



Land at Howard of Effingham School Guildford

Role

Quod acted on behalf of Berkeley Homes (Southern) and The Howard Partnership Trust (THPT) to secure planning permission at appeal for the development of a replacement secondary school and 295 new homes in the Green Belt. The proposals spanned across three sites located within the village of Effingham, near Guildford.

Quod's role was to first provide strategic advice on the strength of the case before proceeding to appeal. We then prepared the planning and education evidence – centred on the chronic shortage of housing in Guildford and the poor condition of an important school – to demonstrate very special circumstances for the proposed development in the Green Belt. Quod's Planning and Socio-Economics teams worked collaboratively to formulate a robust case, with input from our Environmental Planning and Development Economics teams.

In addition, our role was to coordinate an expert witness team in the preparation of evidence to address a series of technical reasons for refusal. This involved close engagement in consultation with Leading Counsel.

The appeal case was heard at a three week public inquiry, at which Quod represented Berkeley and THPT as planning and education witnesses. Due to its national significance, the case was called in for determination by the Secretary of State. The project was successful, with the Secretary of State determining that very special circumstances had been demonstrated and allowing the appeal.

Description

Replacement Secondary School and 295 new homes in the Green Belt

Client

Berkeley Homes (Southern) and The Howard Partnership Trust

Planning Authority

Guildford Borough Council

Expertise

| | |
|--------------------------|---|
| Planning | ✓ |
| CIL | |
| Environmental Planning | ✓ |
| Development Economics | ✓ |
| Socio-economic | ✓ |
| Infrastructure | |
| Strategic Land Promotion | |
| Regeneration | |
| CPO | |

Project Type

| | |
|---------------------|---|
| Infrastructure | |
| Major Mixed Use | |
| Residential | ✓ |
| Retail & Commercial | |
| Education | ✓ |