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

Dan Knowles, Senior Planning Officer Dan.knowles@guildford.gov.uk Phone: 01483 444605 21 June 2017

1. The purpose of this document

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

2. Legal requirements

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

3. Statement from Guildford Borough Council

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

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

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

4. Information to support the examination

Location of the plan area

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

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



Description of the plan area

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

See map, Appendix 1.

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

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

The King George V Fields are a notable open space in the centre of the village, comprising over 32 acres of land used for playing fields and informal recreation, and a village hall. A charitable trust manages these for the benefit of Effingham residents.

The village does not have a bank or building society, but has a small selection of convenience and comparison shops. Most of these shops are located in a small shopping parade in the centre of the settlement.

The village is close to Leatherhead and has bus services to Leatherhead and Guildford. The nearest train station is Great Bookham which is 2.1km to the north east and Effingham Junction just over the parish boundary to the north.

Special Protection Areas

The parish falls partially within the Thames Basin Heaths Special Protection Area (SPA) zone of influence. When new dwellings are created within the zone of influence, the developer must either pay towards mitigation, or bring bespoke mitigation, in the form of Suitable Alternative Natural Green Space (SANG). This open space is provided for recreational activities in order to reduce pressure on the SPA.

The northern part of the parish falls within the 400m-5km zone (see map to the right) which means that every new dwelling must provide or contribute to SANG mitigation.

The central part of the parish falls within the 5-7km zone where significantly large residential development may have to provide SANG mitigation, assessed on a case by case basis. The threshold for provision of SANG is set by Natural England as developments of greater than 50 homes.

The southern part of the parish falls outside the zone of influence where no mitigation is required.



Please see the <u>Thames Basin Heaths Special Protection Area Avoidance Strategy</u> for more information about the approach. The SPA 5km and 7km zone boundaries can be seen in detail on the planning map linked below.

Strategic Context

Current planning context

Guildford Borough Council's current Local Plan consists of the saved policies of the Local Plan 2003. The proposals map can be found online here:

http://www.guildford.gov.uk/planningmap

The Local Plan 2003 can be found here:

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

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

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

Emerging planning context

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

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

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

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

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

Relevant evidence

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

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



Appendix 1 Map of Effingham Parish/Effingham Neighbourhood Area