Conservation Area.**
5. **The main vehicular access to the site should be from Lower Road to the north, also with pedestrian access onto Church Street.**

Ownership:	Private
Area (approx):	0.7 hectares
Existing uses:	Vacant former school playing field, some temporary commercial storage
How identified:	Included within the 2014 SHLAA and 2016 LAA (site reference 99)
Considerations:	<p>Adjoining Settlement Area in 2003 GBC Local Plan</p> <p>Within the Inset Boundary in 2016 Emerging Local Plan</p> <p>Within Effingham Conservation Area and the setting of a listed building</p> <p>Surrounded by development on all four sides and hence potentially compliant with NPPF para 89 ‘limited infilling in village’</p> <p>Within the 5 km to 7 km zone of the Ockham and Wisley Common Special Protection Area</p> <p>There will be no significant impact on other designated sites including Sites of Special Scientific Interest</p> <p>Within the Area of High Archaeological Potential (2003 Local Plan)</p>
Policy Support:	<p>NPPF paragraph 89 - ‘limited infilling in villages’</p> <p>2003 GBC Local Plan, policy RE3 - ‘infilling on land substantially surrounded by existing development’ and ‘small scale housing developments appropriate to the scale of the locality.’</p> <p>2016 Emerging Local Plan – within the Inset Boundary</p>

The site comprises a former school playing field and is surrounded by built-development on all four sides: cottages along Church Street to the west, The Lodge and Effingham Place to the east, ‘Ambledown’ and Lower Road to the north and St. Lawrence Church to the south. Access is available from Church Street and from Lower Road.

The site sits in the central part of the village, within Effingham Conservation Area, with development to four sides, adjoining the settlement area in the 2003 GBC Local Plan. As such it represents limited infilling within the village as it appears on the ground, and development of up to 9 new homes is considered to be a small scale housing development appropriate to the scale of the locality. It is also within the Inset Boundary of the 2016 Emerging Local Plan.

Whilst the site will require careful and sensitive development, consultation with residents highlighted support for Effingham Conservation Area to share some part in the development of the village, providing the approach is consistent with the historic setting of the village and does not impact detrimentally on heritage assets. The Lodge and St. Lawrence Church are the listed buildings most likely to be affected by development here.

Highways access from Lower Road for 9 dwellings is likely to be acceptable. There was a planning application in 2013 for a 60 bed residential care home on this site (13/P/00019) including 24 car parking spaces, which would have had led to a similar level of traffic generation. The County Highway Authority had no objections to that proposal, although there were concerns about sight lines at the access to Lower Road. These concerns were considered at the subsequent appeal; however the Inspector did not accept there was any problem and highways issues did not feature in the reasons for the appeal dismissal.

This site is within the 5 km to 7 km zone of the Ockham and Wisley Common Special Protection Area, and Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016.



The 'Church Street Field' lies behind this tree screen on Church Street

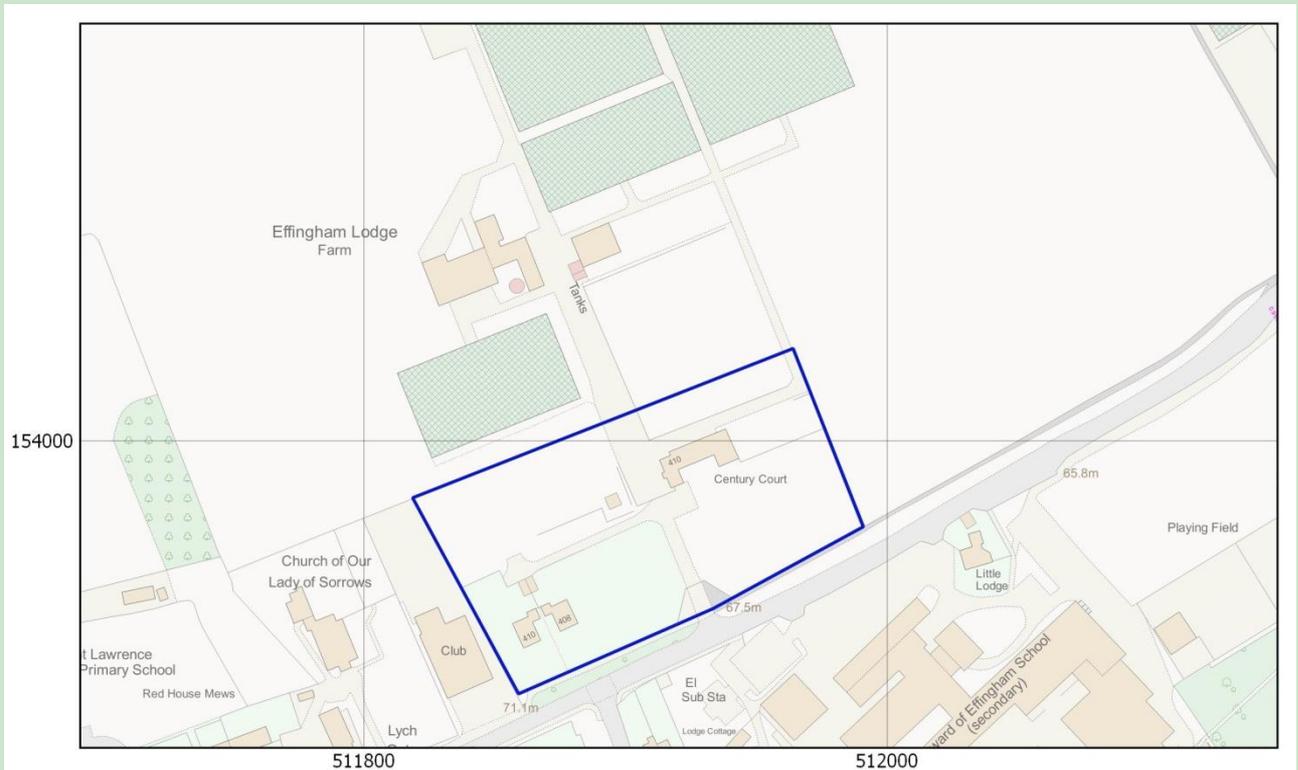
ENP-SA2: Previously Developed Land at Effingham Lodge Farm

Location: Land north of Lower Road, south of Thornet Wood

Allocation: Residential for up to 6 additional homes on the Allocated Site shown in Fig. 12, subject to compliance with NPPF paragraph 89.

The retention of the land at Effingham Lodge Farm outside the Allocated Site as agricultural land or natural grassland with controlled community access, enhancing the landscape, providing opportunities for recreation, and protecting biodiversity and the wildlife corridor to Thornet Wood.

Site Maps: Allocated Site for residential development █
 Boundary of Effingham Lodge Farm on Fig 12A █



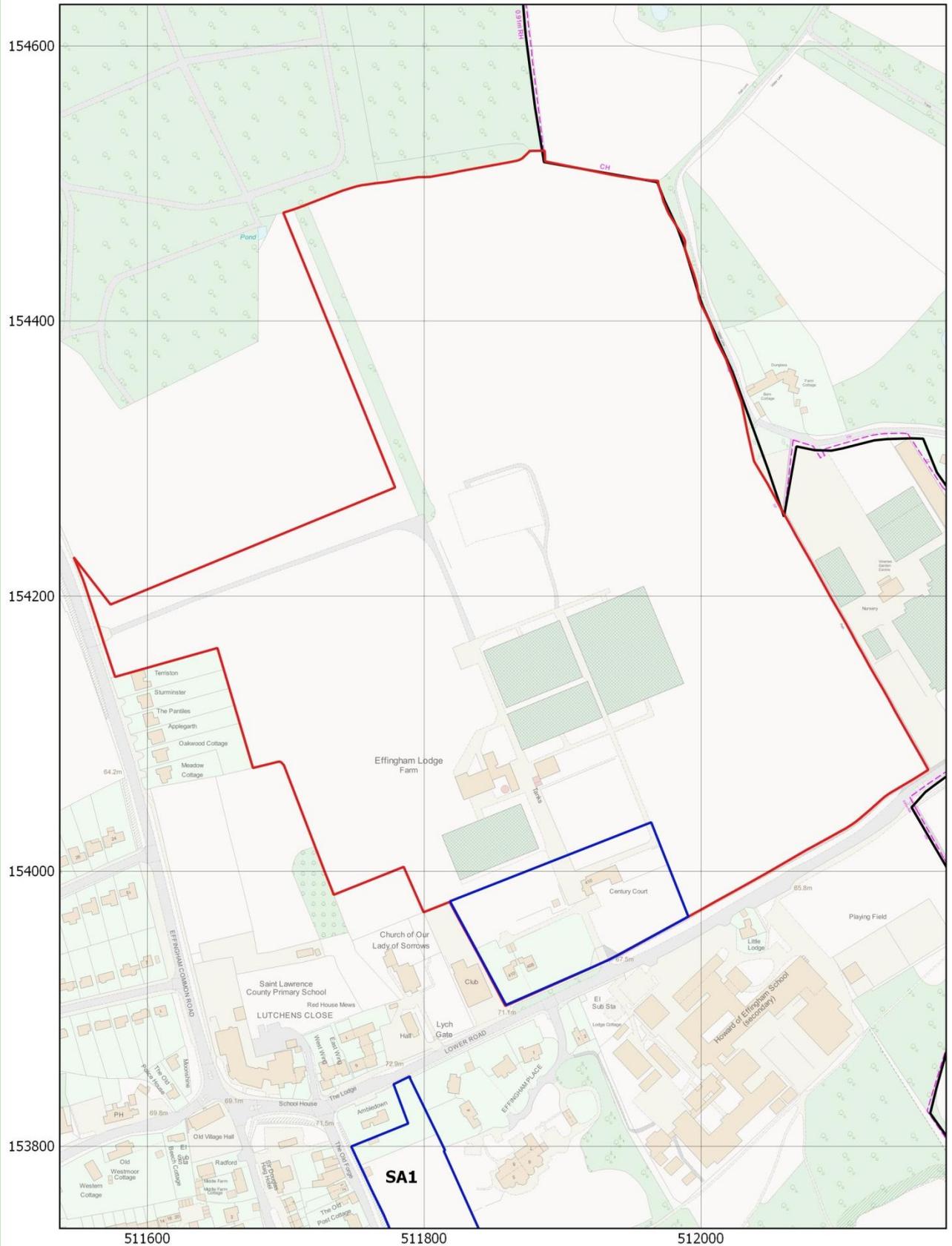
Scale 1:2,500
at A5

Fig. 12

**Effingham
SA2 - Effingham Lodge Farm**

Map based on data from Ordnance Survey ©
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Allocated site



Scale 1:3,500
at A4

Fig. 12A

**Effingham
SA2 - Effingham Lodge Farm
Whole site**

Map based on data from Ordnance Survey ©
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The Neighbourhood Plan supports development of up to 6 homes on the Allocated Site shown in Fig. 12, in addition to the existing two houses, subject to:

1. Compliance with policies ENP-G2, ENP-H2 and ENP-R1 of this Neighbourhood Plan.
2. The signing of a planning obligation under Section 106 of the Town and Country Planning Act 1990 requiring that development of this site is accompanied by:
 - The demolition of all permanent buildings and hard-standing on the previously-developed land outside of the Allocated Site so that the overall impact on the openness of the Green Belt is minimised.
 - The demolition of all redundant glasshouses
 - A scheme to ensure that the remainder of Effingham Lodge Farm outside the Allocated Site is either kept in agricultural use or managed as open natural grassland, with controlled community access to protect wildlife
3. Residential development proposals on the Allocated Site should:
 - Be designed to enable open views through the development towards Thornet Wood and to reflect the 'edge of settlement' location
 - Avoid harm to the wildlife corridor through the open Green Belt land to the east
 - Be designed to be in keeping with the adjoining Effingham Conservation Area.
 - Demonstrate that the proposal does not harm the setting of Effingham Conservation Area or views into or out of Effingham Conservation Area.
 - Demonstrate that the proposal does not adversely affect the settings of The Red House and Yard, Lower Road (Grade II Listed) or 'Our Lady of Sorrows' Church (locally listed) by virtue of design or impact on significant views.
 - Demonstrate that the proposal avoids or minimises harm through impact on non-designated archaeological remains in accordance with ENP-G3, noting that this site is close to the Area of High Archaeological Potential (2003 Local Plan).

Ownership:	Berkeley Homes
Areas (approx):	Allocated Site for residential development 1.21 hectares Whole of Effingham Lodge Farm site 19.7 hectares
Existing uses:	<u>Previously Developed Land</u> : an area of permanent buildings in office, employment, storage, nursery school and residential use, together with some hard-standing <u>Land with no permanent development</u> : Open fields, with a substantial area of disused temporary glasshouses
How identified:	The whole of Effingham Lodge Farm was proposed for development in GBC planning application 14/P/02109 for 159 homes and a rebuilt secondary school (planning permission refused 9 th March 2016 for eleven reasons including inappropriate development in the Green Belt without very special circumstances)
Considerations:	The Allocated Site for residential development is:

Outside Settlement Area in 2003 GBC Local Plan

Adjoining the Inset Boundary in the 2016 Emerging Local Plan

Adjoining Effingham Conservation Area

The Allocated Site is within the 5 km to 7 km zone of the Ockham and Wisley Common Special Protection Area.

There will be no significant impact on other designated sites including Sites of Special Scientific Interest.

Eastern section of Effingham Lodge Farm serves the purposes of Green Belt by separating the villages of Effingham and Little Bookham (NPPF para 80) and is a wildlife corridor as set out in ENP-ENV2.

The Planning Officer's report on 14/P/02109 stated "While it is acknowledged that a portion of the site could be classed as previously developed, this is mainly limited to the commercial buildings, day nursery and a portion of the existing hardstanding."

Previously Developed Land is suitable for redevelopment under NPPF paragraph 89 if redevelopment does not have a greater impact on the openness of the Green Belt than the existing development.

Development on the Allocated Site therefore depends on the demolition and removal of all permanent buildings, foundations and hard-standing on land outside the Allocated Site, together with a design that will minimise the overall impact on the Green Belt. This ensures that the development will not have a greater impact on the openness of the Green Belt compared to the existing development.

The northern boundary of the Allocated Site encompasses a small portion of land which is not thought to be previously developed land, but the designated northern boundary would be a natural extension of the northern boundaries of Our Lady of Sorrows Church and the British Legion, both of which are in the adjacent Conservation Area.

The rectangular shape of the Allocated Site and reduced area of development lends itself to a design in keeping with the adjoining Effingham Conservation Area and demonstrates that the proposal does not harm the setting of Effingham Conservation Area or views into or out of Effingham Conservation Area.

Policy Support: NPPF paragraph 89 - 'partial or complete redevelopment of previously developed sites (brownfield land)'

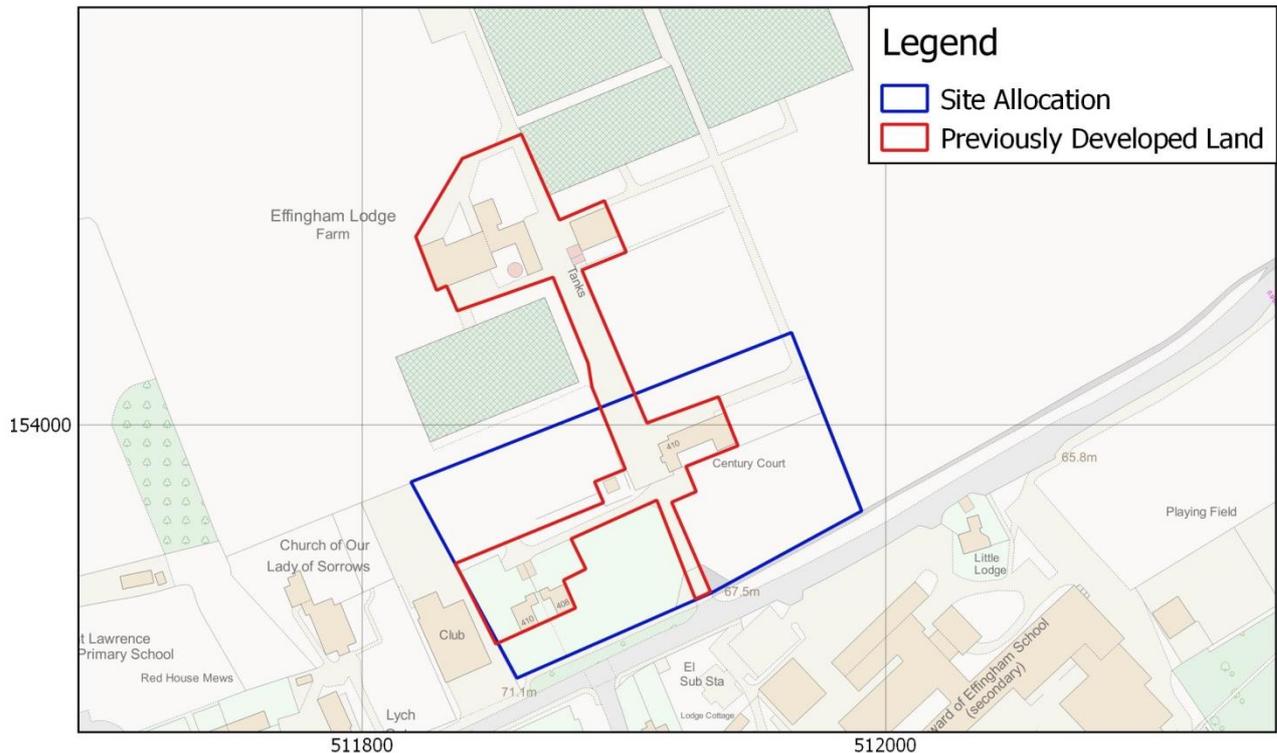
Effingham Lodge Farm as defined in this policy is in a single ownership, and lies within the Green Belt outside of the 2003 Guildford Local Plan settlement boundary.

The previously developed land at the south-west of Effingham Lodge Farm, with permanent office, storage and residential buildings and hardstanding as well as temporary structures including glasshouses, provides an essential opportunity for regeneration and improvement.

Permanent buildings on Effingham Lodge Farm include two four-bedroom detached houses, a warehouse formerly used for a seed business and subsequently the storage of electronic equipment, a former tea-room serving the ATM company previously on the site, a small building previously used by a floristry business, a pump house (over a well 270 ft deep), and a single story

office building (Century Court, with the appearance of a bungalow). There are also significant areas of hard-standing for parking, storage and an access road. The glass houses are temporary buildings but have been used for storage of hydroponics equipment and scrap electronic machines from the ATM business, as well as a lot of waste computer packaging. Builder’s waste has been dumped behind the glasshouses.

The approximate area of previously developed land, comprising permanent buildings and hard-standing, is shown on the map below (Fig. 12B). The two existing houses with their residential curtilage are included to the south west of the area of previously developed land.



Scale 1:2,500
at A5

Fig. 12B

**SA2 - Effingham Lodge Farm
Previously Developed Land**

Map based on data from Ordnance Survey ©
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The Allocated Site, outlined in blue, already contains an area of previously-developed land and is allocated for limited residential development, conditional on the demolition and clearing of the permanent buildings and hard-standing on the previously developed land outside the allocated site, and the demolition and clearing of the glasshouses and all other structures on the remainder of Effingham Lodge Farm.

NPPF paragraph 89 states that the construction of new buildings on previously developed land in the Green Belt is not inappropriate if the development does not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The area of land proposed for development, the Allocated Site marked in blue in Fig. 12, measures approximately 1.21 hectares and contains an element of previously developed land. Allowing limited development on the Allocated Site whilst clearing all the land outside the Allocated Site would represent a significant improvement in the openness of the Green Belt; this is effectively a ‘land swap’.

It is estimated that if all the permanent non-residential buildings on Effingham Lodge Farm were demolished, then up to six additional dwellings could be constructed within the Allocated Site without having a greater impact on the openness of the Green Belt than the existing permanent buildings. This constraint puts a clear upper limit on the amount of development possible on this

land. The density of development (a total of eight homes on 1.21 hectares, ie 6.6 units / hectare) is low; however this reflects the spacious character of the existing residential development on the site and is considered appropriate for an edge-of-settlement development.

Effingham Parish Council took pre-application advice from Guildford Borough Council on this proposed allocation, assuming six two-bedroom mews houses were constructed to the east of the existing houses. The detailed brief and the advice received from GBC are given in the evidence base document [ELF PRE]. The advice commented that the existing permanent buildings, access and car park 'would reasonably be classed as previously developed.' The advice continued:

However, notwithstanding the above, I would note that the proposal would result in other benefits to the Green Belt. The existing commercial buildings, children's nursery and hardstanding to the rear of your site, represent a significant incursion into the Green Belt. Their demolition and the consolidation of the built form onto one site adjacent to the highway and close to other existing buildings along Lower Road could be said to represent an overall improvement to the Green Belt and its openness.

The advice commented that the proposed layout should respect the established building line, and there were concerns about the proposed proximity of the car parking to the house at 408 Lower Road. The boundary of the Allocated Site has been drawn to allow these concerns to be addressed by setting the new buildings further away from Lower Road and providing room for car parking to the north of the new homes. The northern boundary of the Allocated Site is a logical extension of the rear boundary line of the Church and the British Legion Club to the west, continuing to the existing boundary hedge to the east.

The amount of traffic generated by the development of six additional dwellings on the Allocated Site is expected to be less than the traffic from the current use of the children's nursery and commercial buildings, so that highways access would not be a concern.

The Allocated Site is within the 5 km to 7 km zone of the Ockham and Wisley Common Special Protection Area, and Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016.

Residential development here is contingent on the remainder of Effingham Lodge Farm outside the Allocated Site being cleared of permanent buildings and derelict temporary structures, resulting in improvement to the openness of the Green Belt. Open views through the development to Thornet Wood in the north will also conserve and improve the perception of openness. The greenfield area of Effingham Lodge Farm is highlighted by Historic England as an area of potential archaeological interest.

The eastern section of Effingham Lodge Farm forms part of the Woodland Eastern Wildlife Corridor designated in policy ENP-ENV2. To ensure the preservation of openness and for the protection of wildlife, development is also contingent on the landowner agreeing a scheme to retain the remainder of Effingham Lodge Farm either in agricultural use or as open natural grassland, with controlled community access (to protect wildlife including ground-nesting birds). For example, this could be achieved by placing the management of the land with an appropriate wildlife or conservation trust or a local authority body such as Effingham Parish Council. Such a scheme would provide additional recreation areas, conservation of local habitats and would enhance the landscape and important vistas. It also protects a critical green gap restricting urban sprawl and separating the unique characters of the two Conservation Areas of Effingham and Little Bookham.

As per paragraph 81 of NPPF:

“Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”

Development of this site in the manner proposed will contribute to the housing target of the borough, and plan positively to enhance the beneficial use of the Green Belt for local people.



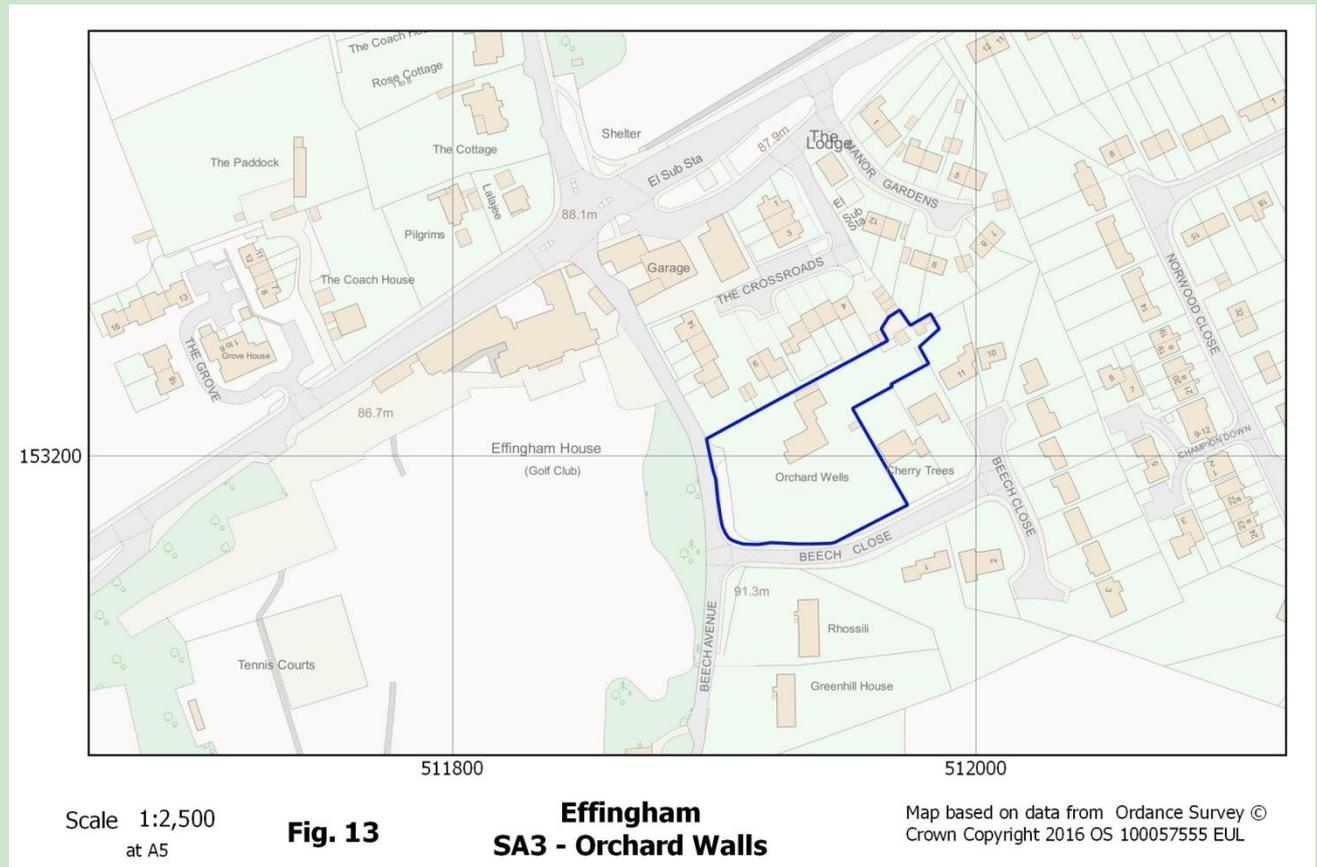
Eastern section of Effingham Lodge Farm, seen from Lower Road looking north towards Thornet Wood, to be kept in agricultural use or as natural grassland with community access.

ENP-SA3: Land at ‘Orchard Walls’, Beech Avenue

Location The northern corner of the junction of Beech Avenue with Beech Close

Allocation: Residential for up to 6 homes

Site map:



The Neighbourhood Plan supports development of up to 6 new homes on this site replacing the existing house (a net increase of 5) subject to:

1. Compliance with policies ENP-G2, ENP-H2 and ENP-R1 of this Neighbourhood Plan.
2. Design to be in keeping with the buildings in the nearby Effingham Conservation Area, including the Grade II listed buildings, and maintaining the shared red-brick boundary wall which runs along the boundary of Effingham Conservation Area.
3. Demonstration that the setting of Effingham Conservation Area, and the character and appearance of Beech Avenue and Beech Close, are preserved and enhanced by the development.
4. The landscaping and layout of any proposal should conserve, as far as possible, the beech hedging along the boundary to preserve the character of the Beech Avenue area.
5. The main vehicular access is not on to Beech Avenue, to avoid worsening traffic problems along this busy narrow road.

Ownership: Private

Area (approx): 0.37 hectares

Existing uses:	Residential, with one detached house and outbuildings
How identified:	Included within the 2014 SHLAA and the 2016 LAA (site reference 1038)
Considerations:	Within Settlement Area in 2003 GBC Local Plan Just south of Effingham Conservation Area Within the 5 km to 7 km zone of the Ockham and Wisley Common Special Protection Area There will be no significant impact on other designated sites including Sites of Special Scientific Interest
Policy Support:	NPPF paragraph 89 - 'limited infilling in villages' 2003 GBC Local Plan, policy RE3 - 'infilling on land substantially surrounded by existing development' and 'small scale housing developments appropriate to the scale of the locality.' Within the Inset Boundary of the 2016 Emerging Local Plan

This site at 'Orchard Walls' neighbours Grade II listed Crosslands (c18 front and c16 rear) and is opposite a regency manor, also Grade II listed, now belonging to Effingham Golf Club. The property is situated on Beech Avenue which, although a narrow rural lane, provides a busy vehicular link to Ranmore Common, North Downs Way and the Surrey Hills and the road is primarily made up of pre-1945 properties.

'Orchard Walls' is within the 2003 Local Plan settlement area and has been identified by Guildford Borough Council as land suitable for housing development (Strategic Housing Land Availability Assessment [SHLAA] June 2014 and the 2016 Land availability Assessment [LAA]). It is surrounded by built development on three sides and as such represents a limited infill opportunity, and is a small scale housing development appropriate to the scale of the locality. It is also within the Inset Boundary of the 2016 Emerging Local Plan.

The existing access from Beech Avenue has restricted sight lines to the north; however access from Beech Close is expected to be acceptable.

6 homes here represents an approximate density of 16.2 dwellings per hectare. For comparison, the density of housing in the adjoining Beech Close is approximately 12 dwellings per hectare, and, to the north 'The Crossroads' is 27 per hectare.



7. Delivery Principles

Implementing this Neighbourhood Plan

The Effingham Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in Effingham and through steering public and private investment into infrastructure projects as set out in Action 1 of Appendix 1.

Most of the policies contained in the Effingham Neighbourhood Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.

Whilst the local planning authority will be responsible for development management, the Parish Council will also use the Effingham Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development.

The Community Actions in Appendix 1 set out the Parish Council's aspirations for projects which can be delivered through use of Section 106 or CIL funding, or by working in partnership with Borough and County Councils and voluntary groups.

Evaluating Site Proposals

We have determined the following Guidelines to be applied when considering a development proposal. They will be of relevance to:

- Those considering whether to apply for permission or guidance as to whether it is necessary to seek permission.
- The Planning Officers at Guildford Borough Council when reviewing and determining applications.

Effingham Parish Council when consulted and considering a proposal will:

1. Carry out an initial site evaluation depending on a number of High Level Characteristics. This will determine the potential suitability or otherwise for development and, if it is considered potentially suitable relevant Primary and Subsidiary Criteria will be applied. In the case of residential development proposals, Policy ENP-G5 will be used to assess the potential suitability of the site.
2. A proposal will be treated as a Site Proposal where there is no pre-existing building on the site OR where a building will be replaced by more than one building OR where permission for a change of use is required (i.e. Excluding Permitted Development).
3. Anything not treated as a Site Proposal will be assessed directly against relevant Primary and Subsidiary Criteria.
4. High Level Characteristics for evaluating a Site Proposal are:
 - a. Is the Site in the AONB?
 - b. Is the Site in the Green Belt?
 - c. Is the Site in the part of the village inset in the Green Belt?
5. If the Site is **in the AONB** no major development can be considered for support unless it can be demonstrated that there may be exceptional circumstances, that it may meet the criteria required by the NPPF and Local Plan (new/emerging) and that it is acceptable applying the

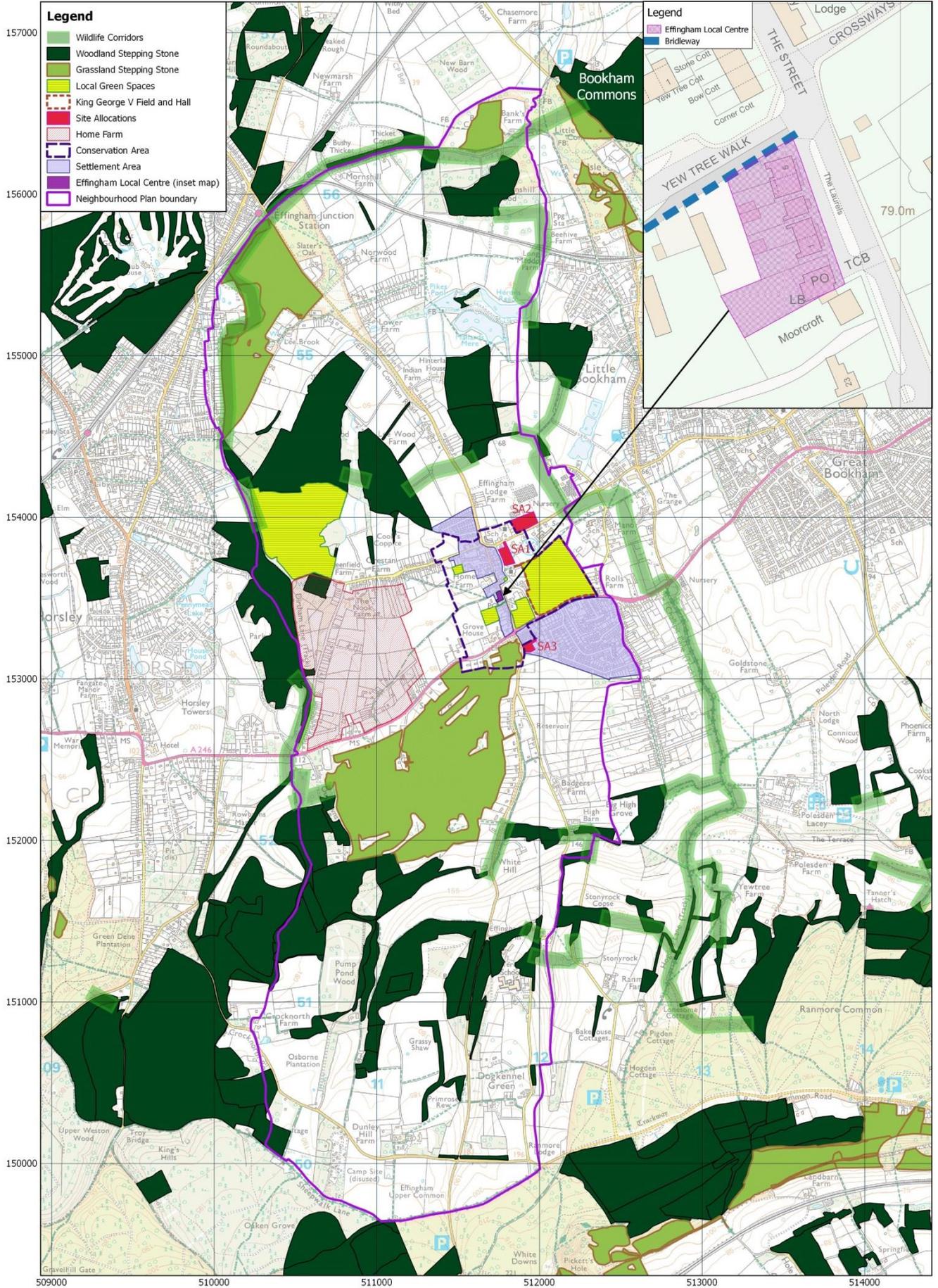
Primary Criteria. EPC will then apply the Subsidiary Criteria to evaluate sustainability. *(Note all land in the AONB is also in the Green Belt).*

6. If the Site is **in the Green Belt** no development can be considered for support unless it can be demonstrated that the site is assessed as potentially suitable for residential development using policy ENP-G5 or there may be very special circumstances, or it may meet the criteria required by the NPPF and Local Plan and that it is acceptable applying the Primary Criteria. EPC will then apply the Subsidiary Criteria to evaluate sustainability
7. If the Site is **not in the Green Belt** development will be considered. EPC will then first apply the Primary Criteria to evaluate acceptability and if satisfied will apply the Subsidiary Criteria to evaluate sustainability.

Primary Criteria	If so:
Is it a Local Green Space	Not acceptable in principle unless meets requirements of Policy ENP-ENV1.
Does it adversely affect a Valued view or Landscape	Not acceptable unless meets requirements of Policy ENP-G2
Is site within the Conservation Area and if it is does the proposal meet requirements of Policy ENP-G2 and the design Principles set out in the Village Design Statement?	Then acceptable subject to Subsidiary Criteria assessment.
Does it contribute to the Housing provision envisaged by the Plan?	Apply Policy ENP-H1 to ENP-H3. If then acceptable subject to Subsidiary Criteria assessment.
Does it contribute to Affordable Housing and/or Starter Homes?	Apply Policy ENP-H1 to ENP-H3. If then acceptable subject to Subsidiary Criteria assessment
Is it a rural Exception Site?	Apply Policy ENP-H1 to ENP-H3 and if then acceptable subject to relevant Subsidiary Criteria assessment.
Is it a valued community asset or facility?	Apply Policies ENP-C1 to ENP-C7 and if then acceptable subject to relevant Subsidiary Criteria assessment.
Does the site currently support an existing and viable place of employment or business	Apply Policies ENP-LE1 and ENP-LE2 and if then acceptable subject to relevant Subsidiary Criteria assessment.
Is it within a Wildlife Corridor	Apply Policy ENP-ENV2.
Subsidiary Criteria for Sustainability	Apply relevant Plan Policies
SPA	
Impact on Conservation Area, Heritage Assets and Archaeology and Area of High Archeological Potential	ENP-G2, ENP-G3
Access and impact on traffic and congestion hotspots	ENP-R1 and ENP-R2

Geology and flooding	ENP-G4
Site of Nature Conservation Importance	ENP-ENV2
Shared Space, Dark Skies, Air Quality	ENP-ENV3, ENP-ENV4, ENP-ENV5
Importance to the Community: Sites of Community Value; King George V Hall & Playing Fields; Local Health Services; Community Burial Facilities; Broadband & IT services; Community Learning and Wellbeing.	ENP-C1 to ENP-C7
Infrastructure	ENP-R1 and ENP-R2
Local Economy;	ENP-LE1 and ENP-LE2

8. Policies Map



Scale 1:20,000 at A3

Fig. 14

Policies Map

Map based on data from Natural England and Ordnance Survey © Crown Copyright 2016 OS 100057555 EUL

Appendix 1: Effingham Actions and Aspirations

This section does not form part of the Neighbourhood Development Plan, but sets out the Parish Council's aspirations for projects which can be delivered through use of Section 106 or Community Infrastructure Levy (CIL) funding, or by working in partnership with Borough and County Councils and voluntary groups.

When planning permissions is granted for significant developments, the applicant is normally required to contribute funding to assist in projects associated with the impact of the development, for example improving community facilities to accommodate the increased usage from residential development. This is done either via a legal 'Section 106' agreement, or through the imposition of the CIL.

Action 1: Infrastructure Investment

The Parish Council proposes the following projects for funding via Section 106 contributions or CIL:

- **Traffic management, pedestrian safety and streetscape enhancement in the village.**
- **Provision of safe cycle routes including to schools and to Effingham Junction Station.**
- **Improvement, extension or replacement of King George V Hall, and enhancements to the recreation facilities on the King George V Fields, as per Policy ENP-C2, or additional provision of social and educational services for residents (Policies ENP-C5 and ENP-C7).**
- **A modern centre for community learning and wellbeing. (Policies ENP-C5 and ENP-C7).**
- **The provision of a facility providing health services, as per Policy ENP-C3.**
- **Improvements to the educational facilities at St. Lawrence School and Howard of Effingham School, as per Policy ENP-C6.**
- **Improvements to public footpaths and bridleways including those on Effingham Common.**
- **Extension of the Parish Council burial ground (Policy ENP-C4).**
- **Environmental improvements to public spaces.**

The Parish Council considers it sensible to seek to plan for the use of Community Infrastructure Levy ahead of such time that Guildford Borough Council has adopted a CIL Policy. Until a CIL policy is in place, the Parish Council will encourage Guildford Borough Council to seek Section 106 contributions for approved developments which fund community infrastructure projects.

Once a Guildford Borough CIL Policy is in place, a proportion of any levy on development in Effingham will be available for investment in suitable projects within the Plan Area.

Action 2: Public Transport and Sustainable Car Use

The Parish Council supports proposals to improve connectivity by Public Transport and Community Bus services:

- **Between Effingham and nearby villages and towns including Guildford, Leatherhead, Cobham, Dorking, Bookham and the Horsleys.**
- **To and from local stations.**

The Parish Council supports schemes to encourage sustainable car use including:

- **'Car Sharing' where travellers with similar travel routes offer lifts to each other, facilitated by promoting enabling websites and apps to both residents and employers.**
- **'Peer to peer car rental' or Car Clubs by encouraging proposals which make available suitable parking spaces reserved for the stationing of shared cars.**
- **'Rent your driveway' schemes to enable locally employed individuals to occupy the drives of volunteer residents whose own cars are elsewhere during working hours.**

The Housing Requirements Survey (Questions 16 Local Train Services) indicates that 49% of regular train journeys are to work, mainly commuters into London and 10% of regular journeys are for education. Responses to Question 15 (Local bus services) show that the most common reason for regular bus journeys is shopping (43%) with very little use of buses for work (5%) or education (4%).

The overwhelming majority of Effingham residents rely on private cars, either to reach the railway station or for their entire journey. Bus services are inadequate in the evenings and at weekends, with no regular service to the local stations at Effingham Junction (1.8 miles) and Bookham (1.7 miles).

The Parish Council therefore supports proposals that would improve public transport in the Plan Area.

Changing economics, developing environmental attitudes and enabling technologies are presenting solutions aimed at making car usage more efficient as well as reducing congestion and parking. These include 'Car Sharing', 'Peer to peer car rental' and 'Rent your driveway' schemes. Whilst these solutions are predominantly finding application in urban environment at present, their adoption locally is to be encouraged as will yet to emerge viable ideas.

Action 3: Disabled Access

The Parish Council aims to ensure that

- **All future development in the village takes account of the need to make provision for Disabled Access and to incorporate flexible designs for buildings and their settings, including access to amenity space, enabling them to adapt to future needs and to take into account the needs of all users.**
- **New roads and footways should be designed to allow disabled access.**

The Parish Council will support schemes to improve disabled access to existing village services, including wheel-chair access to both platforms at Effingham Junction station, consistent with delivering a sustainable, accessible environment for all residents and visitors.

The Disability Discrimination Act 2005 makes it unlawful for people with disabilities to be discriminated against, amongst other things, in the access to goods, facilities, and services. Duty placed on public services to amend their service or facilities so that disabled people can access the service better.

Paragraph 35 of the National Planning Policy Framework states: “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people.” Therefore, developments should be located and designed where practical to consider the needs of people with disabilities by all modes of transport.

Although just outside the parish boundary, Effingham Junction station is widely used by Effingham residents. Currently there is ramp-access to the Guildford-bound platform only. There is an urgent need for a lift or other means of access for disabled people to the London-bound platform.

Action 4: Thriving local businesses

The Parish Council supports proposals for the establishment of new businesses or the expansion of current businesses which are

- **Home-based, where these do not impact the amenity of fellow residents.**
- **Retail, meeting day to day needs of residents and visitors.**
- **Rural enterprises that serve the local resident population.**
- **Agricultural use of fallow land areas.**
- **Light industrial able to operate with noise or pollution levels that barely impact the residential community.**

This action is supported by Section 3 of the NPPF, Supporting a prosperous rural economy.

Action 5: Community Assets

The Effingham Parish Council will seek to include sites of community value not already in local public ownership on the Local Planning Authority Register of Assets of Community Value (under Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012). This provide Effingham Parish Council or residents or other community organisations within Effingham the opportunity to bid to acquire the asset on behalf of the community should the asset be placed for sale on the open market. The sites to be nominated for inclusion in the Register are:

- **Sir Douglas Haig Public House**
- **The Plough Public House**
- **St Lawrence Church, burial ground and Hall**
- **Our Lady of Sorrows Catholic Church, burial ground & Hall**
- **Effingham Methodist Church**
- **The Parish Room**
- **Shops on 'The Street' and Guildford Road**
- **St. Lawrence Primary School**

A number of sites of Community Importance set out in policy ENP-C1 are already under the stewardship of local public bodies (Effingham Parish Council and Effingham Village Recreation Trust) and will continue to be so for the foreseeable future. These are not candidates for inclusion in the Register.

Appendix 2: Schedule of Evidence and Supporting Documents

Supporting Documents

SD 1	Consultation Statement www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
SD 2	Basic Conditions Statement www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
SD 3	Effingham Neighbourhood Plan 2016 -2030 Strategic Environmental Assessment Screening Report, April 2016 www.effinghamparishcouncil.gov.uk/neighbourhood-plan/

Evidence Base

	NATIONAL
NPPF	National Planning Policy Framework, 27 March 2012 http://planningguidance.communities.gov.uk/
	GUILDFORD BOROUGH COUNCIL
2003 LP	Guildford Borough Local Plan 2003 www.guildford.gov.uk/localplan
2016 LP	Guildford Borough Emerging Local Plan 2016 www.guildford.gov.uk/newlocalplan
SHLAA	Strategic Housing Land Availability Assessment www.guildford.gov.uk/media/17349/SHLAA-July-2014/pdf/FULL_SHLAA_June_2014.pdf
LAA	Land Availability Assessment, April 2016 www.guildford.gov.uk/landavailabilityassessment
SHMA	West Surrey Strategic Housing Market Assessment: Guildford, Waverley and Woking Borough Councils, September 2015 www.guildford.gov.uk/shma
GBCS	Guildford Green Belt and Countryside Study, 2013 – 2015 www.guildford.gov.uk/gbcs
SPAAS	Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 16 www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications
LCA	Guildford Landscape Character Assessment, January 2007 www.guildford.gov.uk/landsapecharacterassessment
SHIER	Settlement Hierarchy (2014) and Profiles (2013) www.guildford.gov.uk/settlementhierarchy
SWMP	Surface Water Management Plan www.guildford.gov.uk/surfacewatermanagementplan
OSS	Guildford Open Space, Sport & Recreation Assessment 2016 - 2033 www.guildford.gov.uk/newlocalplan/infrastructureanddelivery#Green%20and%20Blue

SHMP	Surrey Hills Management Plan 2014-2019 surreyhills.akikodesign.com/wp-content/uploads/2014/12/Surrey-Hills-Management-Plan-17b-SP.pdf
	EFFINGHAM NEIGHBOURHOOD AREA
VDS	Village Design Statement www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
WALK	A Walk Around Effingham: A guide to valued views www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
HRS	Housing Requirements Survey – Summary of Responses, August 2014 www.effinghamparishcouncil.gov.uk/housing-survey/
NPCS	Regulation 14 Consultation Survey results (included in the Consultation Statement) www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
E 1	Housing Target for Effingham, including Housing Requirements Survey – Analysis of Responses on Housing www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
E 2	Selection of Allocated Sites for Housing www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
E 3	Historic England SEA Screening Opinion, November 2015 www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
E 4	Environment Agency SEA Screening Opinion, November 2015 www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
E 5	Wildlife Corridors - Guidance from Natural England www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
E 6	Natural England HRA Screening Opinion www.effinghamparishcouncil.gov.uk/neighbourhood-plan/
ELF-PRE	Pre-application to Guildford Borough Council concerning Effingham Lodge Farm www.effinghamparishcouncil.gov.uk/neighbourhood-plan/

Appendix 3: Glossary

2016 Emerging Guildford Local Plan	Guildford Borough Council’s “Proposed Submission Local Plan: strategy and sites 2016”
Affordable Housing	Affordable’ housing is defined within the current Guildford Borough Local Plan, and may be changed by subsequent government guidance. This may include social rented, affordable rented and intermediate housing (such as shared ownership), provided to eligible households whose needs are not met by the market.
AHAP	Area of High Archaeological Potential
AONB	Area of Outstanding Natural Beauty
BOA	Biodiversity Opportunity Area (s) are a targeted landscape approach to conserving biodiversity
CIL	Community Infrastructure Levy
CROW	Countryside and Rights of Way Act 2000 (CRoW)
DEFRA	Dept. of Environment, Food and Rural Affairs
ENP	Effingham Neighbourhood Plan
GBC	Guildford Borough Council
HRS	‘Housing Requirements Survey’, carried out in Effingham by the Parish Council during October - November 2013. (See Evidence Base [<i>HRS</i>]).
KGV	King George V Hall and Playing Fields, Effingham
LGS	Local Green Space as defined in the NPPF
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
Plan Area	The designated Neighbourhood Plan area approved on 4 April 2013, equivalent to the civil parish of Effingham on that date.
RFC	Rugby Football Club
SAC	Special Area of Conservation
SANG	Suitable Alternative Natural Green Space
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
VDS	‘Village Design Statement’, a supplementary document setting out guidelines for development in the Plan Area to preserve Effingham’s special landscape and environment. (See Evidence Base [<i>VDS</i>]).
Wildlife Corridor	A chain or series of physically connected wildlife habitats/sites, offering a potential conduit for colonisation and dispersal of species populations through an otherwise hostile landscape.
Wildlife stepping stones	Small patches of suitable habitat and part of the network that allows wildlife movement between larger habitats such as SSSIs. The network hierarchy, as defined by DEFRA, being a large natural area such as an SSSI, stepping stone and wildlife corridor, where all the parts are of similar habitat.

APPENDIX 4: Local Green Spaces Assessment Table (Policy ENP-ENV1)

The Effingham Neighbourhood Plan Group held a number of public workshops and consultations at which Local Green Space identification was discussed. These include public meetings in July, September and December 2014 and at public workshops in September 2015 and a specific Environment Policy drop-in during February 2016.

The table below shows the outcome of assessment of candidate Local Green Spaces, which were confirmed and approved by the Effingham Parish Council and agreed by residents at the Regulation 14 survey in May and June 2016 where 72% of respondents strongly agreed and 23% agreed (95% agreeing in total) with the Local Green Space policies.

Each of the proposed LGS has been assessed against **the five basic requirements** (and the **five attributes** of requirement 3) of Paragraph 77 of the NPPF as highlighted and numbered below..

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- 1) *where the green space is in **reasonably close proximity** to the community it serves; and*
- 2) *- where the green area is **demonstrably special** to a local community; and*
- 3) *- holds a **particular local significance**, for example because of **a) its beauty, b) historic significance, c) recreational value** (including as a playing field), **d) tranquillity** or **e) richness of its wildlife**; and*
- 4) *- where the green area concerned is **local in character**; and*
- 5) *- is **not an extensive tract of land**.*

The following areas were nominated as candidates for LGS designation by residents:

No.	Area Nominated by Residents	Decision by EPC
1	Great Ridings Wood	To be designated as LGS
2	Browns Field	To be designated as LGS
3	Allotments	To be designated as LGS
4	Recreation Field, Middle Farm Place	To be designated as LGS
5	Silver Jubilee Gardens	To be designated as LGS
6	King George V Fields	To be designated as LGS
7	Banks Common	Rejected as being not being close to the community it serves and could be considered an extensive tract of land.
8	Effingham Common – (the part owned by GBC)	Rejected as being not being close to the community it serves and could be considered an extensive tract of land.
9	Oldlands Wood	Rejected as being not being close to the community it serves and could be considered an extensive tract of land.
10	Horseclose Copse	Rejected as being not being close to the community it serves and could be considered an extensive tract of land.

11	Kiln Field Coppice	Rejected as being not being close to the community it serves and could be considered an extensive tract of land.
12	Hermitage Plantation	Rejected as being not being close to the community it serves and could be considered an extensive tract of land.
13	Effingham Common (the whole area)	Rejected as it is not a single entity and could be consider an extensive tract of land.

The assessment for the six designated LGS is shown in detail below.

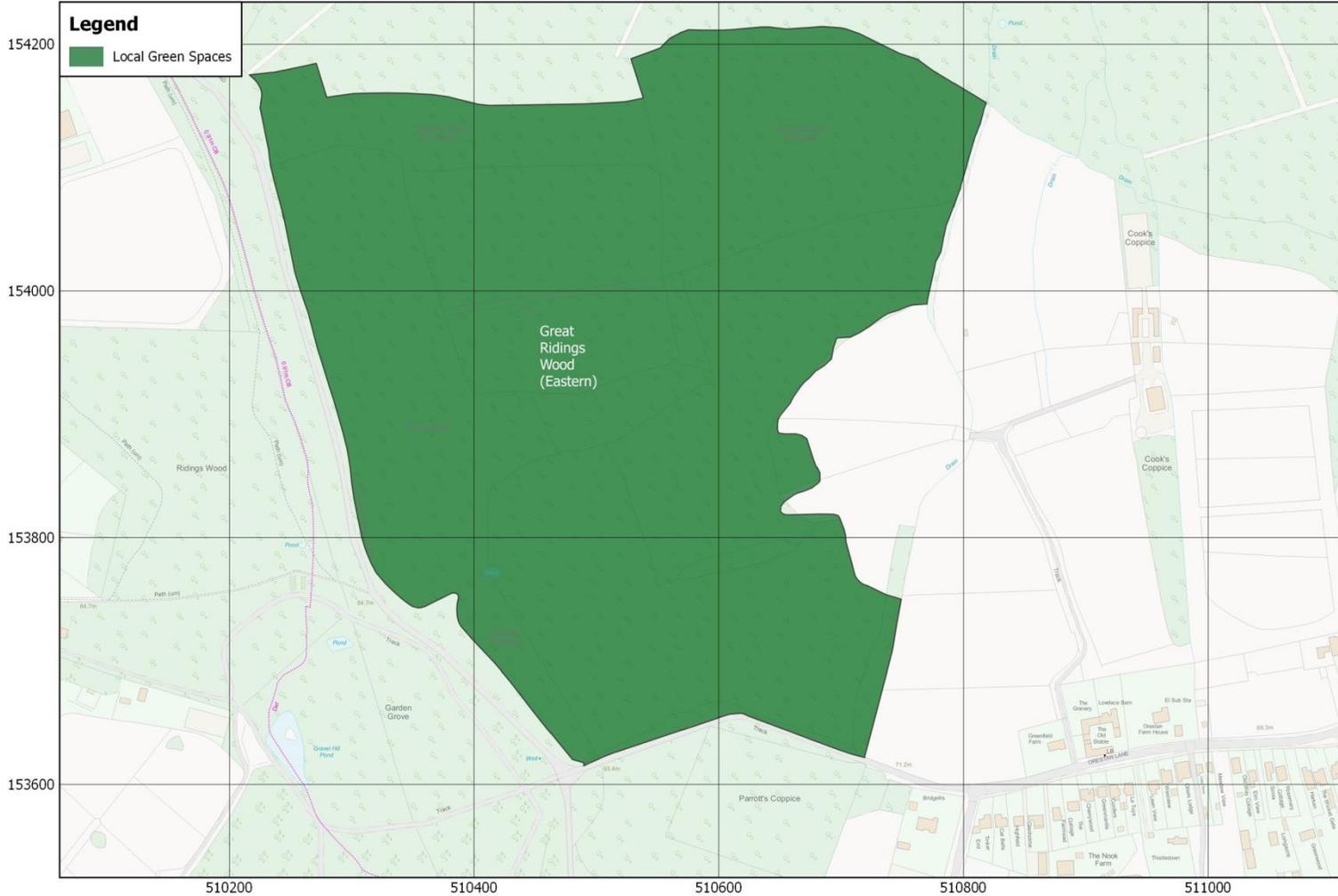
The meaning of ‘an extensive tract of land’

Effingham Parish Council (EPC) is aware that the Backwell Neighbourhood Plan examination found that a site of 19 hectares was seen to be too large to be designated LGS. But in that case the proposed LGS consisted of an area of land that was not a single entity and was widely spread, and it was not seen locally as an area especially precious to residents.

National Planning Practice Guidance (Paragraph: 015 Reference ID: 37-015-20140306) asks the question: how big can a Local Green Space be? The answer it gives is:

“There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 77 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.”

A tract of land has several definitions including expanse, sweep, or stretch, suggesting land without exact and definable boundaries and parcels of land that are not self-contained and may have different names.



Scale 1:4,000
at A4

Local Green Space 1
Great Ridings Wood

Map based on data from Ordnance Survey ©
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<p>Ownership, Management , Boundaries, General description and background</p>	<p>Great Ridings Wood (eastern part, 23.55ha) <u>owned by East Horsley Parish Council and held by the Woodland Trust on a 999-year lease</u>. This is the part of Great Ridings Wood that is situated in the parish of Effingham.</p> <p>This wood is made up of a number of old plantations, shaws and cleared fields that have reverted to woodland over the past century or so. The wood is shared between East Horsley and Effingham, it is dominated by a maturing oak forest with a strong component of hornbeam and is known to be one of the last refuges for the hawfinch.</p> <p>It is a popular space for walking, and is bounded by bridlepaths to the west and south including a specially constructed cycleway connecting Effingham with East Horsley.</p> <p>East Horsley Parish Council are considering proposing their part of Great Ridings Wood as LGS.</p> <p>The boundaries of Great Ridings Wood are fixed by private land on each side broken only by public access via footpaths.</p> <p>The area is a single entity, popular with residents and visitors alike as can be demonstrated in the recent Regulation 14 survey where 72% of respondents strongly agreed and 23% agreed (95% agreeing in total) with the Local Green Space policies.</p>
<p>Five Basic Requirements met:</p>	
<p>1. <i>the green space is in reasonably close proximity to the community it serves</i></p>	<p>It is close to the community it serves: it serves both Effingham and East Horsley and is within easy walking distance for the Effingham and East Horsley communities that surround it.</p>
<p>2. <i>the green area is demonstrably special to a local community</i></p>	<p>Demonstrably special to the local community: it was purchased by the local community and leased to the Woodlands Trust to manage on a 999-year lease.</p>
<p>3. <i>the green area holds a particular local significance because of its:</i></p>	
<p>a. <i>beauty</i></p>	
<p>b. <i>historic significance</i></p>	<p>It is part of an ancient landscape, including on the western side of Old Lane (the drovers' track) the Anglo Saxon "hundred" earth bank, that marked the division of old boundary between the Woking and Copthorne Hundreds.</p>
<p>c. <i>recreational value (including as a playing field),</i></p>	<p>Footpaths make the Wood accessible to walkers. It is in a popular area for riding, walking and cycling, and bordered by a specially constructed cycleway connecting Effingham with East Horsley.</p>

d. tranquillity	An area of quiet amongst the trees, which many people use to de-stress.
e. richness of wildlife	It supports a great diversity of wildlife including the Hawfinch which has been in decline in recent years with the loss of its traditional breeding habitat.
TOTAL attributes per NPPF 77	FOUR
4. <i>The green area concerned is local in character,</i>	Local in character being a typical Surrey wooded area, rich in woodland wildlife and open to riders, walkers and cyclists all year round.
5. <i>It is not an extensive tract of land.</i>	Although a relatively large area, Great Ridings Wood is a self-contained areas of land within exact and definable boundaries. fixed by private land and bridleways on all sides The area is a single entity, has a single name, and is popular with residents and visitors alike, and is therefore suitable for designation as a LGS.

LGS 2

Browns Field



Scale 1:1,500
at A4

Local Green Space 2
Browns Field

Map based on data from Ordnance Survey ©
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Ownership, Management , Boundaries,General description and background	<p>Browns Field (1.696ha) owned by Howard of Effingham School is within the Conservation Area and the 19th century timber apple store along and within the western boundary is locally listed.</p> <p>It is currently part of the planning application of Berkeley Homes (with the Howard of Effingham). The planning application was turned down by Guildford Borough Council. Berkeley Homes have lodged an appeal - to be heard in 2017.</p> <p>It forms the entrance to the Street and helps form the transition between the village and open countryside. A portion of the site is within an area of high archaeological potential (AHAP). It is open and undeveloped and appears as a paddock contributing to the rural character and appearance of the Conservation Area and acting as a buffer between the original village settlement area and the modern housing to the south of the A 246.</p> <p>It has historic significance, being a remnant of the open fields associated with Manor Farm (now Browns). English Heritage commented in response to a recent planning application (14/P/02109) 'building on this field would cause some harm to the site's historical value as it would no longer be possible to appreciate that this was once open farmland in the heart of a small rural village.'</p>
Five Basic Requirements met	
1. <i>the green space is in reasonably close proximity to the community it serves</i>	It is situated in the centre of the village.
2. <i>the green area is demonstrably special to a local community</i>	It is special to the community as can be demonstrated by the recent Regulation 14 survey when 72% of respondents strongly agreed and 23% agreed (95% in total agreeing) with the LGS policies.
3. <i>the green area holds a particular local significance because of its:</i>	
a. <i>beauty</i>	
b. <i>historic significance</i>	It has historic significance, being a remnant of the open fields associated with Manor Farm (now Browns).
c. <i>recreational value (including as a playing field),</i>	It is used regularly as a community playing field by Effingham and Leatherhead RFC for mini rugby for under six and under nine age groups. In the recent planning application referred to above Sport England noted that this translates into approximately 120 – 140 children using the pitches every Sunday and when joint training days are held. The club has nowhere else to accommodate these age groups.
d. <i>tranquillity</i>	

<p>e. richness of wildlife</p>		
<p>TOTAL attributes per NPPF 77</p>	<p>TWO</p>	
<p>4. <i>The green area concerned is local in character,</i></p>	<p>It has been an open field within the heart of the village since feudal times.</p>	
<p>5. <i>It is not an extensive tract of land.</i></p>	<p>It is 1.696ha in area with defined boundaries on all sides.</p>	

LGS 3

Allotments



Scale 1:1,000
at A4

**Local Green Space 3
Allotments**

Map based on data from Ordnance Survey ©
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Ownership, Management , Boundaries, General description and background	The Allotments (0.89ha) owned by Effingham Parish Council) are important as an area of leisure and recreation. There are 22 allotments rented out as 33 plots (all rented).	
Five Basic Requirements met		
1. <i>the green space is in reasonably close proximity to the community it serves</i>	It is close to the community it serves: it is situated in the village.	
2. <i>the green area is demonstrably special to a local community</i>	It is special to the community it serves with all the allotments currently rented out and there being a waiting list. It was also considered by residents during the recent Regulation 14 survey when 72% of respondents strongly agreed and 23% agreed (95% in total agreeing) with the LGS policies.	
3. <i>the green area holds a particular local significance because of its:</i>		
a. beauty		
b. historic significance		
c. recreational value (including as a playing field),	It is used regularly by allotment holders who come from all over the parish.	
d. tranquillity	Tranquillity: It is clear to all who attend the allotment holders annual meeting that most, if not all, users derive a sense of peace and satisfaction from the allotments.	
e. richness of wildlife		
TOTAL attributes per NPPF 77		TWO
4. <i>The green area concerned is local in character,</i>	The allotments have been part of the village for over 50 years.	
5. <i>It is not an extensive tract of land.</i>	They are 0.89ha in area with defined boundaries on all sides.	

LGS 4

Recreation Ground, Middle Farm Place



Scale 1:1,000
at A4

Local Green Space 4
Recreation Ground, Middle Farm Place

Map based on data from Ordnance Survey ©
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<p>Ownership, Management , Boundaries, General description and background</p>	<p>Recreation Field, Middle Farm Place (0.3ha, owned and maintained by GBC) was included as part of the original development as shared green space for residents and remains an area of leisure and recreation for the residents of the development and near neighbours.</p> <p>GBC have objected to the Recreation Field being designated LGS, and in the 2016 draft Local Plan it is shown as within the proposed inset. GBC’s reason for opposing the LGS designation is that they “want to keep their options open”.</p> <p>EPC have responded that the land is currently a recreational field and has been since the Middle Farm Place development was completed. Under the GBC’s Proposed Submission Local Plan: strategy and sites 2016 titled 'Green and Blue Infrastructure' designated Open Spaces are protected from development. The Recreation Field has been designated by the Borough as an “amenity Green Space.” EPC has referred GBC to records which show that when the land was acquired by GBC in 1993 Condition 12 of the Notification of Acquisition of Property was agreed by the parties and the following wording was referenced to the Recreation Ground, Middle Farm Place:</p> <p><i>“The Transferee covenants with the Transferor for the benefit of the remainder of the land comprised in the above title that the amenity land shall be made available for recreational purposes by the general public.”</i></p> <p>The parish council has always understood that the Field was to be used for this purpose in perpetuity, but if this condition has been removed from the deeds the parish council has asked GBC to confirm this amendment and to show evidence as to when this was done.</p> <p>Whilst this conversation proceeds EPC have informed GBC that we will press for the Recreation Ground, Middle Farm Place, to be a LGS, and we have asked GBC to note the very strong support for the LGS policy (EN1 in the Neighbourhood Plan) in the recent Regulation 14 survey: 72% of residents strongly agreeing and 23% agreeing with policy EN1.</p>
<p>Five Basic Requirements met</p>	
<p>1. <i>the green space is in reasonably close proximity to the community it serves</i></p>	<p>It is close to the community it serves: it is situated in the village adjoining Middle Farm Place.</p>
<p>2. <i>the green area is demonstrably special to a local community</i></p>	<p>It is special to the community as can be demonstrated by the recent Regulation 14 survey when 72% of respondents strongly agreed and 23% agreed (95% in total agreeing) with the LGS policies.</p>

3. <i>the green area holds a particular local significance because of its:</i>	
a. <i>beauty</i>	
b. <i>historic significance</i>	
c. <i>recreational value (including as a playing field),</i>	Recreational value (including as a playing field): It is used as a recreation area serving primarily the people nearest, Middle Farm Close and Middle Farm Place, but also serves neighbouring residents
d. <i>tranquillity</i>	An area of tranquillity and peace.
e. <i>richness of wildlife</i>	
TOTAL attributes per NPPF 77	TWO

LGS 5

Silver Jubilee Gardens



Scale 1:1,000
at A4

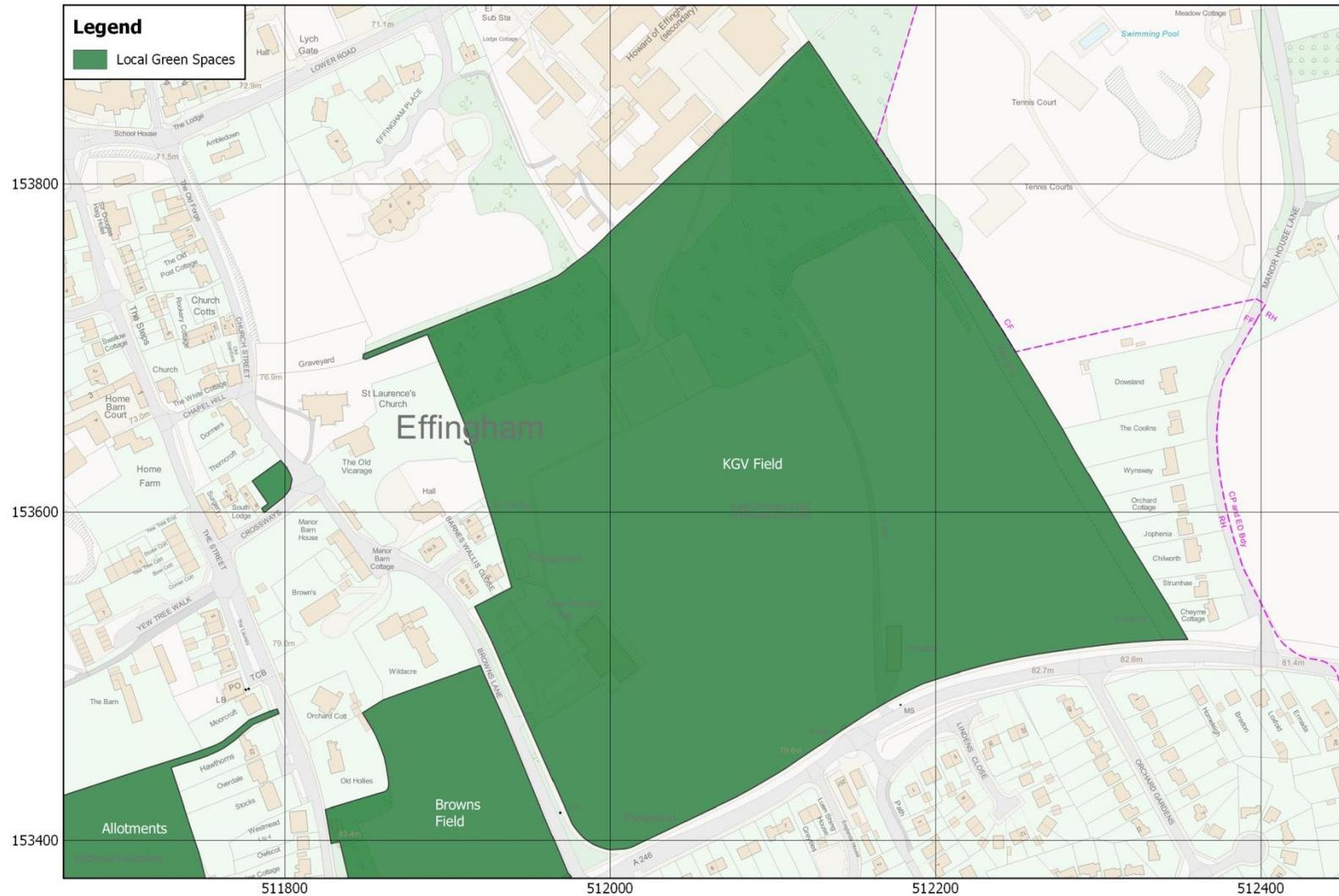
Local Green Space 5
Silver Jubilee Garden

Map based on data from Ordnance Survey ©
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Ownership, Management , Boundaries, General description and background	Silver Jubilee Garden, 1977 (0.04ha, owned by Effingham Housing Association) is a community garden dedicated to the village by the EHA. It is located opposite St Lawrence Church (12 th century) and is a place of tranquillity in the village. In times gone by it was the village green in front of the old Alms houses.	
Five Basic Requirements met		
1. <i>the green space is in reasonably close proximity to the community it serves</i>	It is situated in the village opposite St Lawrence Church. The 2016 draft Local Plan shows it within the proposed inset.	
2. <i>the green area is demonstrably special to a local community</i>	It is special to the community as can be demonstrated by the recent Regulation 14 survey when 72% of respondents strongly agreed and 23% agreed (95% in total agreeing) with the LGS policies.	
3. <i>the green area holds a particular local significance because of its:</i>		
a. beauty		
b. historic significance	Formerly the village green in front of the alms houses.	
c. recreational value (including as a playing field),		
d. tranquillity	It is a restful place in the middle of the village opposite St Lawrence Church and grave yard.	
e. richness of wildlife		
TOTAL attributes per NPPF 77	TWO	
4. <i>The green area concerned is local in character,</i>	It was the old village green.	
5. <i>It is not an extensive tract of land.</i>	It is 0.04ha in area with defined boundaries on all sides.	

LGS 6

King George V Fields



Ownership, Management , Boundaries, General description and background	King George V Fields (KGV) (12.26ha owned by Effingham Village Recreation Trust) are used for recreation and amenity. This is a popular and important recreational facility for residents and an area of land that adds to the character and openness of the village. This policy supports improvements to recreational facilities at the KGV as set out in Policy ENP-C2, including extension or replacement of the KGV hall and changing rooms, more car parking, play and sports facilities, surfaced tracks for walkers, joggers, cyclists and disabled access, improvements to children’s play areas and additional surfaced courts.	
Five Basic Requirements met		
1. <i>the green space is in reasonably close proximity to the community it serves</i>	It is close to the centre of Effingham village.	
2. <i>the green area is demonstrably special to a local community</i>	It is special to the community as can be demonstrated by the recent Regulation 14 survey when 72% of respondents strongly agreed and 23% agreed (95% in total agreeing) with the LGS policies.	
3. <i>the green area holds a particular local significance because of its:</i>		
a. beauty		
b. historic significance	Formerly part of the grounds of The Lodge, a Grade II listed building, the land was purchased in 1938 by a group of Effingham residents, including Sir Barnes Wallis, to provide a recreation area for local people, and in 1951 the charity now known as Effingham Village Recreation Trust was set up to own and manage the KGV with the objective of providing ‘facilities for recreation and other leisure time occupation’ for the inhabitants of the local area.	
c. recreational value (including as a playing field),	It is part of the King George V playing field community having rugby, cricket, athletics, football, tennis, and netball sporting facilities as well as two children’s play areas, wooded areas and natural grassland. It is well-used by local residents for recreational walking, jogging and dog-walking.	
d. tranquillity		
e. richness of wildlife		
TOTAL attributes per NPPF 77		TWO
4. <i>The green area concerned</i>	The King George V Fields have been available as a green space for public recreation for nearly 80	

<p><i>is local in character,</i></p>	<p>years, and were purchased by the residents of the village to provide recreational and sporting facilities to residents and other people living nearby.</p>
<p>5. <i>It is not an extensive tract of land.</i></p>	<p>It is 12.26ha in area with defined boundaries on all sides.</p>