

# Vision & General Policies

Saturday 14<sup>th</sup> March 2015



**EFFINGHAM**  
VILLAGE PLAN

# Vision

**The vision for this Neighbourhood Plan is to establish a clear set of policies and guidelines that will:**

“Support the organic development of Effingham to meet the needs of its community in a planned and measured approach, that improves the facilities and services for its residents whilst protecting and conserving the essential character and landscape of the village and the environment in which it stands and in a manner which respects the strategic role of the village in preventing urban sprawl and the loss of Green Belt.”

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.



# Scope of the Plan

- **The plan addresses 5 major areas of interest:**



- Housing provision to 2031
- Creating a green and sustainable Environment
- Infrastructure to support sustainable development and the developing needs of the community
- Creating the right conditions to support a thriving Local Economy
- Community Services to promote the wellbeing of residents

# Housing Objectives



- **To provide up to 90 new homes 2016-2031 including a high proportion of smaller affordable housing, (65 1 and 2 bed homes)**
  - maintained in perpetuity of a type / mix that meets the objectively assessed needs of the community in a style that meets the requirements established in the Village Design Statement.
  - This figures allows for some inward migration to support the aspirations of those wishing to move in to Effingham from the wider community thereby meeting the aspirations of Guildford Borough, whilst also providing residents with family members wishing to return to the area the opportunity to do so.
- **To ensure that all housing is consistent with the desired style and character of the village to maintain the semi rural nature of the village as established in **THE VILLAGE DESIGN STATEMENT.****

# Environment Objectives

- **To protect & conserve the environment of the parish in terms of its:**
  - Designated Green Belt status and proximity to AONB
  - Distinct semi-rural identity and landscape – separate from neighbouring villages
  - Key views and vistas making them accessible to all residents (See Map and [VILLAGE DESIGN STATEMENT](#) )
  - Biodiversity and wildlife spaces and corridors (See Map)
  - The historic fabric and environment, including the Conservation Area and its setting, and ensure those assets most precious to the local community are conserved for future generations. [VILLAGE DESIGN STATEMENT](#)
- **To maintain the strategic role in preventing urban sprawl from London.**
- **To improve the pedestrian connectivity within the village across different parts of the Parish.**
- **To encourage greener approach to all future developments.**



# Local Economy Objectives

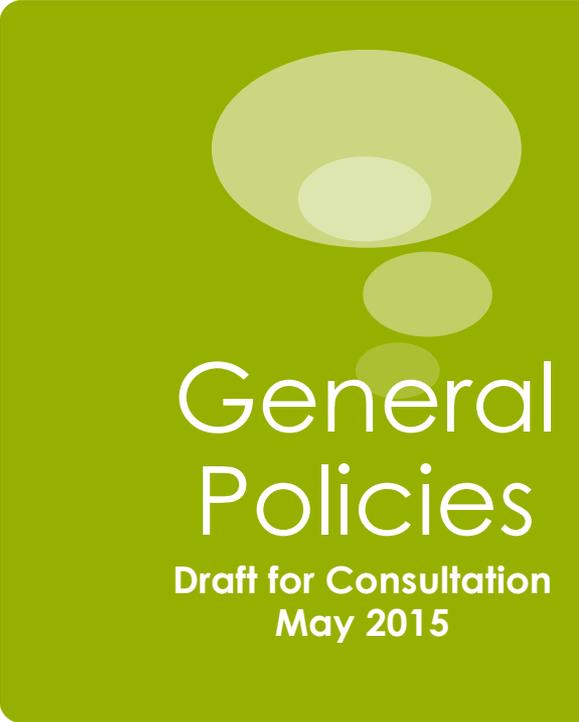
- To support local businesses and employment opportunities, including home working, agricultural and equestrian.
- To help these local business to flourish unless development proposed by such institutions would have a significant detrimental effect on the health and wellbeing of the community or the environment and landscape.
- To enhance the setting and access to local shops and services.
- To enhance the village centre in terms of its appropriate shops, pubs, cafes, parking and streetscape.



# Community Services Objectives



- To support our schools through appropriate improvement of schools and promote access to learning for life for all residents.
- To improve speed of access to public health services and access to doctor's surgery and medical services directly within the village
- To improve provision of a wide range of community facilities in sport, leisure, arts and and recreation in modern facilities based around shared community facilities



# General Policies

Draft for Consultation  
May 2015



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# Presumption in favour of Sustainable Development (G1)



This policy seeks to establish the core planning principles that will drive the plan consistent with NPPF and Local Plan

- Effingham Parish Council recognises that appropriate proportionate development is necessary for the long term vibrancy of the village and its community.
- The Effingham Neighbourhood Plan therefore aims to ensure that any development contributes to an organic and measured approach that balances the needs of the community with that of the environment and landscape.
- The Parish Council will seek to work with applicants and other stakeholders to encourage the formulation of plans and proposals that achieve such a balance.

# A Spatial Plan for Effingham (G2)

This Neighbourhood Plan (N.P.) will direct future Housing, Environmental, Village Economy, and Community Services related development proposals within the designated NDP area (See Map)



This policy sets the strategic direction for the plan by steering all potential development into the existing heart of the village, in order to protect the broader environment, wildlife and preserve the Green Belt

- The fundamental assumption of this plan is that **Effingham Parish remains washed over by Green Belt** in order to promote and protect the essential semi rural character of the village landscape, and its role in preserving the purpose of Green Belt and that all schemes of development must comply with all aspects of G3.
- The plan will work within the constraints highlighted by GBC in their Planning guidance
  - Leader of the Council, Cllr Stephen Mansbridge says: "I can state categorically that no site will come forward for development within the green belt, any Area of Outstanding Natural Beauty (AONB) or area of flood risk unless it has been fully reassessed against the tests set out in the planning practice guidance as amended in October this year."
  - Traffic congestion is seen to be a constraint upon development.
  - Plans should seek to "prioritise brownfield sites, and fortify the green belt in their area."
- Proposals beyond the proposed settlement boundary will not be considered during the timescale of this plan period. (See Map)
- Development proposals for essential infrastructure (including schools, health services, communications) will be considered only where a supporting evidence base demonstrates that there are no alternative sites or solutions available to the scheme and the benefit to the Parish outweighs any harm or loss to the Green Belt and the broader environment.

# Design of the Built Area (G3)



This policy sets the standard of design for all development in the parish to ensure good designs that reflect the distinctive character of the Parish, and create environments that are accessible to all

- Effingham Village Neighbourhood Plan incorporates a detailed **VILLAGE DESIGN STATEMENT**. The Plan requires ALL proposals to adhere to the guidelines specified in this document
- In particular the plan embraces GBC 2007 Landscape Character Assessment Guidance
  - In the “Landscape Character Assessment” report, dated January 2007, produced by Guildford Borough Council, the historic nature of the village landscape was noted and the Guidance of GBC for “Effingham Forest” included the following:
    - “Maintain the existing dispersed nature of rural settlement which fits within the historic field pattern avoiding expansion of settlement along roads (for instance northwards from Effingham) which would impair the rural, unified character of the area.” and
    - “Raise the awareness of the historic dimension of the landscape to landowners and encourage the sensitive siting of any new necessary structures to respect surviving key historic landscape features”.

# Contribution to Green Development (G4)



This policy seeks to that all proposals adhere to the highest environmental standards

- Effingham Parish Council wishes to enshrine within the Neighbourhood Plan the principle that all future developments contribute to the long term sustainability of Parish life and infrastructure.
- All proposals will be required to demonstrate how they support Greener Construction Standards, contribute towards the reduction of emissions and a Greener future for Effingham.

# Schemes of Development (G5)

**The Plan will encourage and more likely support proposals which:**



This policy seeks to inform all schemes of development in respect of those aspects which are most likely to be supported within the contexts of this plan.

- Adhere to NPPF principles;
  - Proportionate development for the plot – not overdevelopment.
  - Schemes that adhere to the proposed settlement areas.
  - That maintain the integrity of village boundaries and Green Approaches.
- Enhance the rural character of the village.
- Respect the historical setting of the Conservation Area and buildings of local and national significance.