

Kingswood Matters

ISSUED BY THE KINGSWOOD RESIDENTS ASSOCIATION
The ANNUAL GENERAL MEETING of the Association is to be held at the
Village Hall on
Tuesday 27th March 2018 commencing at 8 p.m.

Annual Report is published in this Newsletter. Resolutions by members to be proposed at the AGM must be given in writing to the Hon. Secretary not less than 7 days prior to the meeting.

ANNUAL REPORT

The Kingswood Residents Association (KRA) is a non-political voluntary organisation whose formally stated objectives are:

“The Objectives of the Association are the promotion of the welfare of the Community through the good governance of the district in relation to planning, environment, safety and conservation, so as to preserve and improve the amenities of the village of Kingswood”.

The KRA is separate from the Kingswood Village Community Association and the individual Private Road Frontages Groups who have their own aims and objectives. The KRA works closely with Reigate and Banstead Borough Council (RBBC) through its Borough Councillors and also works with our County Councillor on SCC matters.

The KRA wants to work for the community as a whole so all Kingswood Residents are welcome to come to our AGM and join in the discussions. Whilst we hope you will join the Association you do not have to be a paid-up member to attend.

CHAIRMAN'S REPORT

Kingswood Matters 2018

The last year has yet again been an eventful one for Kingswood. After many years in occupation, Legal and General has finally vacated its premises and the future of this very large property remains uncertain. We have made contact with the company and hope to establish a working relationship with its planning team to try and ensure the best outcome for the area.

Following an earlier successful exercise working with Solum Regeneration to agree a scheme acceptable to both the developer and the KRA on the Station site, preparatory work on site to build 18 homes has now commenced.

The long-awaited average speed cameras have now been installed on the A217 and are in operation with noticeable effects. The new traffic light system at the Tadworth roundabout has also been installed although with some initial teething troubles.

The Development Management Plan which is a key document published by Reigate and Banstead Council setting out a major element of planning policy for the area has now gone out to public consultation and is therefore at an advanced stage.

On a less positive note, residents have been suffering an extremely unpleasant series of burglaries in recent months, raising concerns over security in the area. Whilst the KRA has no authority to impose communal security measures, we have circulated general security advice, conducted a questionnaire to measure residents' interest in the various options available and met separately with our MP and with the Police and Crime Commissioner on this issue to press for more information from the police.

Parking remains difficult in the village at certain times of day and we did look into using the village hall car park when no events were taking place in the hall, but this proved impractical for several reasons. We are now exploring other possible ways to alleviate the problem. We understand that The Council is also assessing parking policy in Kingswood and the surrounding centres and may possibly revise parking controls.

The KRA organised a village clean up last summer. A team of volunteer litter pickers used equipment supplied by the Council to clear the village centre and took advantage of the closure of Outwood Lane at the time to clear a large section of that too. We envisage undertaking a similar exercise later this year and will be inviting volunteers to assist nearer the time.

Des Camblin
Chair

PLANNING OVERVIEW BY JOHN LANG, CHAIR, PLANNING SUB-COMMITTEE

I make no apologies for re-capping on the overall progress of government and local planning policies as they extend over a period of years and several drafts. The overall National Planning Policy Framework (NPPF) was issued in 2012 and the Core Strategy setting out the Borough plans for growth to 2027 was produced by RBBC and adopted in 2014. RBBC have continued with drafting the Development Management Plan (DMP) which sets out the detailed policies for managing development in line with the Core Strategy and the NPPF. The first draft of the DMP was issued for public consultation in October 2016 and, after significant amendments, the second draft was issued this January for further and final consultation. It can be seen on the RBBC website, identified as Regulation 19 (draft). In collaboration with the Banstead Federation of RAs, the KRA commented on the draft in February. Of interest is the proposed extension of the Residential Area of Special Character (RASC) to parts of Waterhouse Lane, Furze Hill, Alcocks Lane & Copthill Lane. This in part is taken from the draft Supplementary Planning Document that the KRA provided to RBBC in 2014.

Local Planning (as at 22nd February)

Much speculation is taking place now that the Legal & General offices in Furze Hill have been vacated but we have no official indication as yet to its future. However, in December 2017, the existing main building and parts of the surrounding walls were granted Grade II* listing. This should restrict or limit development. Good historical data can be found by going on computer to 'Historical England' and entering ref 1451212.

The Railway Station Yard development for 18 houses on some 0.4 hectares was approved by RBBC last year but work thereon is just starting. Work on the entrance area to the Station is estimated to take 26 weeks, to be followed by the residential construction taking an estimated 9 months. Heavy construction vehicles are expected to only use Bonsor Drive for accessing and exiting the site.

The approved development of 9 apartments at Kings Barn, Waterhouse Lane, is well advanced. Following previous refused applications and a dismissed appeal, the proposal for 14 apartments replacing the old Winscombe nursing home, Furze Hill site has been refused yet again. Another application for 7 apartments at Fairlawn, The Glade is under consideration by RBBC.

The local KRA Planning List, generally issued every fortnight can be seen on the Kingswood Village website.

John Lang, KRA, Chair of the Planning Sub-Committee

Roads & Transport 2017/18

We have had a difficult year thanks, in particular, to the A217 Water Main works undertaken on behalf of SES Water. This was supposed to have finished in February, but the latest end date is now 9 April.

While this disruption has been going on, Surrey Highways have also been operating within the road works. At the start of the project, they investigated the causes of the periodic flooding that has been going on for years. They later did remedial work around the junction with A240 (Reigate Road). Hopefully, that flood has now been cured. Now, they have started work on the A217 carriageway flooding, which is scheduled to finish in May.

The Average Speed Cameras have been installed and went live in December. This seems to have the effect of reducing car speeds significantly. The average seems to have gone down from nearly 50 to about 35, with very few exceeding 38 mph. I presume that is because most cars display their speeds at about 7% higher than actual speeds. There 5 separate sections between Banstead Crossroads and M25.

Chipstead Valley flood prevention works has now finished, which added to our isolation from the wider world.

Work has now started in Kingswood Station Yard. There will be a temporary car park, initially, while work proceeds. One of the first jobs will be the replacement of the drain that has been flooding the Kingswood Arms for years. Instead of going through the Buildbase yard (now to become housing), it will be going through the car park, which will be extended further alongside the railway line. It will also be uprated from 5" to 300mm and without the current fractures. A plateau is being constructed in the bottom section of Furze Hill, to slow down vehicles and to enable pedestrians to cross safer at pavement level. It will start about 5 metres from Waterhouse Lane. The Transport Management Plan was agreed by the Planning Department without consultation with KRA and it contained provision for possible use of Waterhouse Lane as a secondary route. However, after discussion with the site manager, we now have 'No HGV Construction Traffic' signs on Waterhouse Lane. They agreed that the road through the shopping parade was too narrow.

The flooding in Bonsor Drive has been reported to Surrey Highways yet again and I am waiting for their report.

Mike Gibson
Roads & Transport, KRA

MESSAGE FROM OUR BOROUGH COUNCILLORS

Dear Resident,

During the last two years a huge amount of work has been going on to produce the Council's Development Management Plan, detailing how we all want to shape the Borough over the next ten years. We would like to thank the Residents' Associations (including the KRA), the groups and the hundreds of individuals who have contributed during the two phases of consultation. The resultant plans will now go to the Planning Inspectorate for examination before being formally adopted by the Council in due course.

One of the less pleasant aspects of planning control is that of enforcement action - which is necessary when buildings are erected without permission or not according to plan, or when protected trees are felled or damaged. The Council's enforcement team has been strengthened due to an increased workload and recent Government figures show that Reigate and Banstead has carried out more enforcement than any other Surrey Borough. Is that good or bad news? Answers on a postcard please!

Speaking of enforcement, the Council and County Council are actively engaged on re-evaluating parking controls throughout the Borough. We continue to press home the need for better parking organisation and control in Waterhouse Lane. Visits by parking wardens are more frequent today, and both residents and shop staff have been given tickets.

Finally, and clearly most significantly, we are very acutely aware of the recent increase in burglaries in Kingswood (echoing an increase throughout the Borough). We have, as Borough Councillors, met with and challenged the Chief Inspector and the Police and Crime Commissioner about this, we have criticised the poor level of information given to the public and we are actively seeking an investment in rebuilding a properly functioning Neighbourhood Watch service. Hopefully, we'll be able to say more about this at the AGM.

Best regards,

Cllr. Simon Parnall - 01737 830888

Cllr. Ros Mill - 01737 833705

Cllr. Rod Ashford - 01737 831446

MESSAGE FROM OUR COUNTY COUNCILLOR - JEFF HARRIS

My County Council responsibilities continue to grow and within the Children's, Schools and Families Select Committee, where I am a Member of the Looked After Children's (LAC) Board, and the LAC Bursary Awards Panel supporting some of the 850 children in the care of the Council, who need extra help to achieve their potential.

I continue to sit on the Planning and Regulatory Committee where strangely the same application is seeing us challenged in the High Court by the Objectors and challenged in the Planning Inspectorate by the Applicant-you can't win sometimes!

Local issues have been predominantly-again-the A217 and a complete saga relating to the Traffic lights at the Tadworth roundabout. A shambolic set of works which took many hours and many calls and e-mails to get something sorted out-even just getting pedestrian crossing lights installed took 27 hours and repeated calls. I've asked for a full investigation with the contractors Siemens and SCC to find out just why it was so poorly managed and could have easily led to deaths. When I know what went wrong, I'll share it with residents.

The A217 and Outwood Lane works will continue and further north up the A217, 'unforeseen issues' have caused further delay to SES pipeline installation.

The Average Speed Cameras are now active, and it is highly visible that the vast majority of vehicles are travelling slower than before. Which can only be a good thing for local people.

I've assisted a number of local residents with all manner of issues, but one issue that will probably prove contentious is the alleged closure of a public path at the edge of Legal and General site, which spurs off the formal Millennium Way-which is unaffected. The path that has been 'closed' is not a formally adopted footway nor designated right of way, but has probably been used by people for years. With the potential development of the site, this could continue to be an ongoing issue for local people.

Finally, people can report Highways problems, potholes, signs, etc. direct. Either: www.surreycc.gov.uk and go to Highways Reports on the drop down menu or www.surreycc.gov.uk/do-it-online/report-it-online or if you're not 'online', phone 0300 200 1003. You can find out up-to-date traffic roadworks information at: www.roadworks.org or general traffic information at: www.travel.surreycc.gov.uk If possible, please copy me into any e-reports, so that, if necessary, I can chase these up.

Jeff. Harris

07865 143 983. or jeffrey.harris@surreycc.gov.uk

MEMBERSHIP

Being a member of any organisation means you are interested in what that organisation does and more importantly, what it can do for you. In particular, the KRA helps to protect our collective interests in what happens in Kingswood by working with the Borough Council and County Council to monitor, and – where appropriate - comment on planning applications, press for our needs and concerns in respect of roads and public transport and, in every way that we can, ensure that Kingswood remains a unique and special place to live.

The good news is that all the work of the KRA is carried out by unpaid volunteers and the cost of membership remains at £20 for 4 years or a £5 annual standing order – for the whole household, This includes up to 2 e-mail addresses. We also provide an e-mail information circulation service to keep you updated with news and events.

Becoming a member is very easy. Also, if your membership is due for renewal in the coming year, you will get a renewal notice from me, and I respectfully ask that you renew as soon as possible. Below are the options for joining, and how to pay your membership fee. If you have any questions or concerns about the KRA, please contact me or your local road steward (shown on the facing sheet)

You can sign-up and pay on line. Go to www.kingswoodvillage.org click KRA and the joining and paying options are explained.

or

You can e-mail your interest and the details listed below, to Dave Saunders, Membership Secretary - davesaun@btinternet.com. I will then forward our bank details so you can either set up an annual £5 standing order or via BACS, transfer your £20 subscription fee.

or

Complete the form and return with your cheque (for £20 made payable to 'KRA') to
Membership Secretary, 3 Oakdene, off Copleigh Drive, Kingswood, KT20 6BN.

Name:.....

Address:.....

Postcode:.....

Tel:.....Email 1:.....

Email 2:.....

Information provided in any format will be for the sole use of the KRA and will not be divulged to third parties.

Dave Saunders

Membership Secretary – KRA

01737 350718 or davesaun@btinternet.com