

TATTENHAM & PRESTON RESIDENTS ASSOCIATION MAGAZINE



Spring 2026

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Come to our AGM on Monday 23 March - See Page 3

Tattenham Corner Station Derby Day 1923 - see page 8



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Chair's Report - Spring 2026

Dear Residents,

East Surrey Council

The Residents Association will be nominating two candidates for the new East Surrey Council. They are two of our existing councillors – Peter Harp and Tim Snuggs - you can read about them on pages 4 and 5. We think local representation by experienced and effective individuals who live here and know our area is vitally important as the number of councillors is being halved. It is understandable that many residents will want to send a message with their votes to the national political parties, but please bear in mind that in reality this local election is all about providing the local services we need in the most cost-effective way. Also, unlike the current system of annual elections, in future elections will only be every four years. So this election is extra important.



Peter and Tim will be standing jointly in the Nork and Tattenhams ward of the new council. You will have two votes. The Preston part of our area is included in the Tadworth, Walton and Kingswood ward where there is no Residents Association candidate. Following a boundary review, most of the residents of Chetwode Road are moving south into Preston and will be voting at the Leisure Centre; your polling card will give details.

Annual General Meeting

We do hope to see you at our AGM on Monday 23 March at 7:30pm at the Tattenhams Community Library. It will be a chance to meet Peter Harp and Tim Snuggs. We have also invited our local police to give an update on safety and crime.

Potholes

After some mild winters a week's worth of snow and ice in January has wreaked havoc with our roads and pavements. The sub-zero temperatures have popped out previous repairs. They must of course be repaired as quickly as possible. The Residents Association and councillors are logging issues as they appear, and we think in general the roads in our area are in a better position than some of our neighbours in Epsom and Banstead. However repairs do need to speed up.



If you spot any issues, please report on the Surrey website www.surreycc.gov.uk. Click 'Highways' on the home page and this will take you directly to a 'report it' screen. Latest statistics are that 6,200 items were reported last week, but there were only 6,900 fixes in the last month.

Residents frequently say to us "They fixed that pothole, but not the one next to it." That was meant to be resolved under the Council's "Find and Fix" contract. The contractor should fill any other potholes they see near to one that's been reported that they've turned up to repair. Cllr Harp recently remonstrated with the contractor when workmen declined to repair a 3-inch deep pothole close to one being fixed (shown by the arrow). "It's not on our list". He has challenged the portfolio holder, Cllr Matt Furniss, to address this inefficiency of multiple, unnecessary journeys by the contractors.

Police Statistics

Surrey is a safe area, certainly compared to London. Nevertheless the levels of crime - and fear of crime – is an issue of concern. Recently Inspector Jon Vale attended a scrutiny session at the Town Hall. He reported a 5% increase in total incidents in the Borough, of which 4,000 required immediate attention; this was a 13% drop year on year. Less than half of contacts were to do with crime, but rather requests for assistance. Total notifiable offences were 9,600 for the year and there were 1,900 cases of anti-social behaviour. This compares to a total Borough population of 151,000. It is striking that there were 307 residential burglaries (including sheds and outbuildings). Given there are close to 60,000 homes in the Borough this means your chance of being burgled is on average once every 195 years. Not to minimise the impact of being burgled, but this does give context.

Our Councillor to be Honoured

Nick Harrison who has served as our borough councillor, and previously county councillor, for over 20 years has been nominated by fellow councillors to be the next – and last – Mayor of Reigate & Banstead. He will take over as Mayor in May and will step down when the Borough Council is abolished on 1 April 2027. He is very willing to attend any charity or community events you are planning in his year; book requests via the Mayor's Page on the Council's website.



Kath Chattelle

ANNUAL GENERAL MEETING

THE AGM OF THE RESIDENTS ASSOCIATION WILL BE HELD AT TATTENHAMS COMMUNITY LIBRARY, TATTENHAM CRESCENT, KT18 5NU ON MONDAY 23 MARCH 2026 AT 7.30pm

AGENDA

An update from the Police has been requested

1. Chair's Report
2. Approval of minutes from the last AGM held on 24 March 2025
3. Treasurer's Report
4. Election of the RA Committee
5. Adoption of the Association's two candidates for the May election of East Surrey Council
6. Councillors' reports and questions
7. Any other business



Please send any nominations for the Committee to the Chair at: kjchattelle@hotmail.co.uk

The formal part of the meeting will be followed by light refreshments and the opportunity to meet your Committee and Councillors to ask questions and discuss local issues.

ALL RESIDENTS OF TATTENHAM CORNER & PRESTON WARD WELCOME



Recognising the significance and relevance of matters outside the Tattenham and Preston ward area it was recently agreed to team up with the neighbouring ward of Nork and join with them in using social media to help inform residents of any relevant matters. With the kind assistance of the Nork Residents Association, with which we have ties and mutual interests, we will be posting content on the joint Banstead, Nork and Tattenham News Facebook pages.



You can access the FaceBook page using short form URL : <https://tinyurl.com/tpa-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	01737 215405

County Councillor

Peter Harp	5 Green Curve SM7 1NS	peter.harp@surreycc.gov.uk	01737 356039
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Election Candidate - Peter Harp



I grew up and have lived locally for over fifty years. I have been a Residents' Association councillor for Nork on Reigate and Banstead Borough Council since 2019. Last year you gave me the honour of electing me as your representative on Surrey County Council. I stand under the Residents Association banner, believing that local government should not be party political.

In my time on the Borough Council I have sat on the Planning Committee. Alongside my fellow ward councillors we have scrutinised applications and ensured that either amendments have been made to make them more suitable to our patch, or with your help we have worked to defeat inappropriate developments. We have had some notable successes.

I am the Borough's Heritage Champion, liaising with local groups and bodies such as Historic England and the National Trust. I have chaired several working groups at the Council, including

one currently on parks and open spaces. I am a Banstead Commons Conservator, responsible for protecting our precious local countryside including Banstead Downs and Burgh Heath, and also co-founded the Friends of Nork Park.

At Surrey I serve on the Planning and Regulatory Committee, the Historic Environment Forum and the Surrey Museums Committee.

As an archaeologist, I have directed many excavations and have chaired the committee overseeing archaeology in Surrey and south London. Locally, I led the excavation of Nork's Tumble Beacon, the archaeological survey of Walton & Banstead Heaths, and was lead author on the excavation of the Anglo-Saxon cemetery discovered near Merland Rise. Nationally I have had work published by English Heritage and lectured at the British Museum and Museum of London.

In my spare time I was a long-term volunteer at the Queen Elizabeth Foundation for the disabled until its closure. I'm now involved with a local hospice and a charity working in poverty relief.

Whether litter picking in Nork Park, planting trees in public spaces, giving guided walks or protecting our common land, I have always sought to protect and improve our local environment for the benefit of local residents.

Promoted by Nick Harrison on behalf of Peter Harp - addresses on page 3
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Election Candidate - Tim Snuggs

I am one of the Residents Association Councillors at Reigate & Banstead Borough Council for Tattenham Corner & Preston Ward, having been elected in 2024. I would be honoured to serve as one of your two representatives at the new East Surrey Council.

Now retired, I spent 40 years in the Metropolitan Police, much of which was in the CID in the West End. My final service was as a detective in the Murder Squad.

I am chair of the Banstead & District Royal British Legion, and Poppy Appeal organiser – we are one of the largest fundraisers in the Legion, collecting £45,000 last year. The Council has asked me to take on the role of the Armed Forces Champion for the Borough.

I am the longstanding chair of the highly successful 'Music in Nork Park' which stages a concert each summer. As well as a community event we also raise money for local charities.

Previously I was chair of Governors at Epsom Downs Primary School from 2006-2017 and chair and founder member of the Beacon Schools Parents Association before becoming a trustee.

I have lived in the area for over 25 years and takes a particular interest in achieving a safe, clean and orderly environment for our community, including liaising with the Police and our MP. I campaigned for the closure of the bring site at Tattenham Corner which had become an eyesore and a health and safety menace with so much fly tipping.

Road safety is one of my priorities. With the help of residents we set up the local Community Speed Watch Scheme which is now one of the most active groups in Surrey.

I serve on the Planning Committee and closely scrutinise applications, especially back garden development. I look to approve only well-designed schemes which fit in with the local area, minimising the impact on neighbours.

I hope to be a diligent and hard-working councillor, who lives in your area, cares about it and can be relied upon to act in your best interests, without outside interference. There is no place for party politics in local government.



Promoted by Nick Harrison on behalf of Tim Snuggs - addresses on page 3
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Planning

War of the Worlds?

No-one would have believed in the early years of the twenty-first century that, across the vastness of suburbia, minds immeasurably inferior (superior?) to ours watched our area with envious eyes and slowly, and surely, they drew their plans against us... (with apologies to H.G. Wells). It certainly feels like the War of the Worlds, but this time the target is not Horsell Common near Woking, but the fields around Banstead and Epsom Downs. And not Martians but the combined forces of government and developers.

The current Labour government has made it clear that their priority is "growth". While many of their tax rises seem to be designed to achieve precisely the opposite, one aspect of their "growth" agenda is to facilitate building and development. The voices of objectors (and their Great Crested Newts), will fall below the relentless march of the bulldozer.

Housing Targets

Reigate and Banstead Borough Council has done well in the past 15 years by delivering its planned 460 dwellings but is now running out of identified potential development sites. Certainly in Nork and Tattenhams there is no more space for significant development. While developers continue to occasionally squeeze in a few dwellings in back-garden plots, these don't really affect the headline target numbers.

The council must have a new Local Plan in place by 2027. While significant work towards it has been achieved, the preparation has been delayed because government guidance hasn't been available in time. We now find that the government is more than doubling RBBC's target to 1,264 in the next plan. Some might argue that areas of "leafy" and "privileged" Surrey are being unfairly targeted by this government for political reasons.

Reigate and Banstead Borough Council carry out an annual check to see if there is a five-year target building supply. It is possible this year's assessment may find there is no longer a five-year supply, which will have the unwelcome consequence of allowing building on "grey" belt sites.

Grey Belt

"Grey" belt classification opens up many sites that were previously classified as green belt. There are various criteria for how land can be reclassified as "grey" rather than "green", such as it being previously developed land. One of the strongest arguments to protect green belt land from development is its role in separating towns and villages. Common land like Banstead Commons, which contributes much to the semi-rural character of our area does have, for now, extra protection. To the west we are bounded by Epsom Downs which is protected by the Epsom Downs Conservators, and to the east, north and south we have Banstead Commons which is protected both by the Banstead Commons Act and by our own Banstead Commons Conservators.

However, slightly further afield, developers are showing interest in both the open fields of Canons Farm on the east side of the A217 (planning application now received) and to the west on the farmland of Langley Vale. The fields immediately opposite Epsom Lane North seem reasonably safe for now because of the Scheduled Ancient Monument Iron Age "Banjo" enclosure.

The new East Surrey Council may mean that eventually we have to take up new developments to cope with shortages in our neighbouring boroughs when we are merged.



Langley Vale - land under threat from development

New Planning Act

The new Planning Act will weaken environmental protection and favours development - it will downgrade the ability of councils to challenge planning applications, and takes most decisions out of the hands of council Planning Committees and leaves them with planning officers. The minimum size (number of dwellings) of new developments that would have to go before a Planning Committee - rather than simply through a planning officer - will be increased.

However, should a new town/parish council be created for our area, this new council can write its own Development Plan. While the town/parish council is not the decision maker on planning applications - that role would be with the new East Surrey Council - that East Surrey Council would legally have to give due regard to any development plan created by a town/parish council when considering planning applications: one small chink of light amongst the gathering storm clouds.

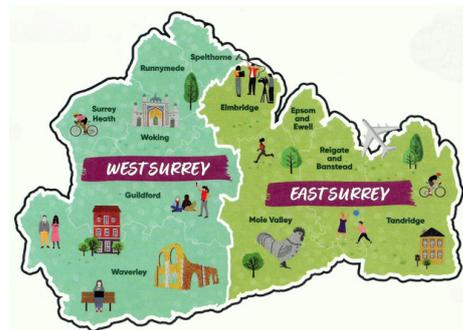
Cllr Peter Harp

Council Update

East Surrey Elections to go ahead in May

After a change of minister, the move to new unitary councils for most of south-east England has been put on hold. Elections for the existing borough and county councils will go ahead. Surrey is the exception being first in the queue and the flagship for the unitary council programme, hence delay was not credible.

So the elections in May will be for the new East Surrey Council. That new council will initially operate in “shadow” form, appointing its new leader, chief executive and senior officers and getting ready to take over on **1 April 2027**. Both Surrey and Reigate & Banstead Councils will continue to provide their normal services until then; existing councils have to stump up £35 million in set up costs for the new council. Elections on **7 May 2026** will be on the basis of the county council ward boundaries, appointing two councillors for each ward. The approach of the Residents Association to the elections is set out in the Chair’s Report on page 2.



A Town/Parish Council for Banstead

The public consultation on whether there should be a local council (“Banstead and the Villages Council” is the suggested name) for the whole area north of the M25 closed in January. We do not know the result, and the decision will be made at the March full Council meeting. We expect the recommendation will follow the majority resident view. One thing is clear – the consultation turnout from residents was quite low.



A big factor in any “no” responses will have been the cost of the new local council – the costs are unknown and will depend on the new councillors (who are to be elected in May 2027) and the services they want to provide. Horley Town in the south of the borough has an annual charge of £55 for a range of services; Salfords & Sidlow, a small parish, charges £33 (band D equivalents). If the new council does go ahead, we want it to focus on the democratic core, providing a strong voice on local matters within the unitary, including planning, and spending wisely the statutory 15% Community Infrastructure Levy (CIL) derived from local development. We hope this can be delivered by a charge of less than £10 a year. Any extension to other services and costs must require full resident consultation.

Most of the Mole Valley and Tandridge areas have parish councils; the rest of Mole Valley and Epsom & Ewell have similar public consultations in progress. Having a democratic voice will be vital in dealing with the large and remote East Surrey Council.

Community Asset Transfer

The Borough Council has launched an ambitious Community Asset Transfer Scheme to protect community assets – land and buildings - for the benefit of local residents into the future, beyond the life of the Council. Borough councillors don’t want them sold off by East Surrey. The idea is to grant long term leases with strong enforceable covenants to ensure they are kept in good repair, used by the community, and to prevent their sale for private profit.

The Council received an incredible 176 Expressions of Interest. In our area, all relevant areas of land and other facilities have moved forward to the next stage, assessing the bids and the bona fides of the organisations concerned. These include the Football Ground in Merland Rise, land occupied by Merland Rise Church and the 1st Tattenhams Scouts, the Nork Community Centre and the Beecholme pavilion. The Guides have also applied for a grant to repair the roof of their premises in The Drive.

Phoenix Youth Centre

Resident Association councillors have forced through a budget amendment at the County Council to require the extension of leases for youth clubs, also paying for building maintenance and repairs. The Phoenix Youth Centre next to the Leisure Centre has been operated in recent years by the YMCA, but its future had remained uncertain since the Council had stopped providing youth services. Well done!

Borough Council Tax Freeze

Reigate & Banstead councillors have unusually frozen their take of council tax. The current charge from the borough council is higher than the other boroughs joining us in East Surrey. The other councils are planning the “usual” maximum of 2.99% ; our freeze, which will put us slightly behind Elmbridge but still ahead of the other three; it is part of equalising the tax charges as we combine. No such luck with Surrey County Council who are going for 4.99%, which includes the 2% adult care levy, while the Police will be adding a £15 charge to their portion.

Railway 200 Visits Tattenham Corner Station

The 200th anniversary of the first public railway was celebrated on 27th September 2025. This was the opening of the Stockton and Darlington Railway and the historic moment when George Stephenson's steam-powered Locomotion No. 1 travelled 26 miles between Shildon, Darlington and Stockton, carrying hundreds of passengers to great fanfare. It set in motion a train of events that changed the world forever.

To celebrate this anniversary, Network Rail has developed a special exhibition train that is travelling the country to showcase how the railway shaped and continues to shape national life. It also hopes to inspire a new generation of young pioneering talent to choose a career in rail transport.

The journey started in June 2025 and the train will be visiting Tattenham Corner Station from Monday 9 March to Wednesday 11 March.



It is likely that online places may already be fully booked but it might be worth just going along as vacancies may be available. You can scan the QR code here which will take you directly to the Railway 200 booking page.

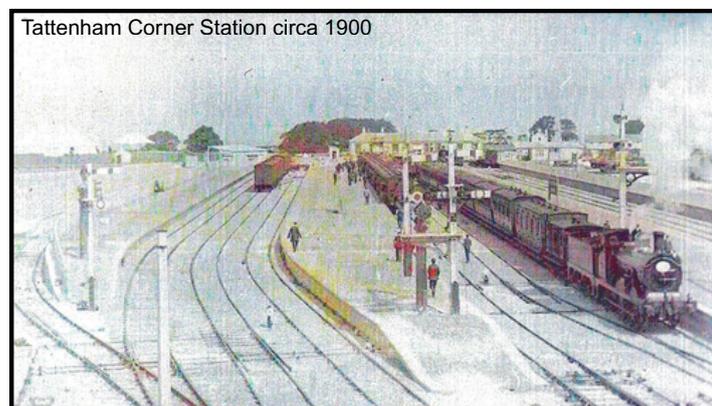


The History of Tattenham Corner Station

Tattenham Corner Station is not so old, celebrating 125 years this year. It opened Derby Day on 4 June 1901. The Chipstead Valley Railway was the vision of Sir Cosmo Bonsor, local MP and chairman of the South Eastern Railway. He saw the potential for commuter traffic and racegoers travelling to Epsom Downs and also encouraged suburban development in the Chipstead Valley. He was significant land owner within the area.

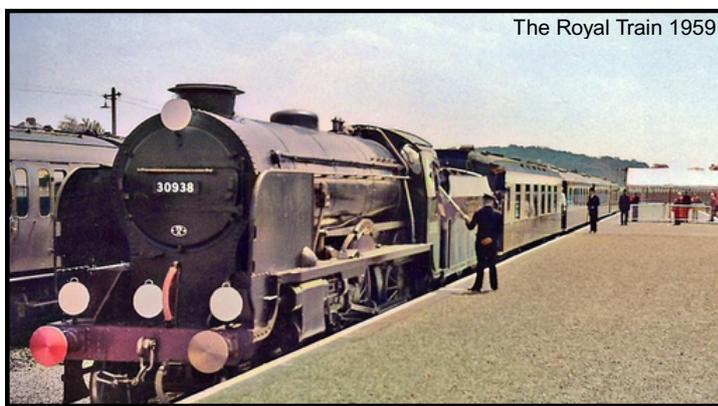
The line was extended to Tattenham Corner four years later; the service beyond Kingswood only operated during the summer months.

From the start, the station was built to handle heavy race day traffic. In its heyday it had up to seven platforms, allowing multiple "race specials" to arrive and depart around events like The Derby. It was so closely associated with the races that members of the Royal Family traditionally used it to arrive on the Royal Train on Derby Day.



With the outbreak of World War I in 1914, regular passenger services were suspended and the station closed. During the war, the nearby downs were used for military training camps, and the branch was intensively used for transporting troops and supplies.

After the war, limited "race special" trains ran from about 1920, but regular public service did not fully resume until 1928, when the line was electrified and suburban services were reintroduced. Through the 1930s and beyond, suburban growth around the line increased commuter traffic, and the station became part of broader electrified suburban services under the Southern Railway and later British Rail.



Over time the overall layout was simplified: in 1971 the number of operational platforms was reduced to three, and land from redundant platforms was sold for housing - initially for Royal Drive and later for Emily Davison Drive.

In more recent times some residents may remember the day (1 December 1993) when an early morning train ran through the buffer stops, mounted the platform, and demolished most of the station's buildings. Luckily, there were no deaths or serious injuries, but the driver subsequently received a nine-month prison sentence for being three times over the legal alcohol limit.



The leading coach of the 455 set was so badly damaged it could not be re-railed and so had to be lifted and then transported by a specialist large load articulated vehicle through the streets of Tattenham Corner.

Today, the Tattenham Corner station provides a regular half-hour service to London Bridge with easy connections to other London Terminals. The rail traffic is considerably less but the line provides easy access for local residents to London, albeit much slower than from Epsom and Epsom Downs.



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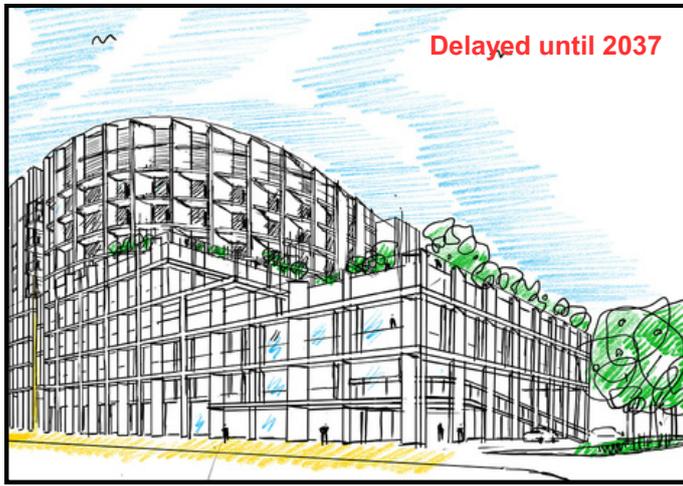
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New Hospital Update



We have heard very disappointing news that the new hospital due to be built in Sutton has been delayed until 2037. Winter is always the busiest time for our hospitals and they continue to be under severe pressure with over 13,500 patients visiting A&E in Epsom and St. Helier in December 2025.

Improvements are taking place to our local maternity services with a second theatre opening in Epsom to accommodate increasing caesarian birth rates and to provide support for high-risk pregnancies. A new Maternity Assessment Unit (MAU) is being built next to the labour ward to ensure a swift transfer if needed - the current MAU is located in a separate building. At St. Helier, work is nearly completed on the refurbishment of the midwifery-led birthing rooms with brand new birthing pools.

A New Name for Chavecroft

The Chavecroft development (off Broad Walk) is nearly completed and will provide 23 new social housing homes; five three-bedroomed houses and 18 one and two bedroomed flats. The new access road to this development will be named George Earl Close.



George Earl lived in Nork and was famous for painting animals, particularly dogs. One of his most famous pictures was "Brocklesby Foxhounds".



The Residents Association drives Improvements to Preston Bus Stops

After pushing for more than two years, your Residents Association has driven significant improvements to the bus stops in Preston, making them easier to use for disabled and infirm passengers and parents with young children needing pushchair access.

The problem was that existing bus stops were designed for buses with access at the rear whereas our current buses have access at the front. Parking over bus stops was also an issue making it difficult for buses to stop safely for passengers in need of assistance.

We worked with Surrey County Council to improve access at some stops and to provide larger bus cages (the yellow markings on the road) and "No Stopping" plates. This means that anyone found parking on a bus stop could be fined.



Easter Family Fun Day at the MYTI Club

Operating out of The Phoenix Centre next to Tadworth Leisure Centre, The MYTI Youth Club is a registered charity providing youth club services to the young people in the Preston area. It is open on Friday evenings throughout the year and all-day during school holidays.

The Club provides a range of activities including sport, art, IT, personal development opportunities and mental health support. A key objective is to decrease anti-social behaviour in the area by keeping young people off the streets and by giving them a voice to drive their own self-improvement capabilities. The Club also provides hot meals for attendees many of whom would go without if not provided.

During the Easter Holidays MYTI will be holding a Family Fun Day on Good Friday 3 April and welcome all young people and their parents / carers to visit and take part in a range of activities from 12.00 am to 3.00 pm.



Tadworth Leisure & Community Centre

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Email: tadworth@gll.org

Website: <http://www.better.org.uk/tadworth>

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