



EFFINGHAM VILLAGE RECREATION TRUST

Minutes of the Special Meeting of the Trustee

Tuesday 19th September 2023 at 7.30 pm by Zoom

In attendance:

Trustee members: Ian Symes (IS, Chairman), Steve Constandi (SC), Cliff Hackett (CH), Liz Hogger (LH), Merel Rehorst-Smith (MRS), Bronwen Roscoe (BR).

1. Apologies for Absence

Paula Moss, Arnold Pindar

2. Proposed Access to the KGV Fields under planning application 23/P/01088

The Trustee discussed the implications for the KGV of documents recently submitted to Guildford Borough Council in connection with planning application 23/P/01088 from Berkeley Homes. This application proposes 99 new homes to be built on the current site of the Howard of Effingham School, once the school has relocated to the new-build school on Effingham Lodge Farm. The recently submitted documents included a revised site layout plan, and comments on the application from Surrey County Council and the transport consultants for Berkeley Homes. It was apparent from these documents that Surrey County Council is assuming a pedestrian gate will be provided to allow access directly onto the KGV fields from the new site, and such an access would of course require permission from EVRT as the land-owner.

Members were concerned that such an access would create problems for security and safety of the grounds for KGV users, and increased usage of this area would change its tranquil character.

The Trustee formally agreed:

- i) If permission for such a pedestrian access to the KGV Fields is requested, EVRT is minded to refuse that permission.
- ii) To write to Guildford Borough Council and Surrey County Council, copied to Berkeley Homes, to convey this decision of the Trustee (letter sent is attached.)

Letter attached



EFFINGHAM VILLAGE RECREATION TRUST

Ms Rebecca Souter
Guildford Borough Council
Millmead House, Millmead
Guildford, GU2 5BB
Cc Sam Goddard, Surrey County Council;
Ms Heidi Attree, Berkeley Homes.

25 September 2023

Dear Ms Souter,

**23/P/01088 Howard of Effingham School, Lower Road, Effingham. KT24 5JR
Reserved matters application pursuant to outline permission 21/P/01283**

Effingham Village Recreation Trust (EVRT) is the registered charity (No. 305018) which owns and manages the King George V Hall and Fields (KGV) in Effingham. The KGV immediately adjoins, to the south-east, the site of this application for housing on the current Howard of Effingham School land. Effingham Parish Council is the sole Trustee of the charity and it should be noted that the KGV is private property owned by the charity.

The Trustee met on 19th September to consider the documents submitted recently in connection with the planning application, in particular the revised site layout (rev W), the letter dated 31 July from Mr Sam Goddard of Surrey County Council (SCC letter) and the response to the SCC letter dated 29 August from Motion on behalf of the applicant (Motion Note).

Point 5 of the SCC letter states "There is a single connection to the PROW running along the southern boundary of the site." This public right of way is Footpath 118, which runs along the northern edge of the KGV. The public of course can traverse the route of the footpath across KGV land, but there is no legal right of access to the footpath or to KGV land from the adjoining application site at the point shown on the site layout (opposite unit 38). As correctly pointed out in para 2.8 of the Motion Note, in order to provide such a connection to the footpath from the application site, permission would be required from the adjacent landowner, i.e. EVRT.

The Trustee wishes to make clear that EVRT has not been approached by the applicant regarding giving permission for this connection. On consideration, the Trustee is not minded to grant such permission due to concerns about security of the KGV grounds and the safety of KGV users. Unfortunately the KGV is subject to problems of vandalism and anti-social behaviour, some of which occurs in the woodland and grassland in the area adjoining the application site, and the KGV has also suffered from unauthorised traveller incursions in recent years. A pedestrian gate giving direct convenient access to the KGV from the application site as suggested would be out of sight of the KGV Hall and office, and beyond the range of CCTV systems. In addition, the strong possibility of the gate being left open would create a safety risk for young children or dogs running onto the road proposed alongside the boundary of the site.

EVRT therefore requests that, for clarity, the connection to the PROW on KGV land be removed from the application plans. The Trustee will require that a secure metal fence be

erected along the boundary with the KGV, designed to be in keeping with the Conservation Area, in the interest of the safety of KGV users and the security of the charity's land.

Yours sincerely,

Ian Symes

Chairman of the Trustee

Effingham Village Recreation Trust