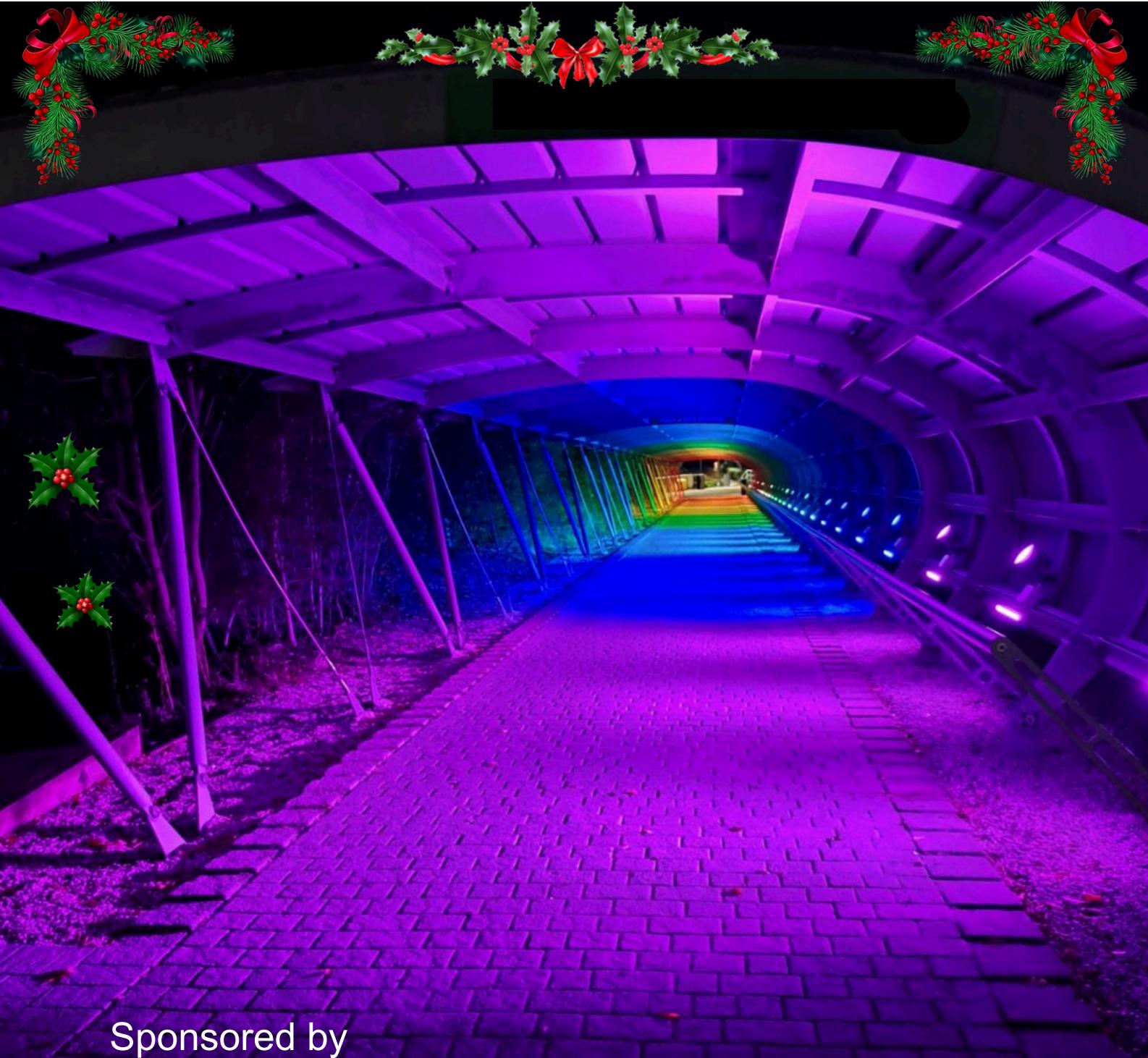


TATTENHAM & PRESTON RESIDENTS ASSOCIATION MAGAZINE



Winter 2025

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Chair's Report - Winter 2025

Dear Residents,

The decision was announced in late October by the Government that we will have two unitary councils in Surrey. This means that from April 2027 the current county and borough councils will be replaced by two new unitary authorities, East Surrey and West Surrey, responsible for all local services. The East Surrey unitary will replace the geographic area of [Reigate & Banstead](#), [Elmbridge](#), [Epsom](#) and [Ewell](#), [Mole Valley](#) and [Tandridge](#) councils. Details of the reorganisation are on page 6. The next possible step, to give our community a louder and more significant voice, would be to create a local parish/town council - details on this are on page 7.



Chavecroft Development

The long delayed Chavecroft development on Broad Walk is due to open in February. Residents of Chavecroft Terrace will be pleased for the screening to come down and see the car park reopened. Other planning news on page 14.

Raven Regeneration

Raven Housing Trust owns and maintains over 1,000 homes in Preston and over the past 18 months it has sought comments from its customers on plans to create homes that are fit for the future and neighbourhoods that are safe, secure and clean. During October public consultations sessions were held and copies of their Emerging Proposals for the Renewal of Preston booklet were delivered to over 5,000 local households. This is a major undertaking and building work could be ongoing well into the next decade. We have further information and comments in page 12 of this issue.

Also see more at : www.prestontadworth.co.uk

EV Charging Points

Green issues are always with us now and the local council has plans to install more charging points for electric cars in the ward. Please take note currently, unless specifically signed, you do not need to have an electric vehicle to park in those spaces - it requires another consultation and a legal order if the council wants to make them available for EV use only.

Social Media

Recently it was agreed to cease sending out our monthly eNews via direct email and use more accessible and widespread social media. With the kind assistance of the Nork Residents Association, with which we have close ties, we will be posting any relevant content on the Nork Park, Nork and Tattenhams Facebook pages.

You can access this page using short form URL: tinyurl.com/tpra-fb

Former Councillor Honoured

It is with great pleasure we announce that our former ward councillor, and long term RA Committee member, Jill Bray, has been given the distinction of receiving the title of Honorary Alderman of the Borough.

Jill lived in Tattenham Corner from the 1980's, joined the Residents Association in 2003 and in 2005 was elected to the Borough Council. She worked tirelessly on projects including helping Raven in its transition to a completely independent social housing provider.



She sat on the Council Planning Committee and worked with developers London Square to deliver the Tadworth Gardens scheme, giving 240 new homes in Preston. Jill was a governor of the Beacon School, and assisted it on its way to becoming an academy. During 2021/22 Jill threw herself into the role of mayor and held many events to celebrate and thank the many volunteers who supported communities during Covid. During her time as a councillor she actively helped residents on local issues and regularly ran fund raising events for her charities. Congratulations Jill on recognition of your service to the borough and its residents.

Kath Chatelle

Annual General Meeting of the Tattenham and Preston Residents Association

We will be holding our AGM on Monday 23rd March 2026 commencing at 7.30 pm in Tattenham Community Library

The Tattenham and Preston RA Committee wishes all residents a very Merry Christmas and a Happy and Prosperous New Year.



Your Residents Association

Subscriptions

We respectfully ask residents for voluntary contributions. We have a suggested annual subscription of £5 per household, or more if you wish, to help cover our printing costs and other project expenses. Your contributions always help us considerably.

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In the reference space please could you put your surname, house number/name, and street name or postcode. These details help us keep a record of payments and also help with our administration.



Paypal

Or simply **Paypal** your donation to **tattpra@gmail.com**, giving us the same details as above as a reference. Please could you use payment option **Friends & Family** since we are a non profit organisation.

T & P R e NEWS

Recently it was agreed to cease sending out our eNews on a regular monthly basis via direct emails and use more generally accessible social media. With the kind assistance of the Nork Residents Association, with which we have close ties, we will be posting any relevant content on the Nork Park, Nork and Tattenhams Facebook pages. However we will still be able to use the direct eNews mail out for matters when it is considered appropriate.

You can access the FaceBook page using short form URL : <https://tinyurl.com/tpra-fb>

Or use the QR code shown to connect with your smart phone.



Committee Members

Chair	Kathryn Chattelle	11 Chetwode Drive KT18 5TL	kjchattelle@hotmail.co.uk
Vice Chair	Martin Beard	6 Sherborne Close KT18 5UU	01737 216655
Treasurer	Ian Mockford	1 Heathside Place KT18 5TX	barassie@gmail.com
	Nick Harrison	105 Tattenham Crescent KT18 5NY	01737 215405
	Asad Jamil	1 Oaks Way KT18 5PU	07544 939240
	John Kemp	82 Upland Way KT18 5ST	07941 672561
	Barry Nash	63 Dover Road KT20 5FN	07836 555888
	Tim Snuggs	31 Great Tattenhams KT18 5RF	07956 405063

Borough Councillors

Barry Nash	63 Dover Road KT20 5FN	cllr.nash@reigate-banstead.gov.uk	07836 555888
Tim Snuggs	31 Great Tattenhams KT18 5RF	cllr.snuggs@reigate-banstead.gov.uk	07956 405063
Nick Harrison	105 Tattenham Crescent KT18 5NY	cllr.harrison@reigate-banstead.gov.uk	01727 215405

County Councillor

Peter Harp	5 Green Curve SM7 1NS	peter.harp@surreycc.gov.uk	01737 356039
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County Council Corner

Roads

Recently we have had Roundwood View, Woodgavil (partial), Reigate Road and Montrouge Crescent resurfaced. We have also requested that the next significant road to be resurfaced should be Fir Tree Close. Also expected next year is a further flood alleviation scheme in Great Tattenhams.



Roundwood View



Woodgavill



Reigate Road



Montrouge Crescent

Improving Road Safety

One thing I will be exploring with the officers at the Council is whether there's any way we can improve road safety. The A217 is much better than it used to be following the introduction of average speed cameras. The "mad mile" has just been reduced to 40mph following a public petition which was in turn the result of the very sad fatality of a pedestrian struck by a vehicle as she walked along the pavement.

Our Community SpeedWatch (CSW) Team are doing much in assisting the police to try to identify problem stretches of road (*and problem motorists!*) and based on their feedback I will be exploring with County Council officers whether we can do anything to make our roads safer.

The CSW Team was set up in October 2024. A year later we have 13 volunteers, operating with the support of and under the supervision of Surrey Police – full training is provided, including correct use of the speed monitoring equipment, health and safety issues and how to effectively engage with motorists and members of the public.

The group monitor Epsom Lane North, Rosebushes, Fir Tree Road, Nork Way and the new addition Great Tattenhams - all 30mph roads where speeding is a problem. Speeding motorists are reported to a police administrator and the vehicle's registered keeper is sent a letter advising them that the vehicle was observed speeding (and where and when). No offence is registered, but the letter makes it clear that repeated observations may result in Police action.

Local residents have been very supportive, and more drivers appear to be keeping their speeds down now, compared to a year ago. You may be surprised at some of the statistics the group has generated over its 188 sessions in the last year.

- Approaching 5000 letters sent: over 400 people getting more than one letter – 15 getting 4 letters!
- 81mph was the highest speed recorded with multiple readings in excess of 60mph.
- 103 cars with no MOT, 84 without Tax, and 7 declared SORN (off road/not taxed) – all uninsured as a result.

School Safety Issues

One aspect I am regularly contacted about is the road safety outside schools at the start and end of the school day. Safety is often compromised by dropping off on double yellows, zig-zags, or parking on the pavement itself forcing pedestrians (*and children*) into the road. I regularly talk to our traffic enforcement officers about this, and I understand that it is a widespread issue all across Surrey. The problem is that there are over 460 schools in the county and all place demands at the same time on our traffic officers. I was pleased to learn, though, that our local schools are in the highest category of traffic enforcement that is currently available. The officers are on the ground at these sites primarily to encourage motorists to be more considerate of safety issues when dropping off, although stopping on a zig-zag can result in an immediate ticket. With highways officers, I recently attended Shawley and Epsom Downs schools at drop off/ pick up times to see what engineering works could help.

Special Educational Needs and Disabilities (SEND)

SEND at County Council continues to be controversial with many cases of officers failing our residents. The Independent/RA Group at County continue to hold the portfolio holders to account, bolstered recently by letters criticising the Council sent by both the Conservative and Liberal MPs within the county. County council have responded to this criticism by appointing a new portfolio holder but it remains to be seen if this will produce the needed change in emphasis.

Cllr Peter Harp

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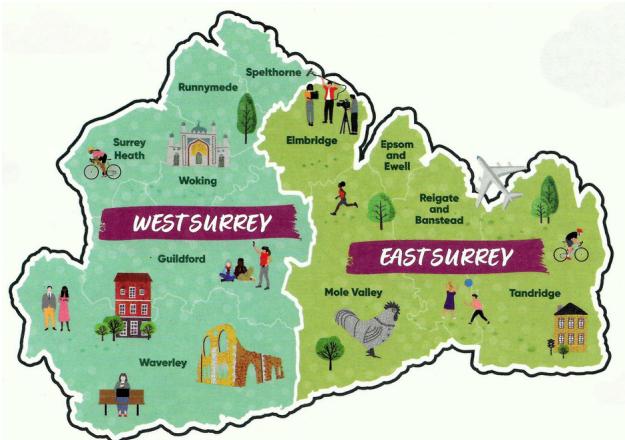
It's East and West Surrey

We're in East Surrey!

The Government has spoken. There will be only two new unitary councils in Surrey, despite a clear majority of all responses to the consultation – from the public, businesses, voluntary groups, councillors and councils themselves – favouring the three unitary option. So there will be no North Surrey, just East and West, with Elmbridge (Walton, Weybridge, Molesey, Esher and Cobham) joining Epsom & Ewell, Mole Valley, Tandridge – and Reigate & Banstead in East Surrey.

It's about the Money

The Minister said that both the two and three unitary options meet their criteria of the new councils being “right-sized for efficiencies, improved capacity and ability to withstand financial shocks and delivery of high quality public services etc”. The Minister went on to say that he ruled in favour of the two unitaries on financial grounds “in the unique context of Surrey where reorganisation is a critical intervention to improve financial viability”. He is talking about Woking, and to a lesser extent Spelthorne and Runnymede, which have significant debts. In Woking’s case, he committed the Treasury to writing off £500 million of Woking’s unsupported debts of over £2 billion, which he highlighted as “significant and unprecedented”.



No doubt other councils around the country will be lining up with their begging bowls – as a reminder we in Reigate & Banstead have no borrowings whatsoever. However, in truth, the Minister had little option, as the new West Surrey Council would have gone immediately into bankruptcy without this write off.

Timescales

Next year, in **May 2026**, there will be elections to the new East Surrey Council. That new council will operate in “shadow” form, appointing its new leader, chief executive and senior officers and getting ready to take over on **1 April 2027**.

Until that day, Surrey County Council and Reigate & Banstead Borough Council continue to be fully responsible for all our services. Clearly a lot of work has started to look how services in the boroughs can be joined together and look for savings. And conversely, at the county level on how to separate the current combined services. As the county spends six times as much as the boroughs, there will be a lot of work trying to ensure the system doesn’t become less efficient and more costly.

It had been expected that elections for an overall elected mayor in Surrey would be held in May 2027. The Government has squashed that notion as they are too busy reorganising the remaining shire councils. This mayor (unlike the civic mayors we currently have) would have similar powers to Mayor Khan in London. Responsibilities would include running the police and fire service, overall transport and planning responsibilities and economic regeneration. This is disappointing in particular for Cllr Tim Oliver who had his eyes on a pot of redevelopment funding from government and this had led him to volunteer for early reorganisation of local government in Surrey. There is now no fixed date for mayoral elections.

Local Representation

A local government expert from the London School of Economics has said that the benefits case for this reorganisation is unproven, but the result will be to facilitate planning and growth. The new council will serve well over half a million people. He pointed out there will be a very low number of councillors and local representation per head of population which will lead to **“one of the most democratically unrepresented areas in Europe.”**

Local representation will shrink from seven councillors to two. The wards for the new council will be based on the current electoral boundaries for county council elections. There will be two councillors elected for the Nork and Tattenhams area, but the Preston part of our area (south of Chetwode Road) will be aligned with Tadworth, Walton & Kingswood, where there will also be two councillors.

The government continues to call its new arrangements as devolution, when it seems to in fact be moving in the opposite direction - moving decision making upwards to larger bodies. One of the government’s stated aims in the reorganisation is to “enable stronger community engagement and deliver genuine opportunity for neighbourhood empowerment.” It is to take advantage of such opportunities that the councils in East Surrey are offering the possibility of local councils (parish and town) compensating for the emerging democratic deficit.

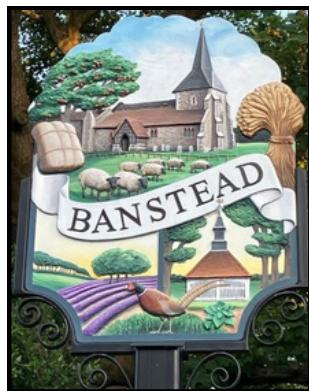
Consultation on a new Local Council for Banstead

It must seem an anomaly to be setting up a new Local Council at the same time as the Government is consolidating areas such as Surrey and Reigate & Banstead into a new unitary East Surrey Council.

It is however an entirely logical step, to ensure that residents have a strong voice on what is going on locally. The new East Surrey Council will cover a vast area and population, with many fewer councillors, and new council staff unfamiliar with local issues. A Local Council would help fill that democratic gap, giving a better sense of place and community, promoting local interests which may get lost in the new unitary council.

What is a Local Council?

Local Councils are often known as Town or Parish Councils and operate with elected volunteer, unpaid councillors. There are already 85 such councils in Surrey, mainly in the rural south; in Reigate & Banstead we have a Town Council in Horley and a Parish Council in Salfords & Sidlow. Local Councils are now being proposed across most of the towns and suburban areas closer to London – for example in Epsom & Ewell and Mole Valley. There have been similar moves in other counties – for example in Cornwall and Somerset - which are already unitaries.



Town Councils and Parish Councils – collectively Local Councils - are effectively all the same and different in name only. They have the same powers. Town Councils tend to operate in urban areas and have larger populations; they may have a town mayor too. Parish Councils tend to operate in rural areas and have a smaller population. Parish Councils are civil councils and completely different from a church parish.

Proposal

It is proposed to set up a Local Council north of the M25 to be known as "Banstead and The Villages Council". Besides our ward it would include **Banstead Village itself plus Tadworth, Walton, Kingswood, Chipstead** etc. and would have 40,000 electors. Smaller parish councils for individual wards have been rejected as too small to be effective and would be relatively costly per head to run.

This initial proposal comes out of a public consultation and there will now be a final consultation **open to 16 January 2026. Hard copy leaflets will be delivered to all properties.** If the proposals are endorsed by the public, the council would likely hold its first elections in May 2027.

The questions asked are simple. Please focus on the North Area, as described above. You will be asked:

- whether you agree to a new local council or not.
- If yes, what area it should cover and do you agree to the name Banstead and The Villages Council.

What does a Local Council do?

- Local Councils can improve the quality of life, often providing "first level" truly local services, such as community halls, allotments, playgrounds, parks, pavilions and more. They can help argue for and protect services which the new unitary council might consider reducing or removing altogether.
- A Local Council could be important in development and planning applications, ensuring focus is given to the new grey belt designation of our countryside. It could make well thought through representations to the planning department of the unitary council as the powers of individual councillors on planning committees are expected to reduce, operating in an environment where housing targets are being more than doubled.
- A Local Council has a statutory right to 15% of the Community Infrastructure Levy (CIL) charged on all new development. This "Local CIL" could be used to pay for local initiatives.

Of course all this has to be paid for, and any additional council tax levy would have to be very carefully considered. In Horley there is a refund agreement with Reigate & Banstead to pay for some services, avoiding double taxation. As a comparison the annual Band D equivalent charge for Salfords & Sidlow is £33 and for Horley (which has a wider range of services) is £55. The cost for us would depend on the services residents want the Council to provide.

Consultation

We urge you to carefully consider the proposals for a Banstead and The Villages Council and to respond to the consultation which will come through your door. If you need to request a paper copy of the survey you can phone 01737 276 000 or SMS (for deaf or hard of hearing) 07834 626 468 (Monday to Friday, 10am to 4pm).

You may find it more convenient to respond online at: reigate-banstead.gov.uk/cgr-banstead

Banstead Athletic Football Club

Origins and Early Success

Founded in 1944 as Banstead Juniors during the final years of World War II, Banstead Athletic Football Club quickly became a focal point for local footballers seeking normalcy through sport. By the 1946–47 season, the club rebranded as Banstead Athletic and claimed its first major honour, the Surrey Intermediate Cup. The late 1940s and 1950s saw Banstead dominate the Surrey Senior League, winning four consecutive league titles from 1950–51 to 1953–54, and again in 1956–57 and 1964–65. Legendary players like Harry Clark, who scored 81 goals in 26 games in 1950–51, became part of local football folklore.

Home at Merland Rise

Since 1955, Merland Rise in Tadworth has been the club's home, becoming synonymous with community football in North Surrey. The ground is not just a pitch, but a cherished community hub and a symbol of local pride.



League Journey and Resilience

Banstead's journey through the football pyramid has been marked by adaptability and resilience. The club transitioned through the Spartan League, London Spartan League, and joined the Athenian League in 1979, winning the league cup two years later. After the Athenian League disbanded, Banstead moved to the Isthmian League, competing in various divisions throughout the 1980s and 1990s.

The 21st century brought new challenges. After leaving the Isthmian League in 2006, Banstead joined the Combined Counties League, faced relegation in 2011–12, but bounced back by winning the Division One title in 2016–17 and earning promotion to the Premier Division. Despite league restructures and competitive pressures, the club's commitment to its community and players has never wavered.

Recent Developments and Return Home

Currently, Banstead Athletic competes in the Southern Counties East League First Division, following recent relegation and restructuring within the non-league system. Under the leadership of Chairman Gary Grabban and Manager Keith Ward, the club faced a major challenge in 2024–25, temporarily leaving Merland Rise to ground-share with Chessington & Hook United due to the passing of the Chairman at the time and lease issues. In April 2025, Banstead announced their return to Merland Rise for the 2025–26 season—a significant milestone for players, supporters, and the wider community. This return is more than logistical; it's a symbolic reconnection with the club's heritage. The local community has shown tremendous support for the team's return to Merland Rise, with home match attendances averaging over 125 — well above the division's typical figures.

Community Commitment and Vision

Banstead Athletic's greatest strength is its community spirit. The club is deeply committed to inclusivity, wellbeing, and providing a welcoming, safe, and affordable environment for all. With around 400 members eagerly awaiting the reopening of the Social Club, Banstead aims to revitalise matchday atmospheres and expand outreach programmes, including women's and youth football initiatives.

Future Ambitions

Ensuring the future of Merland Rise is central to Banstead's ambitions. Continued collaboration with Reigate & Banstead Council and investment in facilities will be crucial for sustainable growth. Financial management, sponsorship, and local engagement remain essential pillars for survival and progress.

The club plans to launch initiatives promoting sports participation and healthy lifestyles, enhancing the physical and mental wellbeing of local residents. Community events such as family fun days and Junior Football Summer 5-a-side Tournaments are central to this vision.



Conclusion

Over 80 years after its founding, Banstead Athletic's story is one of enduring resilience. The club has survived wars, league collapses, relegations, and financial pressures, yet continues to represent the values of local football—passion, perseverance, and community. Banstead Athletic is currently working with Reigate & Banstead Council to secure the long term future of the club at Merland Rise, it does so not just as a football team, but as a community institution, ready to unite players, supporters, and the local community around a shared vision for a sustainable and successful future.

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Community Asset Transfer Scheme

Local government is to change radically with the abolition of the county and borough councils. As discussed in the earlier pages of this magazine the new East Surrey Council will be under considerable budget pressures. With this in mind, Reigate & Banstead is mindful of the need to protect its publicly owned assets and reserves for the benefit of local residents. After all, local council taxes raised from residents enabled these assets to be acquired and developed in the first place.

Reigate & Banstead Borough Council has launched an ambitious programme – approved unanimously at the last council meeting – the **Community Asset Transfer Scheme**. It will empower local people and keep its community assets in local control, beyond the life of the Council. A community asset typically refers to land and buildings that provide a benefit for the local community, and which the community values for its social wellbeing or social interest. Examples include community halls, allotments, sports grounds/ pavilions and open spaces.



Banstead Community Centre and Nork Community Centres are examples of property that could be transferred to the community

Retaining community assets as locally as possible will help ensure they remain in control of local communities as well as maximising ongoing benefits to residents. The programme will allow eligible organisations – charities, community interest companies, voluntary/ community groups and town/parish councils - to manage them in the interest of local residents. Individuals and for-profit companies will not be eligible. Transfers will usually be made by granting long term leases with strong enforceable conditions to make sure the facilities are kept in good repair for public use, and to prevent them being sold off for private profit.

Assets which deliver key council services, produce significant profitable income, or are required for future strategic reasons will not be available for transfer. The Leisure Centres in the borough are operated by Better Leisure under a long-term contract are not part of the scheme. Nor are assets owned by the County Council, such as libraries and youth centres, up for consideration.

In our local wards, assets which are possible candidates are the Banstead Community Centre, the Nork Community Centre, and various small plots of land leased to scouts, guides and churches. There may be others – the Council has made its complete asset register available online for scrutiny by local organisations. Parks, playgrounds and open spaces are unlikely to be part of the scheme as they are free to public use and therefore don't provide an income stream to manage, maintain and improve the asset. Allotments are a statutory service provided by councils and are therefore excluded.

As part of the scheme, particularly where there is a gap in current community provision, the Council will consider the acquisition of an asset from a third party and then passing it on to an eligible organisations for their continued management for the benefit of the local community.

Running alongside this Community Asset Transfer Scheme is the **Community Asset Support Scheme** which will provide grants to improve community assets already owned by an eligible organisation (not owned by the Council). These grants will be between £75,000 and £500,000.

This is a one-of-its kind initiative. Full details are on the Council's website.

Short URL: tinyurl.com/rBBC-CATS

or contact: communitypartnerships@reigate-banstead.gov.uk



Local charity helps clear over £1 million of personal debt

Local Christians Against Poverty debt centre team has been helping local people out of debt for the last ten years.

CAP Epsom and Ewell Debt Centre Manager Lucy Bahiti explains more.

Here at CAP, we can help local people out of spiralling debts. Our Epsom and Ewell Debt Centre covers postcodes throughout Tattenhams, Preston and Banstead, and is run in partnership with St Paul's Church Howell Hill and St Barnabas Church, Epsom. We are celebrating 10 years as a debt centre and have seen almost £1 million of debt either written off or repaid during that time!



8.1 million people in the UK today are facing problem debt. Many are losing sleep at night due to financial worry and skipping meals just to afford putting the heating on. But it doesn't have to be this way.

Our service is completely free and local. We visit you in your home and come alongside you to work out the best way forward, then our debt advisors plan a route out of debt based on your income, expenditure and debts.

Call our freephone number 0800 328 0006 to make an appointment for one of our debt coaches to visit you, or go to capdebthelp.org for more information.

We also run money courses which are for anyone who wants to learn more about budgeting, whether you are in debt or not. Book onto a local course by visiting: capuk.org/trymoneycoaching.

You can also come and see us in person at the Advice Café at Merland Rise church, as we are there once a fortnight, or you can contact Epsom and Ewell Debt Centre by emailing epsomandewell@capuk.org.

More information on all CAP's free services can be found at capuk.org.

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Homestart

We are a local charity providing practical and emotional support to families in our area when they need it most. We support families who may be experiencing stress for a wide range of reasons and support them to develop their own family resilience and help to prevent family crisis.

Our family support volunteers provide consistent support - normally weekly for 2-3 hours in the home. They provide a listening ear, help families to get out and about in the local community or access other services. We provide practical assistance when the family needs it. One of our volunteers recently wrote, "Being a Home-Start Volunteer is so rewarding. I value the time I spend with a parent just trying to make one thing easier in their day."

We are currently recruiting volunteers and have a new volunteer prep course starting in February.

For more information please contact:

tracey.cobb@hseeb.org.uk

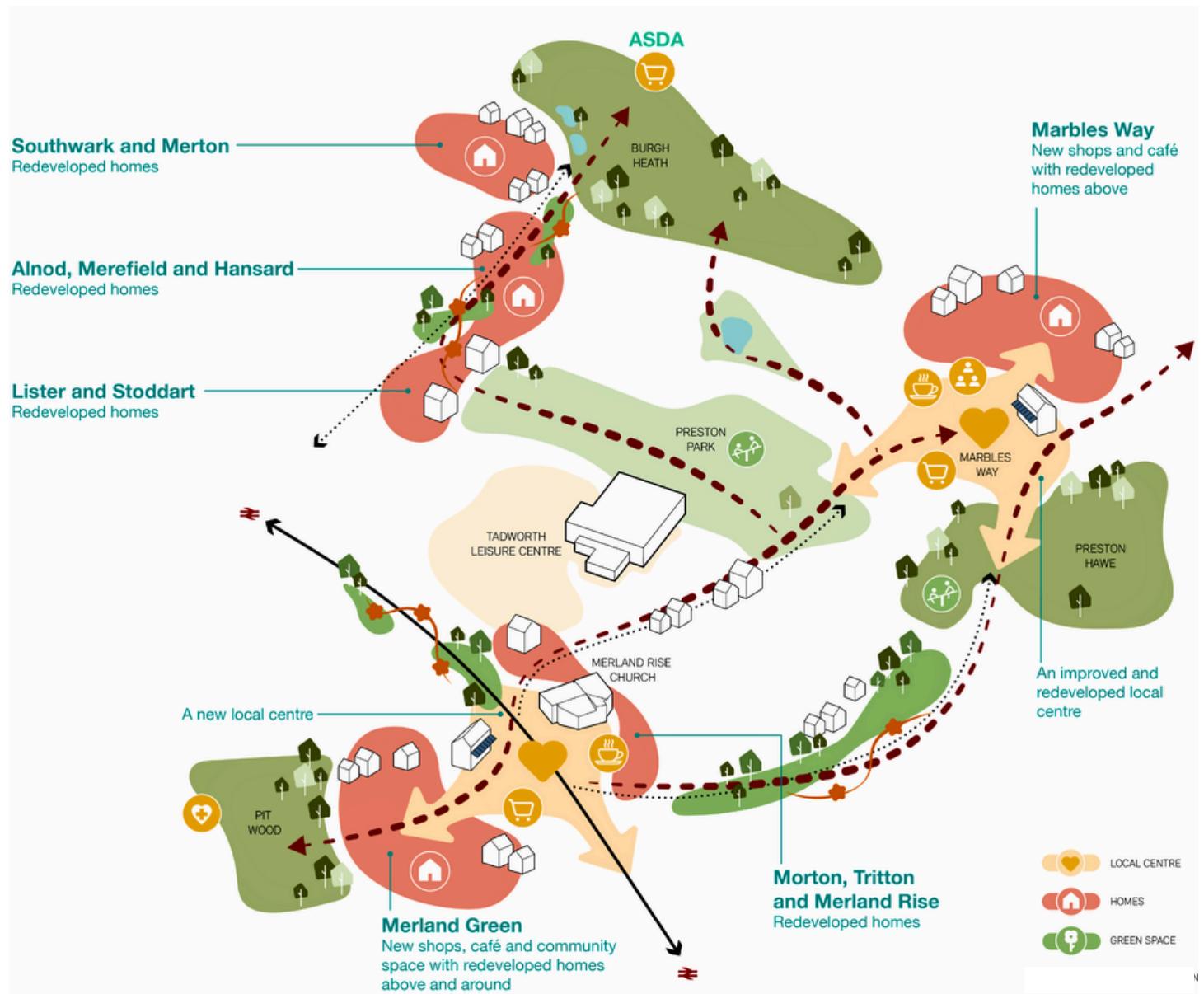
Raven Housing's Plans for Preston

A Giant Jigsaw Puzzle

We reproduce below the giant jigsaw puzzle which is Raven's plan for redevelopment of its estate in Preston. It is a 12-year programme which if approved will demolish and then rebuild many (but by no means all) of its blocks of flats in the Preston area. Raven propose to decant residents from a particular location, demolish the building and redevelop it, move people in and then go forward to the next stage of the plan. The new buildings will be slightly higher (another floor or perhaps two) and they will squeeze the amount of green and free space around properties.

In terms of numbers, 144 old homes will be demolished and replaced with the gain of at least 100 further homes on top. They will be very largely flats. With a chronic housing shortage and a long waiting list for social housing, it's aim is to build new homes. Given the cost of buying land and escalating building costs, Raven feels it must redevelop on land it already owns to be able to deliver more homes. This was the logic for redeveloping the garage sites around our area. Raven also claims that some of its homes are becoming increasingly difficult to maintain to modern standards and this is a key reason for demolish and rebuild. The new homes will be modern in layout, design and cheaper to heat.

Raven will spend the coming year developing its emerging proposals. The second year will be going through the planning process and developing detailed architectural designs. It will be a long time before a spade is put into the ground.



Key Stages

Key stages in the programme are:

Years 3 to 6: 1 – 32 Merland Green: This is the first stage, and the key to getting the scheme underway. Residents would be decanted, and the two storey maisonettes demolished. They are expected to be replaced by larger and higher blocks of flats, with some shops.

Years 5 to 8: 65 – 75 Marbles Way Shops Block: This would be redeveloped once the new centre in Merland Green is available. To include new shops and café, with flats above.

Years 5 to 9: Lister and Stodart Flats in Chetwode Road: Flats would be redeveloped, to include new houses replacing the garages behind this section of Chetwode Road, adjacent to the Football Pitch.

Years 6 to 9: Morton and Tritton Flats and housing on the east side of Merland Rise: Flats and houses would be redeveloped.

Years 8 to 11: Southwark and Merton Flats at the end of Chetwode Road: Flats would be redeveloped; some new houses.

Years 8 to 12: Alnod, Merefield and Hansard in Broad Walk/ Chetwode Road: Flats to be redeveloped; some new houses.

Concerns

Resident Disruption: Clearly tremendous upheaval and costs for those who are forced to move to make way for the development. What alternatives and compensation will be offered to those residents of Merland Green who are in the first stage, and must move out to get the programme started? Will they have a “first refusal” offer to go back into the new Merland Green properties? For those in the second and later stages, will a new home in the re-development be made available before they are moved? A 12-year timescale will necessarily mean years and years of disruption for all local residents of the area. Special consideration must be given to the elderly in the Merland Green maisonettes. The scheme must recognise the special situation of property held by owner occupiers and long leaseholders of the flats.

Rationale and Consultation: Some residents have challenged the rationale of the programme. To what extent is it driven by Raven's need to meet the government's “net zero” CO2 environment targets? They are also concerned about the generality of the earlier consultation. Many questions were asked about the area and most replies were about safety, antisocial behaviour, youth activities, community spirit etc. about which Raven can do little about on their own. It was not clear that the questionnaire was mainly about getting support for major housing redevelopment.

Green Spaces: The extra homes will mean a squeeze on the green spaces around the new homes; housing density will increase which may lead to a more crowded feeling, more akin to London. Done well by improving the spaces around buildings can work, but done poorly can lead to a negative feeling.

Parking: One of the key concerns raised by residents. There is already not enough parking, and extra housing will obviously add to demand. Just meeting the council's minimal parking standards is not good enough. With Raven's recent Chavecroft and garage site redevelopments, Raven claimed there is enough parking in surrounding roads to take any overspill. This was challenged by residents.

Design: It is vital that new building designs are built to fit in with the existing feel of Preston and not stick out like a sore thumb. Whilst some of the flats could sensibly allow an extra floor, this will not work if the footprint is much larger, so the scale and massing of the new buildings must not overwhelm the existing homes.

Housing Mix: Residents want to know if the new homes will be for social rent or for sale into the market. We are told that the intention is for all homes to be social housing.

Residents will have many more questions they want answers to. Now that the proposals are out there we have asked Raven to set up more consultation events. We expect this to be in the new year.

Planning Report

Shawley Community Primary School - appeal refused

Shawley Community Primary School has had its all-weather sports area appeal dismissed by the planning inspector. The development proposed was a new artificial grass pitch (AGP) with associated perimeter fencing and LED sports lighting, and had been turned down by the Council's planning committee.



The main issue was the effect of the proposed development on the living conditions of neighbouring residents with particular regard to noise, disturbance and disruption caused through the hours of use, and vehicle movements.

The scheme would have allowed the AGP to be used for an additional 12 hours during the week over and above the existing school use, and an additional 9 hours over the weekend. This would have inevitably involved activity and noise around the site at times when residents might reasonably expect limited impact. The inspector agreed the living conditions of neighbours would be harmed.

This planning application has the potential to return with updated design features such as an acoustic sound barrier and better management of roads, parking and access.

183-185 Great Tattenhams - appeal allowed

The proposal was to demolish the two existing properties and redevelop the entire site for a total of seven residential dwellings, six 3-beds and one with 4-beds. There would be two pairs of semi's fronting Great Tattenhams, with the back gardens redeveloped into a parking area with three houses, each with their own small gardens.

The site had been subject to previous failed applications, and the latest scheme had been turned down by the Council's planning committee as a bulky and cramped development, out of scale and unsympathetic to the character of the surrounding area.



The planning inspector disagreed and approved the scheme, assessing it as an efficient use of this site, and respecting the character of the area.

Beacon School Multi Use Games Area - development approved



The school has applied for a new Multi Use Games Area (MUGA) on the existing tarmac games court and car park. A new synthetic surface would allow outdoor PE all year round, with extended hours for community use. The application was approved at the most recent planning committee meeting.

343 public comments had been made, 289 supporting, and 54 objecting. The objections were centred around the increase in congestion in the surrounding roads, health and safety matters, and additional noise and disruption from the extra hours of activity.

The loss of the staff car park will mean extra all-day parking on the surrounding roads, but Surrey Highways did not see this as an issue. The approved development will now move forward.

Raven garage site in Shawley Crescent - appeal allowed

Raven Housing had proposed four houses on this underused garage site. This had been refused by the Council's planning committee, primarily because the new houses would dominate properties in Claremont Gardens, which are at a much lower level than the garage site. It was considered the living conditions and outlook of these neighbours would be unacceptably impacted.

The planning inspector took a different view and found the scheme acceptable. Although the new buildings would be clearly visible, he thought the separation distances were generous and trees provided a certain amount of screening. The inspector also put aside residents' objections on design, access, flooding and other matters, concluding it a good use of a brownfield site.



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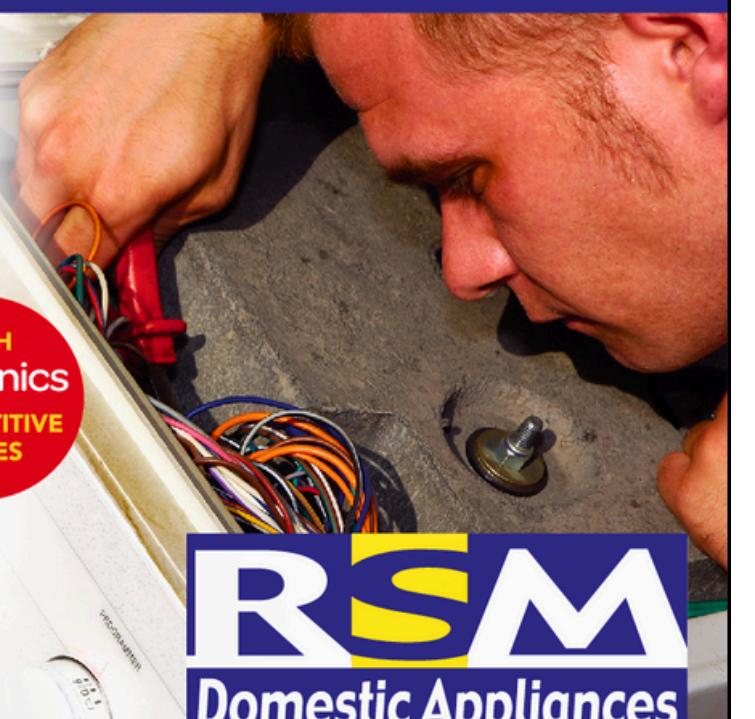
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