

RESIDENTS ASSOCIATION

Newsletter of Tattenham & Preston Residents



Summer 2019 Newsletter

www.tattenhamra.org.uk

REIGATE & BANSTEAD COUNCIL HOLDS THE LINE ON HOUSING NUMBERS ANNUAL TARGET REMAINS AT 460 – NOT 1,148

At the election in May the question of the over-development of our area was a continuing concern raised by local electors. The current minimum laid down in the “Core Strategy” is 460 new dwellings a year (houses and flats combined) for the whole borough. In fact an extra 90 homes are being delivered over and above that number each year, very largely because developers are approaching residents and offering to buy their back gardens, and build out new cul de sacs or retirement homes.

In the north of the borough which includes our area these so-called *windfall developments* have accounted for 545 new dwellings alone in the last 5 years. Much of the *planned development* in the north is in our ward, with 160 new homes already built around the Leisure Centre and a further 225 due on the de Burgh site. Ironically delivery of de Burgh seems to be running more slowly – perhaps the demand isn't there or is the developer's asking price is too high?

Government Policy Change

The Core Strategy was approved in 2014 after many years of consultation, review, public enquiry, amendment, further consultation and eventual approval by government inspectors from Bristol. It is the blueprint for the 15 years up to 2027. Very recently the government came forward with new housing need targets for the whole country. **For Reigate & Banstead this is 1,148 new homes each year – 250% more than the old target!** Many councils have tried to understand and challenge how increases have been calculated, but no explanation has been provided. The clear suspicion in Surrey is that London's needs are being shoved off on to us.

Despite the Core Strategy having a life of 15 years, another new government regulation is that if the Strategy is more than 5 years old, then the new government target applies immediately. A brand new Core Strategy has to follow complex and laborious processes which take many years. This lag potentially opens up the field (literally) for developers to come forward with schemes to build out on the Green Belt because the arbitrary and unexplained target isn't being met.

Council Emergency Action

A day ahead of the 5-year deadline the Council held an extraordinary council meeting to review the Core Strategy, and approved it as still “fit for purpose”, re-establishing the housing numbers at 460. The Council was able to do this because the planners monitor delivery against the Core Strategy and all targets are being met. There being no over-riding factors, then a new plan is not required.

Legal Challenge?

It remains to be seen if the Council is challenged in the courts by developers sitting on acres of green belt land in the south of the borough which is ripe for development. The Council has supportive legal advice, and a similar approach in Woking has not been challenged.

What Does it Mean for our Area?

Unfortunately, as we have seen, developers will continue to come forward with inappropriate schemes for back garden land. We hope that the reconfirmation of the current Strategy will mean that developers won't have the freedom to build on our precious green belt. After all, the Government inspector highlighted: “*Most Green Belt in the north of the borough ... has a vital strategic role and function as a 'green lung' for the conurbation.*” We also think that areas such as Banstead Commons and Burgh Heath Commons have extra protection as designated common land.

Site in Great Tattenhams



being cleared for a residential home

FROM THE CHAIRMAN

Committee Changes

I am sorry to announce that John Butcher, a long serving member of the committee, has stood down after 25 years' of service to the Residents Association, many of these as our Chair. John was always happy to help and support residents and was a stalwart of our canvassing team. We will miss him a lot. We are pleased that we have two new members – John Smith and Asad Jamil - join the committee, so we are now up to strength.

Electoral Commission

The Electoral Commission has agreed to the change of name of the Residents Association, now that the ward includes Preston as well as Tattenham Corner, and has approved our new logo.

Tattenham Corner Shopping Centre

In our election leaflet we said we wanted to smarten up the shopping parade, and by the time you read this we are hopeful that new litter bins will be installed, and many of the pavements down to the doctor's surgery will have been relaid. The worst area of pavement is now the stretch from the wine bar down to the Co-op but this area is private - owned by the shops (or their landlords) themselves.

Preston Regeneration

We have been pushing for improvements to parking in the Preston area, and to deal with the extra traffic created by the new developments. Plans have been prepared for the Chetwode Road area which we expect to go out to public consultation over the summer. This will also include road resurfacing.

There is also a scheme for extra off-road parking in Homefield Gardens which will be consulted on too. There are other areas where there are significant parking problems, but these do require space to be available. We are seeking co-operation from Raven Housing Trust, as most of the available spots are under their ownership.

The bus shelters in Chetwode Road and Merland Rise are particularly poor and unsightly; we have asked for their refurbishment or preferably replacement.

We also expect the new youth shelter to be installed soon; it is close by the Leisure Centre and will be covered by CCTV.



Road Resurfacing

In our election leaflet we mentioned many of the main A- and B-roads and the through residential roads have been resurfaced over the last 7 years. We are left with many minor D-class residential roads and cul-de-sacs in a particularly poor way. The budgets are now very limited, but we have chased County Highways and are hopeful that Chapel Grove and Headley Grove can be resurfaced or at least given major patching treatment in the current year.

Yellow Lines

County Highways are consulting on new yellow lines in some particularly troublesome spots – Great Tattenhams (north side, between Tattenham Crescent and Merland Rise), Tattenham Grove (near Merland Rise), Shawley Way (near Upland Way), Headley Grove (junction with Merland Rise), Preston Lane, including junction with Allum Grove, Whitegate Way (junction with Lordsgrove Close). Do lodge your comments on the County Council website: www.surreycc.gov.uk (there is a link to consultations borough by borough). If you have views make them known as although putting in yellow lines can reduce danger and help traffic flow, it is inevitably at the expense of reduced parking which is limited at the places in question. The next parking review will be in about 15 months' time.

Charges for Waste Materials

The County Council has deferred new charges for timber and roofing felt at recycling centres, in response to public reaction. A group of backbenchers are looking at alternative ways to save money at these centres. Expect these charges to be quietly dropped.

Library Closure – No news yet on the threat to Tattenhams Library. Expect a consultation in September – further info from the library in due course, or email Nick Harrison if you want to keep in touch on this.

Mrs Rue Stanley ruestanley17@gmail.com

BOROUGH COUNCIL ELECTIONS

The last election in May was unusual in that all three seats in the ward were up for election. This followed the redrawing of the boundaries, which combined the majority of Tattenhams and Preston to form the new Tattenham Corner and Preston ward.

The Residents Association was successful in retaining all three seats. Jill Bray, Bob Harper and Nick Harrison were returned with substantial and in fact increased majorities compared to the Tattenhams only elections last year. On a turnout of 28% (last year 33%), the results were:

	<u>2019</u>		<u>2018</u>	
Residents Association	1,363	68%	1,202	64%
Conservatives	250	13%	457	25%
Green	198	10%	50	3%
Labour	182	9%	155	8%



“We would like to thank everyone who helped in the election, delivering leaflets, canvassing and acting as tellers. It was a very strong team effort.

“Thank you for answering the door when we came knocking, for responding so positively, and giving me your vote at the polling station.

“We will try to represent you vigorously, and work hard to live up to the trust that you have put in us and the Residents Association.”

Jill, Bob and Nick

Residents may also like to know that Residents Association candidates - Gemma Adamson, Ross Feeney and Peter Harp – had a strong showing and were all successful in neighbouring Nork ward.

The Conservatives lost seats in Reigate and Redhill, but there was no change in the overall political make up of Reigate & Banstead Borough Council, with the Residents’ Association councillors continuing as the second largest group in both borough and county council chambers.

Your Feedback

We pride ourselves on trying to knock on every door in the weeks leading up to the election, to check if there are any issues or concerns you want to tell us about. The ward is now much larger and with 23 days of canvassing and excellent weather, we managed to get round to about 80% of homes. This gives us an opportunity to give a first-hand account of what we are doing in any particular situation. Some issues are dealt with and reported back to the resident who raised the matter. Others, affecting a wider cross-section of residents, are reported back through newsletters.

We had about 100 comments and requests, with highways issues featuring highly – but fewer comments on the roads themselves, but many more on parking, and also pavements and verges. Planning is often a concern, and we follow with a round-up of applications over the last year. The matters raised were:

Road condition – 8%
(resurfacing and potholes)

Parking - 24%
(problems / yellow lines)

Pavements, verges – 17%
(including trees)

Planning / Development – 14%
(back garden land, green belt)

Waste and litter - 7%

Other road issues - 7%
(signs, drains etc)

Speeding – 6%

Anti-Social Behaviour – 4%

Housing – 3%

Buses – 1%

All Other Topics – 9%
(NHS, library, schools etc)

If we weren’t able to call on you, or if you were out when we knocked, and you have a matter you want to speak to us about, then your three councilors are available by phone, email or letter. Contact details are on the back page. The Residents’ Association is committed to a non-party political approach to local government, and by representing you at both the County and Borough councils we hope to make sure there is a joined-up approach.

PLANNING APPLICATIONS IN OUR WARD

Our Approach

The Residents Association councillors look at every planning application, with the aim of maintaining the character of our area and minimising intensive and detrimental development. The RA committee advises the ward councillors.

The Planning Process

Councillors meet with the Council's planning officers monthly for an exchange of views on all new dwelling applications. Planning officers are able to refuse any application which they think do not meet local policies, and only put forward the ones they think acceptable on to the Planning Committee for a final decision. Committee decisions are made on a majority decision by all 15 councillors on the Committee; the Tattenham Corner & Preston member, currently Jill Bray, is one of those. Frequently councillors disagree with the planning officers and refuse an application. In this case, the developer has the right to appeal to the Planning Inspectorate, a government body based in Bristol. If the Planning Inspectorate agree with the Council, then the developer often comes forward with a new modified application, and the process starts again. This can take many years.

Applications for extensions which need permission (many do not) are generally decided by the planning officer alone.

Recent Applications in our Ward

13 – 19 Shawley Way

5 new back garden properties. **Planning refused**, now at appeal. Grounds: "car dominated incongruous strikes a discordant note, fails to respect local distinctiveness and prevailing character." This application follows an earlier application also refused; refusal upheld by the Bristol Planning Inspectorate.



Sparrowhawks Scrapyard, on the switchback, Epsom Lane North

10 flats in two blocks, fronting the road. **Planning refused**, now at appeal. Application follows an earlier application for 12 flats also refused; decision upheld by the Planning Inspectorate. Grounds: "layout, height, depth, bulk and massing uncharacteristically forward of the building line close to road unduly prominent presence."

25 The Spinney and land to the rear of 133 – 151 Great Tattenhams and 2 Merland Rise

11 new back garden properties in this triangle of land with iconic trees. To be accessed by demolition of this house in The Spinney. Well over 100 public responses. **Planning refused** on grounds of: "cramped and incongruous out of keeping to the more spacious character ... bulk, scale and massing collective loss of landscaping loss of protected pine tree visually significant and prominent." Now at appeal.



.Land to the rear of 41 – 43 Great Tattenhams

3 chalet style bungalows in rear gardens, accessed from Chapel Way. **Planning approved on third application** after reduction in scale of development. Previous refusals all went to appeal, and were upheld by Planning Inspectorate. We fear that there will not be enough parking.

130- 138 Great Tattenhams

34 retirement apartments now under construction by Churchill,

following the demolition of 5 houses, as shown on the front page. **Planning refused** on grounds of: "lack of visibility for vehicles exiting site width, bulk and massing excessive rear projection dominant and incongruous ... large area of hard surfacing and car parking out of character." Unfortunately the **Inspector approved**.



HOME-START EPSOM, EWELL AND BANSTEAD



Home-Start Epsom, Ewell and Banstead is an independent charity, part of a network of over 300 of Home-Start schemes across the UK. We have been supporting local families for 23 years, from our base in Great Tattenhams. We work to the policies and standards of Home-Start UK, but are independently managed and funded.

Our vision *Every parent has the support they need to give their children the best start in life.*

What we do Home-Start is predominately a home visiting programme that seeks to improve parental mental health, strengthen the bonds between parent and child and create a safe home environment that enables babies and children develop to their potential.

We support parents as they learn to cope, improve their confidence and help them to build better lives for their children. The benefits of our early intervention include improved health, well-being, and self-sufficiency for all our families. Working with families in their own home improves the home learning environment, family relationships and engagement with the community.

We provide one-to-one support for families with at least one child under 5 who are facing difficulties such as isolation, postnatal depression, illness or disability of a parent or child, relationship breakdown, lack of parenting skills or multiple birth.

A small team of dedicated and experienced staff visit and assess families matching them to volunteers who are supervised and supported by our staff. A trained volunteer visits the family's home for 2-3 hours each week to offer practical help, emotional support, informal parenting advice and introduction to other local resources according to the needs of each family. This support is free, confidential and non-judgmental and continues until the family feels confident to cope alone.

To be able to provide families with this vital support each year we need raise over £90,000 through grant applications, fundraising events and donations.

Why it matters There is considerable evidence to support early years intervention. The years between birth and school are vital for a child's development and strongly determine children's life chances. Being a parent for the first time is a daunting experience. Families may be facing money worries, their own or their child's disability, not speaking English or suffering from mental health or domestic abuse issues. A time of life, which should be happy and fulfilling, can be scary and lonely.

By providing early help to these struggling parents we can help them avoid longer term difficulties. Home-Start volunteers and staff work with families to build trust and confidence; they understand how hard it can be. They encourage parents to access services and help them cope with the stresses and strains of life. We support parents as they develop their skills and the strength they need. Parents and volunteers often develop a deeply trusting relationship which can lead to powerful change.

A family's story

"I just want to start by just explaining a bit about me and the person I was and the person I am now and how I came to be involved with Home-Start just to show how quickly life can change and how suddenly someone can find themselves desperate for help.

"I am married, we have two children. Life was good. Really good. I had amazing friends and I'd just had a much longed for second baby. I could not believe how lucky I was. Fast forward a few weeks and I started to notice that my baby was really poorly. He screamed almost constantly. He had endless symptoms and things went downhill very quickly. I've never known stress and exhaustion like it. That feeling of knowing something was very wrong but not getting any support was just terrifying. Hospital tests eventually revealed he had rare autoimmune conditions which will be with him for his lifetime.

"Up until that point I'd never ever been lonely. I'd always been popular and confident and I went from being the one who was always arranging the nights out and saying yes to an invite, to actually no longer being asked. People know you won't be able to come and so they stop asking. Friendships change. People can't keep up with the chaos. Suddenly you're left wondering who you are.

"My son had been in and out of hospital a lot, and when not in hospital I was constantly working so hard to keep him as well as possible. It was a round the clock effort that took every single piece of my energy. We then also moved to a new area. I suddenly felt very isolated, I didn't know anyone locally, my husband worked very long hours and was never home to help during the week. My son hardly slept - we all say that about our children, but actually he never slept longer than an hour at a time.

A family's story - continued

"I felt emotionally and physically exhausted and didn't really know what to do. I happened to spot a Home-Start poster when I was collecting a prescription from the GP. I called them and spoke to the manager. I don't remember much about the conversation other than she promised to be in touch and I cried after we finished the conversation. I think it was relief that I had made the call and also that someone had listened and understood and said they were able to help. She came to see me within just a few days and made me instantly feel relaxed. She understood my situation and empathized, and so gentle and thoughtful with my son. She matched us with a Home-Start Volunteer really quickly.

"I was nervous about her coming. I remember the first morning she came my son had had a particularly rough night and needed the nurse to come and put a new feeding tube down. The volunteer arrived and literally walked into complete chaos. She was so calm and so supportive, she didn't flinch. She was nothing but genuinely kind and supportive from that moment. She always went above and beyond any expectations, she brought a great positivity and kindness with her.

"Home-Start Epsom, Ewell and Banstead supported me with signposting to services. As I was new to the area, it was so helpful to have a volunteer who lived locally and knew the area well. We researched nurseries together, she not only supported me during initial enquires but also on visits to the nurseries. Most were unwilling to take my son because of his medical needs, which would have felt like hurtful rejection if I was there on my own. Once we found a nursery willing to accept my child the volunteer helped to liaise with the nursery, supporting me with every step of the process.

"Every week when I thanked her the volunteer would tell me I was very welcome and actually she hadn't really felt like she had done anything. I think that's what is so unique about Home-Start. It's parent led. What is needed is what is done. No other agenda other than to support and bring joy and kindness. Because she knew I was having a hard time I felt like I could just be honest with her. I knew I could be myself around her. It was the one time all week that things would feel calm and alright, like the burden was shared. It was my chance to catch my breath, all while knowing my son was having a great time, playing and being looked after. He thrived on having the volunteer's undivided attention.

"Had Home-Start not come into our lives I don't know how I'd have coped. It was exactly the support I needed at a time when I needed it most. I feel so thankful for the positive influence on both our lives. I remember being back in the thick of it and endlessly reminding myself that things would get better. I vowed that as soon as my son was more stable and was in school I would become a Home-Start volunteer and give a little back. This year I did that. I could not have felt prouder walking into that first meeting, and so, so, happy to be on the other side."

Do you need help or could you help us?

If you need support or know someone who does, or think you could volunteer or fundraise, please contact us: **01737 – 379902** **Email: homestart@hseeb.org.uk** **Website: www.hseeb.org**

STEP INTO SUMMER



Want to get active, meet new people and explore your local area? East Surrey Walking for Health offers free, friendly walks throughout the year. Our walks range from 30 to 90 minutes so there's something for everyone. Many of us know we should do more and, in just a short time, walking can significantly improve our health, well-being and confidence.

Your local walks are at Walton on the Hill, Epsom Downs, Banstead & Tadworth, but we have many other walks across the borough. All walks are free and there's no need to book; just turn up ten minutes before setting off in order to register. Come and join us!

Contact Julie, Coordinator at: YMCA East Surrey on 01737 779979 or at

julie.haslett@ymcaeast Surrey.org.uk

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PRESTON PARK, BY THE LEISURE CENTRE

FROM SMALL JOBS TO RE-WIRES

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GENERAL UPDATES



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2019 – 20 Committee

Chairman	Rue Stanley, Cherrycroft, Tattenham Crescent, KT18 5NR ruestanley17@gmail.com	Tel: 07799 626596
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Bob Harper	68 Upland Way KT18 5ST	01737 211315	John Smith	16 Merland Green KT20 5JB	01737 211315

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Jill Bray	27 Shawley Way	e-mail: cllr.bray@reigate-banstead.gov.uk	T: 01737 357055

County and Borough Councillor

Nick Harrison 105 Tattenham Crescent, e-mail: nicholas.harrison@surreycc.gov.uk T: 01737 215405



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