

Effingham

Public Consultation
16 July 2026

Berkeley
Designed for life



architects
masterplanners
placemakers



Today

Welcome to our consultation webinar.

This session is for you to meet the team, find out more about our proposal and most importantly, to offer your views and ideas on our designs at an early stage.

Please submit your questions throughout the presentation using the chat box, we shall be hosting a Q&A session at the end of the presentation.

Information on how to submit further feedback will be available at the end of the presentation.

This webinar is being recorded.

Agenda

Welcome & Webinar
Introduction

Meet the Team

Site History & Context

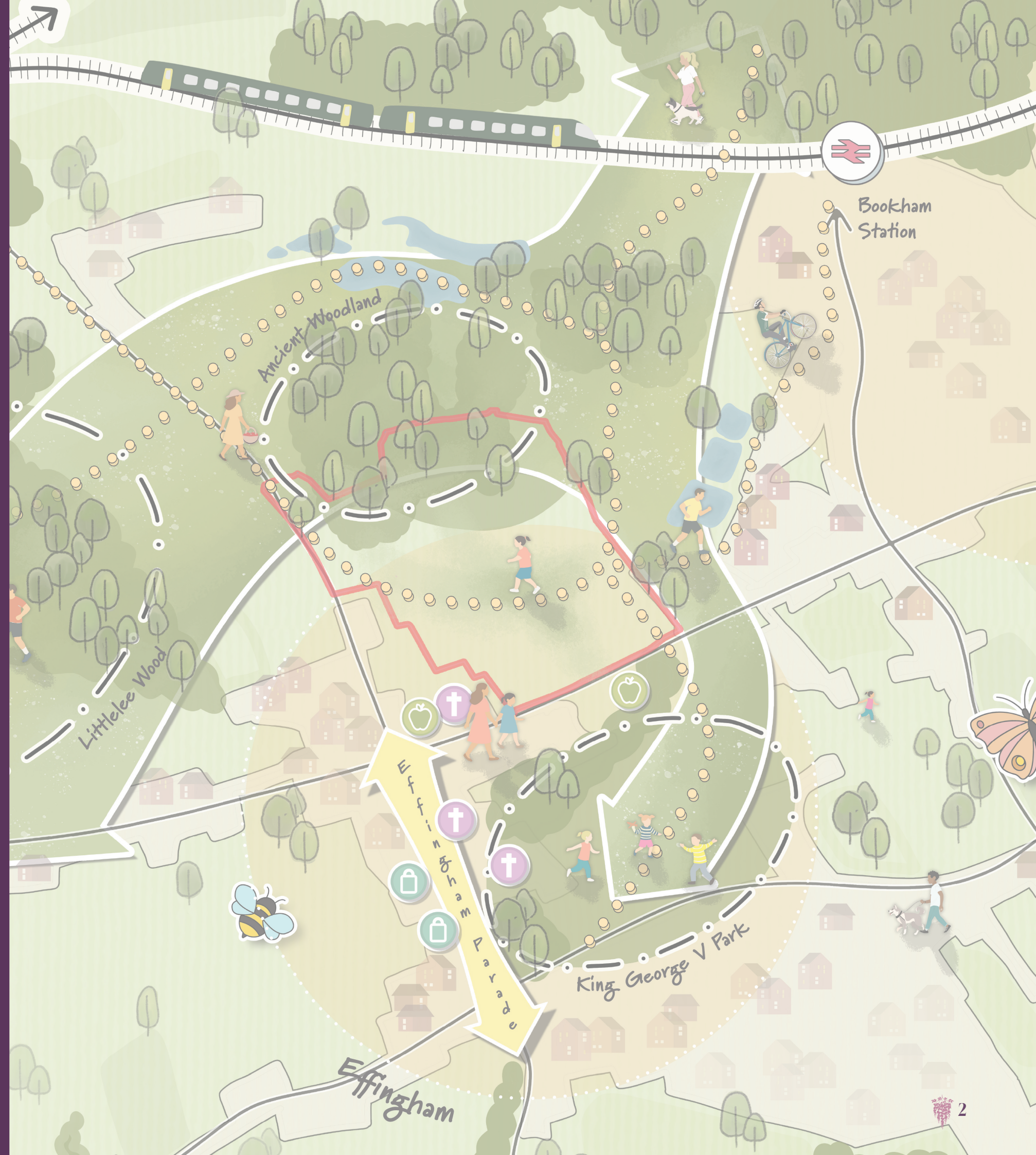
Our Vision

The Emerging Masterplan

Key Benefits

Consultation Next Steps

Questions





1 Meet the Team

Meet the Team

Berkeley

Designed for life

Berkeley has over 50 years' experience delivering high-quality homes across London, Birmingham and the south of England. Our vision is to create welcoming, sustainable and nature-rich places, where communities thrive and people of all ages and backgrounds can enjoy a great quality of life.



Hartland Village, Fleet



Harehill, Fleet



Harehill, Fleet



Highwood Village, Horsham



Harehill, Fleet



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Meet the Team

Design Team



JTP
Masterplanners



Tyler Grange
Landscape Architects



Waterman
Environmental Consultants



Greengage
Ecology Consultants



Motion
Transport Engineers



2 Site History & Context

Site History & Context

Previous Planning Permissions

- **Site A: North Lodge Farm**
 - 110 Dwellings approved
- **Site B: Self Build Plots**
 - 4 self-build plots approved in outline
- **Site C: Village Green**
 - Community open space approved
- **Phase 2: Existing School Site**
 - Currently The Howard of Effingham School
 - 99 dwellings proposed
- **Phase 1A: New Howard of Effingham School and Nursery**
 - New school and nursery approved
- **Phase 1: Lodge Farm Residential**
 - 159 dwellings approved



Site History & Context

The Site



Site History & Context

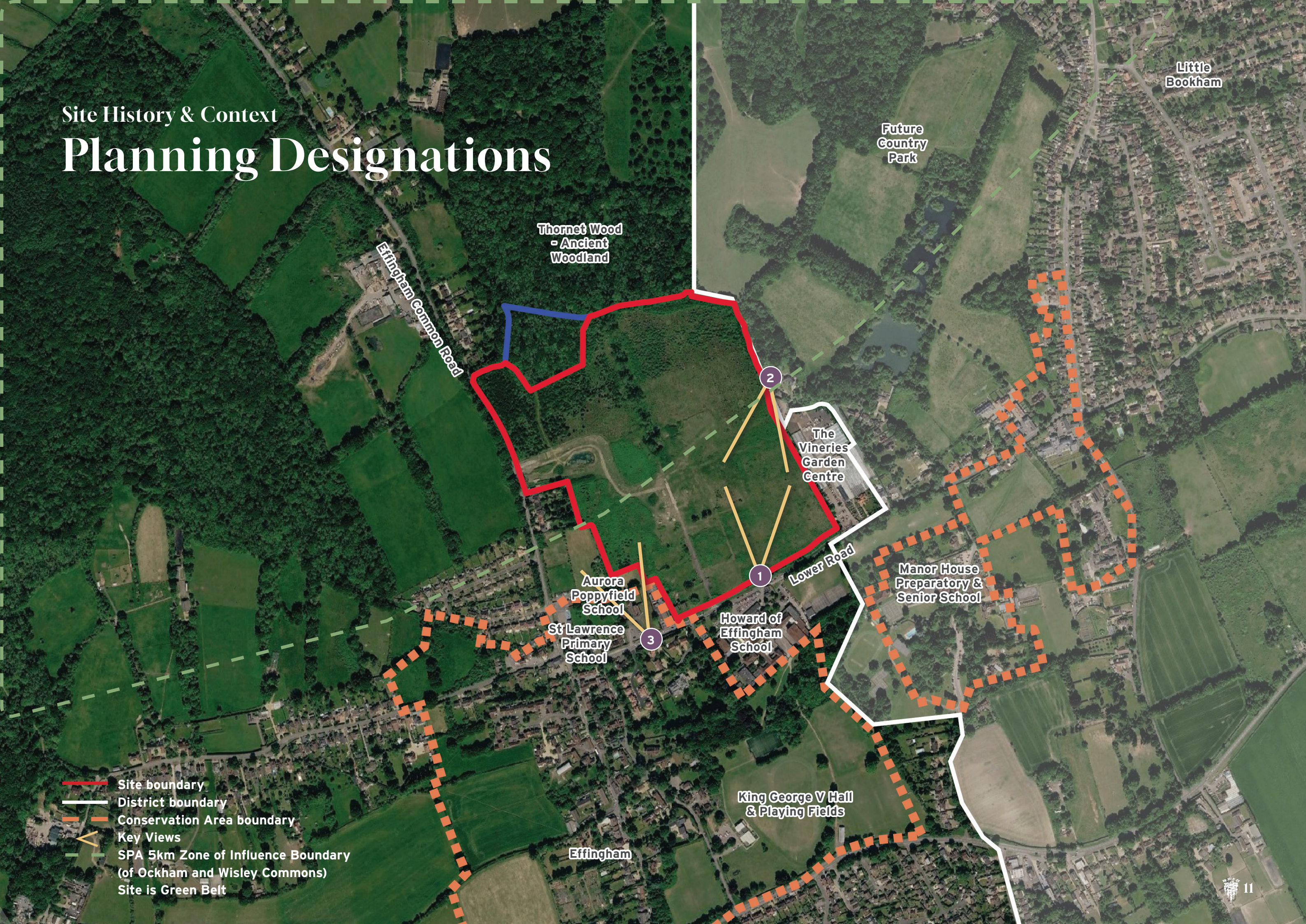
Wider Effingham

- Site Boundary
- District Boundary
- Conservation Area Boundary

- 1 M25
- 2 Effingham Junction
- 3 Bookham Station
- 4 SSSI: Bookham Common
- 5 Leatherhead
- 6 Great Bookham
- 7 Effingham Parish
- 8 SSSI: Ranmore Common
- 9 SSSI: Sheepleas
- 10 SANG: Effingham Common

Site History & Context

Planning Designations



Thornet Wood
- Ancient
Woodland

Effingham Common Road

Future
Country
Park

Little
Bookham

The Vineries
Garden
Centre

Lower Road

Manor House
Preparatory &
Senior School

Aurora
Poppyfield
School

St Lawrence
Primary
School

Howard of
Effingham
School

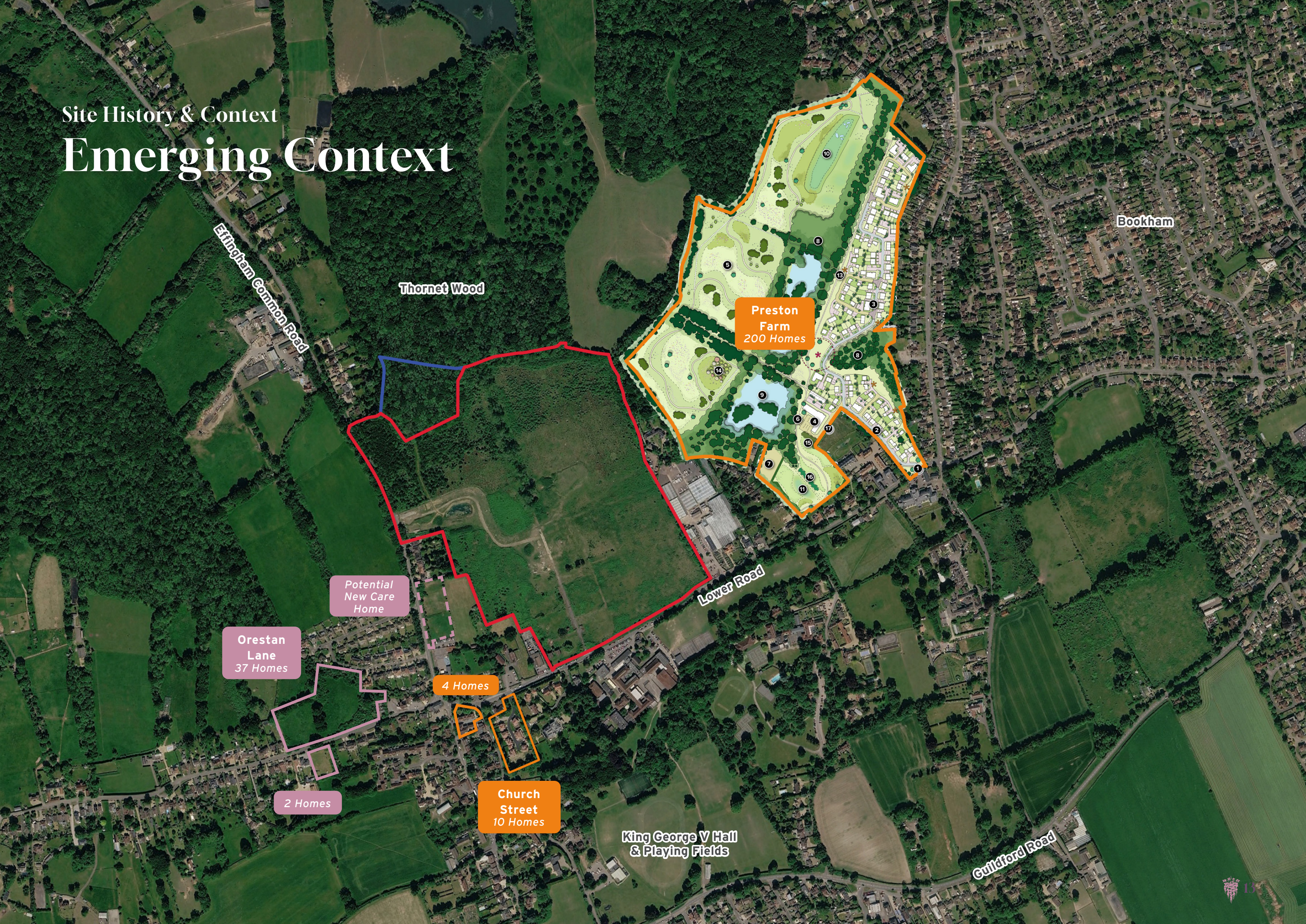
King George V Hall
& Playing Fields

Effingham

- Site boundary
- District boundary
- Conservation Area boundary
- Key Views
- SPA 5km Zone of Influence Boundary
(of Ockham and Wisley Commons)
- Site is Green Belt

Site History & Context

Emerging Context



Erffingham Common Road

Thornet Wood

Preston Farm
200 Homes

Bookham

Potential
New Care
Home

Orestan
Lane
37 Homes

4 Homes

2 Homes

Church
Street
10 Homes

King George V Hall
& Playing Fields

Lower Road

Guildford Road

Site History & Context

Wider Connectivity



Effingham Junction



Bookham

5 minute cycle

5 minute cycle

5 minute bus journey

10 minute bus journey

- Future Cycle Connections
- Cycle Route On-street
- Bus Routes & Stops
- PRoWs

3 The Vision





The Vision

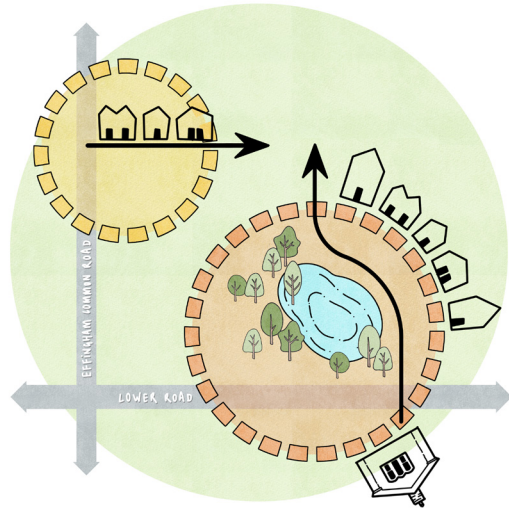
An opportunity to deliver new homes and publicly accessible open space that grows from, and complements, the existing village.

A chance to enhance woodland routes, restore green links, and create better connections for both people and nature.

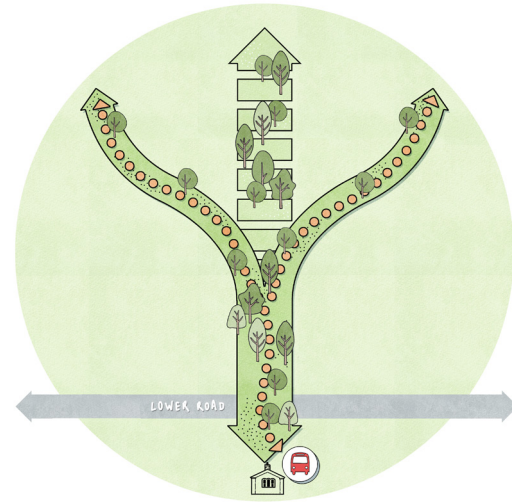
A place that respects Effingham's distinct character, heritage, scale and setting.

The Vision

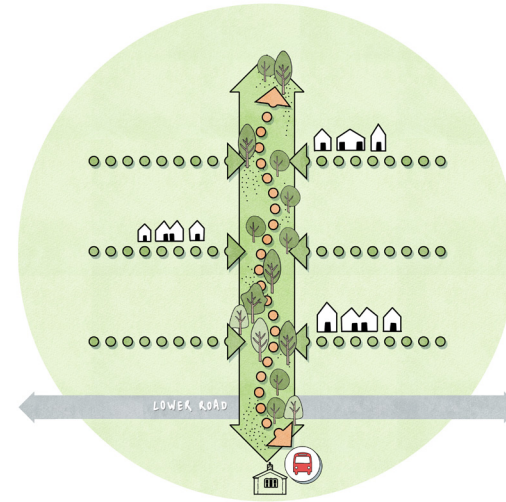
Guiding the Place



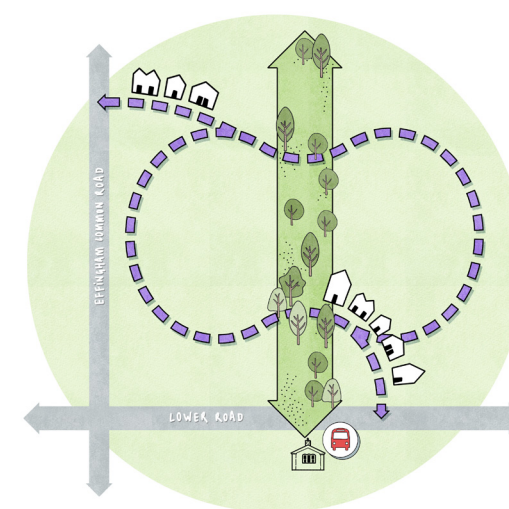
Two Distinct Set Piece Gateways



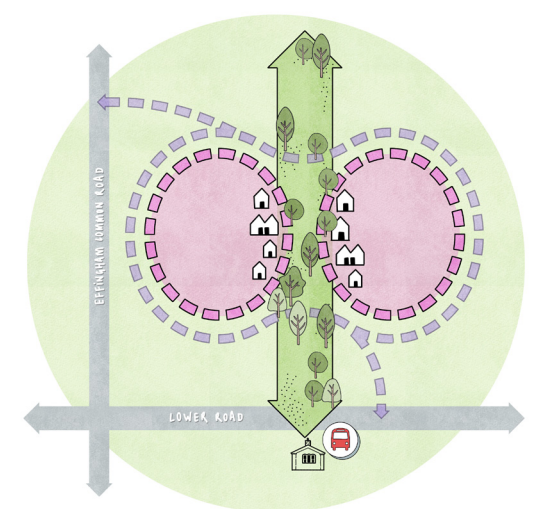
Promoting Active Travel



Creating a Network of Safe Walking routes through the Site



A Sinuous Road Network



Homes nestled in Landscape

1. Repairing & Enhancing the Ancient Woodland



2. Green Buffers along the District Boundary and Conservation Area



3. Green Links Connecting into the Heart of the Development



Little Bookham

Future Country Park

Vineries Garden Centre

Lower Road

Howard of Effingham School

Aurora Poppyfield School

St Lawrence Primary School

Effingham Common Road

Thornet Wood

4. Creating Two Distinct Gateways



Little Bookham

Future Country Park

Vineries Garden Centre

Lower Road

Thornet Wood

Effingham Common Road

St Lawrence Primary School

Aurora Poppyfield School

Howard of Effingham School

5. Connecting into the Wider Network



6. A Sinuous Road Network



7. Homes nestled in Landscape



Little Bookham

Future Country Park

Vineries Garden Centre

Thornet Wood

Effingham Common Road

Lower Road

St Lawrence Primary School

Aurora Poppyfield School

Howard of Effingham School



The Emerging Masterplan

1. Creating a Landscaped Arrival from Lower Road



Effingham Common Rd

Lower Rd



2. Providing a Central Green Space

Responding to the Surrey Village

A Central Green Focal Point

Lower Road Gateway

Effingham Common Rd

Lower Rd

3. Repairing and Strengthening existing Wildlife Corridors

Responding to the Context



A Central Green Focal Point



Wildlife Corridor



Lower Road Gateway



Effingham Common Rd

Lower Rd



4. Creating Woodlands and Parklands to the North

Responding to the Landscape



Effingham Common Rd

Lower Rd

5. Providing Play and Green Space at Entrance Points



6. Responding to the Effingham Neighbourhood Plan

Responding to Key Views



Emerging Masterplan

Thornet Wood

Vineries Garden Centre

Aurora Poppyfield School

Howard of Effingham School

St Lawrence Primary School

Effingham Common Rd

Lower Rd

- 1 Central Green Space
- 2 Lower Road Gateway
- 3 Effingham Common Road Gateway
- 4 Northern Parklands
- 5 Ancient Woodland & 15m Buffer
- * Landscape Feature



The Emerging Masterplan

Walking and Cycling Connections

Key

- Retained Vehicular Access Point Location
- Ped/Cycle Access Points
- Primary Ped/Cycle
- Secondary Ped/Cycle
- Primary Road



The Emerging Masterplan

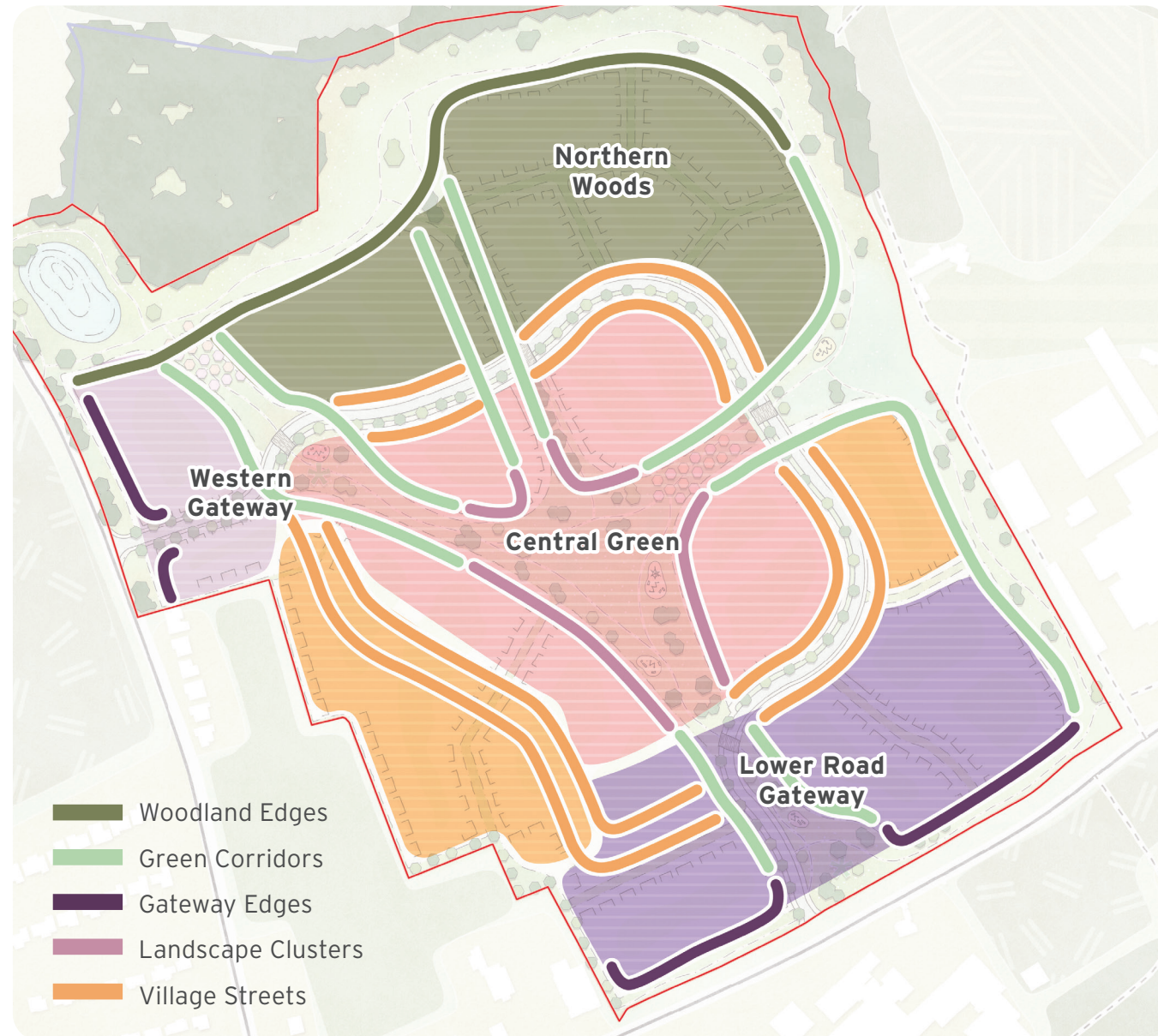
Enhancing Effingham through & around the Site

-  The Rambler
-  The Dog Walker
-  The Possible Pedestrian School Journey
-  The Active Commuter
-  The Sustainable Commuter



The Emerging Masterplan

Crafting the Character



Illustrative View of the Central Green



Illustrative View of Play Spaces and Homes





Key Benefits

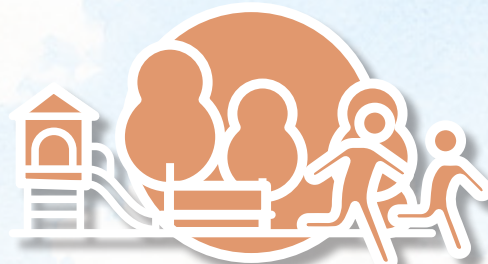
Key Benefits



Landscape
led masterplan
strengthening nature
habitats & biodiversity
across the site



Uplift of over 100
New Trees
& repaired
Ancient Woodland



New publicly accessible
**Play & Green
Spaces**



New
**Walking &
Cycling**
connections to improve and
join-up existing routes



Up to **600**
new homes



A mix of house types,
including a range of
Family Homes



**50%
Affordable
Housing**



New Community
**Growing Areas
& Orchards**



6 Consultation & Next Steps

Consultation & Next Steps

**Public
Consultation**
July 16th

**Design
Development**
*April - September
'26*

**Update on Public
Consultation**
September '26

**Submission
of Planning
Application**
Autumn '26

**Estimated
Decision
of Planning
Application**
Spring '27



Questions



Effingham

Berkeley
Designed for life



architects
masterplanners
placemakers