

# KRA KINGSWOOD RESIDENTS' ASSOCIATION

## **ANNUAL GENERAL MEETING**

IN THE VILLAGE HALL, WATERHOUSE LANE,  
**DATE TO BE CONFIRMED**

**DOORS OPEN 7.30. PLEASE TRY TO COME EARLY AS NUMBERS  
ARE RESTRICTED TO THE HALL'S OFFICIAL SEATING LICENCE**

# **WHAT IS THE KRA?**

**THE Kingswood Residents' Association (KRA) is a non-political voluntary organisation whose aim is the protection and preservation of the character of the village and whose formally-stated objective is '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'.**

**The Kingswood Residents' Association (KRA), whose Chair is Valerie Evans, is separate from the Kingswood Village Community Association (KVCA), whose Chairman is Bob Gunn, and separate from the individual private road associations, who have their own aims and objectives.**

**The KRA works closely with Reigate and Banstead Borough Council (RBBC) through its borough councillors and also with our local county councillor on matters governed by Surrey County Council (SCC).**

**The KRA aims to work for the community as a whole, and so all Kingswood residents are welcome to attend our Annual General Meeting and join in the discussions. While you do not have to be a paid-up member of the KRA to attend the AGM, only members can vote on formal association business or, indeed, propose a resolution to be voted on at the AGM.**

**Any member wishing to propose a resolution to be considered at the AGM or to propose any nominations for KRA officers or committee members must give no less than seven days' written notice to the Minutes Secretary, either by e-mail to [kravillage@gmail.com](mailto:kravillage@gmail.com), marked 'Resolution', or by post to: Verdala, The Glade, Kingswood KT20 6JE, to arrive no later than Monday, 16 March 2020.**

**New members may join the association by paying their subscriptions to the Membership Secretary on the night or via the KRA website, [www.kingswoodvillage.org](http://www.kingswoodvillage.org)**

# WHO ARE WE?

## KRA HONORARY OFFICERS:

CHAIR	VALERIE EVANS	01737 832352
TREASURER	ADRIENNE LIGHT	01737 832133
SECRETARY (ADMINISTRATION)	VACANCY	
SECRETARY (MINUTES/PUBLICITY)	ALISTAIR SINCLAIR	07751 202646
MEMBERSHIP SECRETARY	DAVE SAUNDERS	01737 350718
TOWN & COUNTRY PLANNING OFFICER	JOHN LANG	01737 832105
TOWN & COUNTRY PLANNING OFFICER	KEITH DENYER	01737 830961
ROADS & TRANSPORT OFFICER	MIKE GIBSON	01737 351682

## KRA COMMITTEE AND THE ROADS THEY REPRESENT:

ALCOCKS LANE	TOM CORRIGAN	01737 373253
BEECH DRIVE	ANDREW WINYARD	07809 600570
BIRCH GROVE	AMANDA SMITH	01737 833630
THE CHASE	STEPHEN GALE-BATTEN	01737 831282
COPLEIGH DRIVE	DAVE SAUNDERS	01737 350718
COPT HILL LANE (E)	DAVID FLOYD	07776 437436
COPT HILL LANE (W)	NORMA McDOWALL	01737 379595
DORIC DRIVE	BARRY MILES	01737 358189
EYHURST CLOSE	MANDY TAFFINDER	07747 432225
EYHURST PARK	PETER CLARK	01737 830778
FOREST DRIVE	SUZANNE PALMER	01737 833533
FURZE HILL	ANDREW GREY	07788 664464
THE GLADE (E)	ALISTAIR SINCLAIR	07751 202646
THE GLADE (W)	JUSTUS VAN DER SPUY	07785 290651
GLEDHOW WOOD, LILLEY DRIVE	RICHARD LEWIS	01737 832984
HAMILTON PLACE	JANINE CONNICK	01737 830006
SANDY LANE	DES CAMBLIN	01737 833823
ST. MONICA'S ROAD	CHANTAL COX	01737 373733
WATERHOUSE LANE (E OF A217)	MIKE GIBSON	01737 351682
WATERHOUSE LANE (E OF QUARRY BANK)	DEREK LLAMBIAS	07888 888870
THE WARREN, WOODLAND WAY (S)	ADRIENNE LIGHT	01737 832133
WARREN DRIVE	JOHN LANG	01737 832105
WOODLAND WAY (N)	SAPNA DHAMI	07740 923069
WARREN LODGE DRIVE	ARASH SHABABI	01737 833242

## COUNCILLORS AND THE ROADS THEY REPRESENT

WATERHOUSE LANE (E OF STATION)	CAROLINE NEAME	01737 832877
WARREN PARK	SIMON PARNALL	01737 830888

COMMITTEE MEMBERS ALSO COVER ROADS BRANCHING OFF THEIR PRIMARY ROADS, UNLESS OTHERWISE STATED.

# **AGENDA**

- 1. Welcome and Introductions.**
- 2. Approval of the 2019 KRA AGM Minutes.**
- 3. Annual Report of the Chair by Valerie Evans.**
- 4. Treasurer's Report by Adrienne Light and re-election of the Auditor.**
- 5. Election of the KRA Officers and Committee.**
- 6. Update from your Councillors, Tim Archer, Caroline Neame and Simon Parnall of Reigate & Banstead Borough Council.**
- 7. Update from your Councillor, Jeff Harris of Surrey County Council.**
- 8. Invited Speakers:**
  - i) Inspector Angie Austin, of Surrey Police.**
  - ii) Councillor Caroline Neame on the Community Infrastructure Levy, what it means and how it can be used.**
  - iii) Jamie Bunce, CEO of IVG on the proposed retirement village on the L&G site in Kingswood.**
- 9. Any Other Business.**

**REMEMBER: Only members of the KRA can vote on formal association business or propose a resolution to be voted on at the AGM. Any member wishing to propose a resolution to be considered at the AGM must give no less than seven days' notice to the Minutes Secretary, either by e-mail at [kravillage@gmail.com](mailto:kravillage@gmail.com), marked 'Resolution' or by post to: Verdala, The Glade, Kingswood KT20 6JE, to arrive no later than Monday, 16 March 2020. The same notice is required for any nominations for KRA officers or committee members.**



# CHAIR'S REPORT

## VALERIE EVANS

MY first year as Chair of KRA has been eventful, challenging and rewarding in equal measures! I would like to thank all the KRA committee for their support and guidance throughout.

**IVG Retirement Village** - Our key focus has been to address residents' concerns regarding the proposed development at the L&G site by leading a working group to monitor, review and provide feedback to IVG on their emerging proposals. We distributed a questionnaire to 1,200 homes in Kingswood and captured the results in our response to Reigate and Banstead Borough Council planners. We met with IVG regularly to raise residents' concerns and IVG has collaborated closely by amending their planning application accordingly. IVG has now fully addressed all technical issues raised in the KRA letter to the planning authority.

The KRA's final request of IVG is a legal covenant, the principle of which is now agreed, to prevent 'in perpetuity' any further development of the L&G open space land, which would provide significant advantages to Kingswood residents and those at the IVG retirement village. This would offer access to all residents for recreation, leisure, dog walking, nature conservation and ecology, with extensive landscaping and creation of ponds to encourage diversity of wildlife. A suitable environment to promote the well-being of residents, but also great for the planet. This should help safeguard the wider Green Belt as this is a key site between Kingswood and Burgh Heath, which, if developed, could set a precedent for possible future development between the two villages.

**KRA Letter to the Prime Minister** - Concerned at recent Planning Inspectorate decisions in favour of inappropriate developments, the KRA was moved to write to Boris Johnson to challenge the unelected Planning Inspectorate in Bristol changing the character of Kingswood against the wishes of residents and in defiance of the decisions by the elected Reigate & Banstead Borough Council planning committee. In each case, many Kingswood residents lodged their objections and the planning committee refused these applications. In each case, planning inspectors with little knowledge of the local area, overturned the local council's decision. We strongly urged the PM to ensure that the Planning Inspectorate pays much greater attention to the expressed wishes of the local community and to legislate for independent appeals against their judgements.

**The station site** – We are enjoying the benefits of the new set-down area, car park and renovation to the station building, all of which significantly enhance the 'gateway' into Kingswood. We understand that the original developer has sold the site and a new developer is investigating a proposal for houses, apartments and shops.

**Valerie Evans, KRA Chair**



# **TOWN & COUNTRY** **PLANNING**

**JOHN LANG & KEITH DENYER**



**PLANNING OVERVIEW** - The Government issued the National Planning Policy Framework (NPPF) in 2012, since when it has been undergoing revisions.

Reigate and Banstead Borough Council followed this up with their Core Strategy in 2014 (revised in 2019) setting out the Borough plans for growth until 2027. These, in turn, have been followed by the Development Management Plan (DMP) in which the local council sets out the detailed policies for managing development in the borough in line with the NPPF and Core Strategy. The DMP was adopted in September 2019 and replaces the Borough Local Plan of 2005. The DMP can be seen on the RBBC website.

**LOCAL PLANNING** - The most significant planning application for Kingswood in the past year has been that put forward by the Inspired Villages Group for a Continuing Care Retirement Community at the Legal & General office site and car park. The office building itself and part of the surroundings are Grade II\* listed. The proposal was due to be discussed at the council planning committee meeting on March 18.

**PLANNING ENFORCEMENT**- We have found that when planning enforcement is necessary the process is tediously slow. One case involving three elements remains unresolved even now, although enforcement commenced in January 2019. Local enforcement is controlled by the requirements of the National Town and Country Planning Act 1990.

After a series of appeals to the Planning Inspectorate, the Secretary of State has approved plans for 14 apartments to be built on the site of the former Winscombe Nursing Home on Furze Hill, directly opposite the main entrance of the L&G site. Construction of 18 residential dwelling houses at Kingswood station has been delayed. Meanwhile, the long saga of refusals and appeals for apartments at Kings Barn on Waterhouse Lane continues.

**John Lang & Keith Denyer,**  
**KRA Planning Officers**





# ROADS & TRANSPORT

## MIKE GIBSON

THE most obvious event on Kingswood roads has been the installation of traffic lights on our railway bridge. This was caused by the weight limit over the bridge being reduced to 40 tonnes so it was necessary to allow only one vehicle on the bridge at a time.

After some teething problems, the lights seem to be working well and pedestrians can now cross more safely between Woodland Way and the station. However, Surrey Highways has yet to add an extra set of 'KEEP CLEAR' markings on the road at the entrance to Woodland Way, as promised. This is needed to prevent the occasional gridlock of the lights when vehicles crossing the bridge are unable to turn right into Woodland Way. The KRA will undertake a survey to establish whether residents would support this as a more permanent feature if it were made to look more aesthetically pleasing.

There certainly seems to be an increasing consensus in favour of keeping the lights, even if the bridge is strengthened in the next year or two. We would like a flashing amber warning light before the bend coming down Waterhouse Lane towards the village, near Kings Barn, to slow vehicles coming from the Coulsdon direction, and a wider pavement over the bridge instead of the temporary road width restrictors.

As part of my ideas in respect of the proposed retirement village, Inspired Villages Group agreed to fund an extra lane exiting Furze Hill at the Kingwood Arms. They also agreed to use Mill Road (across the A217 opposite The Warren) as a holding area for lorries, if necessary, and not to use Furze Hill or St. Monica's Road for that purpose.

BT Openreach are currently doing preparatory work in the area for laying fibre-optic cables for Super-Fast Broadband. Mostly, this means checking all their ducting under the verges/pavements, which they can do in both private and adopted roads. However, they cannot lay new ducting or telegraph poles in private roads without the permission of the landowners. Surrey Highways have already issued a permit for one private road which they had no right to do, and this matter has been taken up with them. We must all be vigilant in this regard. Any queries to me, please.

A very useful website is [www.one.network.com](http://www.one.network.com) where you can register what area you are interested in and you will receive daily emails of all the forthcoming roadworks in your area.

Safe travelling.

**Mike Gibson,**  
**KRA Roads & Transport Officer**

# MEET YOUR LOCAL COUNCILLORS

KINGSWOOD is in the **Chipstead, Kingswood and Woodmansterne** ward of Reigate and Banstead Borough Council (RBBC). The ward is represented by three councillors, Tim Archer, Caroline Neame and Simon Parnall – although Tim Archer does not directly deal with Kingswood matters. Kingswood also has a Surrey County Councillor, Jeff Harris, who also represents **Tadworth (including Preston), Walton on the Hill, and Burgh Heath**. Contact details for your RBBC councillors are:

## TIM ARCHER



[cllr.Archer@reigate-banstead.gov.uk](mailto:cllr.Archer@reigate-banstead.gov.uk)

07854 175053

## CAROLINE NEAME



[cllr.Neame@reigate-banstead.gov.uk](mailto:cllr.Neame@reigate-banstead.gov.uk)

07767 782473

## SIMON PARNALL



[cllr.Parnall@reigate-banstead.gov.uk](mailto:cllr.Parnall@reigate-banstead.gov.uk)

01737 830888

REIGATE AND BANSTEAD BOROUGH COUNCIL'S responsibilities are for: council tax collection, environmental health, housing, leisure centres, parking enforcement, parks and cemeteries, planning and building control, refuse collection and recycling, and street sweeping.

You can call the council directly on **01737 276000** or if you wish to report something, go to: **[www.reigate-banstead.gov.uk/homepage/76/report\\_it](http://www.reigate-banstead.gov.uk/homepage/76/report_it)**

Contact details for your Surrey County Councillor are:

## JEFF HARRIS



[jeffrey.harris@surreycc.gov.uk](mailto:jeffrey.harris@surreycc.gov.uk)

07865 143983

SURREY COUNTY COUNCIL'S responsibilities are for: adult social care, children and family services, community recycling centres, environment, fire and rescue services, public health, libraries, older people, parking regulation, roads and pavements, schools and education, and trading standards.

You can call the council directly on **03456 009009**

If you wish to report an issue go to:

**[www.surreycc.gov.uk](http://www.surreycc.gov.uk)** and follow the links.



# **YOUR BOROUGH COUNCILLORS**

## **MESSAGE FROM COUNCILLORS ARCHER, NEAME & PARNALL**

YOU might already be aware of Reigate and Banstead Borough Council's new five-year plan - a review of the structure and needs of our communities - which sets important priorities for delivery of the council's services from now until 2025. Several residents have taken the time to contribute to the creation of this document and its underlying decisions and we are really grateful for their help. You can read or download the result - a really fascinating and easy to digest document - on the council's website at:-

[www.reigate-banstead.gov.uk/rbbc2025](http://www.reigate-banstead.gov.uk/rbbc2025)

In this document you'll find some very interesting facts and figures about the borough and about the lives and needs of our 149,000 residents. You'll be shocked to learn that our borough has the highest level of domestic abuse in Surrey, and that some nine per cent of our children are living in poverty but pleased to hear that our recycling rate has now reached 54 per cent, which will improve further as recycling continues to be rolled out to flats in the borough. You will also be interested to know that we are pledging to respond to climate change by meeting environmental targets responsibly and helping residents and businesses in their endeavours to do the same. This aligns well with similar work being carried out by Surrey County Council.

Natalie Bramhall, one of our executive members, is leading the borough council's initiative to reduce its own carbon footprint and to support our residents and businesses as they seek to do the same. Everything, from the vehicles we use and the journeys made in them to our lighting and heating systems, is being considered and more widely we are looking at other new possibilities from public transport to encouraging and funding a serious increase in the number of trees planted in the borough. Please do get in touch if you have specific ideas (maybe you can think of an area where trees could be planted) or you would like to get involved yourself.

We are also really keen to hear from residents who have ideas for any small- to medium-sized projects that might make a real difference to Kingswood for us all. Please do keep looking and thinking and let us know. Who knows? Next year *your* idea might be a reality.

If you have questions on the above or if you have a need for help on any borough-council related matter, then please don't hesitate to contact us.

**Tim Archer, Caroline Neame and Simon Parnall**

# YOUR COUNTY COUNCILLOR

## MESSAGE FROM COUNCILLOR HARRIS

A VERY busy year, with a couple of changes in my role: I stepped down as chair of the Adult Social Care and Health Select Committee for personal reasons (but am still an active member of that committee) and took over the chairmanship of a company that is wholly owned by Surrey County Council and makes a profit of £600,000, of which £500,000 is delivered as a dividend to SCC to pay for services. I also still chair the Reigate and Banstead Local Committee, which deals with the local partnership between Surrey County Council and the Borough Council. I've already circulated the forthcoming proposed budget for the council to residents, which I hope everyone will see is very positive. After having to make £200million worth of savings in the last two years alone, we've balanced the budget for the present. We're investing more in everything from flood defences to roads, paths and public rights of way, but also have huge spending areas which take 67p in every pound of our budget - and every penny of council tax income. So, when you ask: 'Where's my money going?' the answer is: on adult social care, children's schools, and families and lifelong learning. Just getting our special needs children and those who receive assisted travel to school each day costs £1million a week!

I sit on the Corporate Parenting Board, which oversees the care of 1,000 children in the care of the authority all over the county, and am the 'link' councillor with Applewood, which is our local Tadworth respite centre for children with serious learning difficulties (not to be confused with Tadworth Court Children's Hospital).

I've dealt with neighbours' disputes, a myriad of complaints about everything from large-scale planning issues, flooding and blocked drains/ditches, potholes, road repairs, schools allocation, health care provision and cost, complaints relating to care for the elderly, special needs assessments, and also sit on a few ad hoc panels dealing with more formal appeals, such as firefighters' pensions and special educational needs travel appeal panels.

Many will have seen or heard about the effort Councillor Bob Gardner and I have put into challenging Highways England's plan for work on the M25/A217/Junction 8 bridges (put off for 15 months), and our other efforts to improve the A217, including cleaning some of the signs ourselves and collecting thousands of pounds worth of abandoned signs and barriers. I've also challenged the value for money we receive from a number of contractors and will continue to do so.

I attend each of the several local residents' association meetings and AGMs, and publish a newsletter/report quarterly, as well as more irregular updating of information to residents on such issues as weather forecasting and winter roads treatment/gritting and other roadworks that affect residents. I look forward to my final year as your county councillor with confidence and hope I can continue to serve everyone to the best of my ability.

**Jeff Harris**



# MEMBERSHIP

## DAVE SAUNDERS

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 four years or a £5 annual standing order – for the whole household. We also provide an e-mail information circulation service to keep you updated with news and events. Becoming a member is very easy. 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.

You can sign-up and pay on line. Go to [www.kingswoodvillage.org](http://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, at [davesaun@btinternet.com](mailto: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.

Alternatively, you can complete the form below and return it with your cheque (for £20 made payable to 'KRA') to:

**Membership Secretary, 3 Oakdene, off Copleigh Drive, Kingswood, KT20 6BN.**

NAME .....

ADDRESS (INCLUDING POSTCODE) .....

.....

TEL.....

E-MAIL.....

ALTERNATIVE E-MAIL.....

**Dave Saunders,**

**KRA Membership Secretary**

**01737 350718 or [davesaun@btinternet.com](mailto:davesaun@btinternet.com)**

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





**IT'S YOUR VILLAGE.  
HELP THE **KRA** LOOK  
AFTER IT FOR YOU**

