

KRA

KINGSWOOD RESIDENTS' ASSOCIATION

ANNUAL GENERAL MEETING

BY ZOOM VIDEO CONFERENCE INVITE ONLY
7.30PM ON TUESDAY, JULY 13

IF YOU WISH TO ATTEND, REPLY BY 6.00PM ON TUESDAY, JULY 6 TO:

kraagm21@gmail.com

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 Chair is Bob Gunn, and separate from the individual private road associations and committees and road-owning companies, 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. 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.

For details of how to join the KRA, turn to the back page of this booklet.

IF YOU want to take part in this year's virtual AGM by Zoom video link, you need to register your interest now as numbers are limited. Invitations to attend will be on a first-come, first-served basis. To register, please send an email to kraagm21@gmail.com to arrive no later than 6.00pm on Tuesday, July 6. You should include only your name and the words: 'I wish to attend the AGM'. *No third-party registration is allowed.*

If you are successful, you will be sent the Zoom login details for the AGM as an active link two days beforehand. On the night, you simply click on the link up to 20 minutes before the meeting is due to start. If you are unsuccessful in your application, you will be informed by email one week before the AGM. If you have any questions about this process, please email to the above address. You will receive a response within two days.

WHO ARE WE?

KRA HONORARY OFFICERS:

CHAIR	VALERIE EVANS	07803 260499
VICE-CHAIR	JANINE CONNICK	01737 830006
TREASURER	ADRIENNE LIGHT	01737 832133
SECRETARY (MINUTES/PUBLICITY)	ALISTAIR SINCLAIR	07751 202646
MEMBERSHIP SECRETARY	DAVE SAUNDERS	01737 350718
PLANNING (SOUTH)	JOHN LANG	01737 832105
PLANNING (NORTH)	KEITH DENYER	01737 830961
PLANNING STRATEGY	JUSTUS VAN DER SPUY	07785 290651
ROADS AND TRANSPORT	MIKE GIBSON	01737 351682

KRA COMMITTEE AND THE ROADS THEY REPRESENT:

ALCOCKS LANE	TOM CORRIGAN	01737 373253
BEECH DRIVE, BEARS DEN	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 (EAST)	DAVID FLOYD	07776 437436
COPT HILL LANE (WEST)	NORMA McDOWALL	01737 379595
DORIC DRIVE	BARRY MILES	01737 358189
EYHURST CLOSE	RAJAN KAPOOR	07850 936245
EYHURST PARK	JOHN CURTIS*	07752 188442
FOREST DRIVE	SUZANNE PALMER	01737 833533
FURZE HILL	ANDREW GREY	07788 664464
THE GLADE (EAST)	ALISTAIR SINCLAIR	07751 202646
THE GLADE (WEST)	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	07957 810771
WATERHOUSE LANE (A217-QUARRY CORNER)	MIKE GIBSON	01737 351682
WATERHOUSE LANE (VILLAGE HALL-STATION)	DEREK LLAMBIAS	07888 888870
THE WARREN, WOODLAND WAY (SOUTH)	ADRIENNE LIGHT	01737 832133
WARREN DRIVE	JOHN LANG	01737 832105
WOODLAND WAY (NORTH)	SAPNA DHAMI	07740 923069
WARREN LODGE DRIVE	ARASH SHABABI	07973 758283

COUNCILLORS AND THE ROADS THEY REPRESENT

WATERHOUSE LANE (EAST OF STATION)	CAROLINE NEAME	07767 782473
KINGSWOOD WARREN PARK	SIMON PARNALL	01737 830888

PLEASE NOTE THAT SOME OFFICER TITLES DIFFER FROM THOSE IN THE CONSTITUTION. A VOTE FOR THESE OFFICERS WILL BE CONSIDERED AS APPROVAL FOR THE CHANGES IN TITLE.

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

*NOT MEMBER OF THE KRA COMMITTEE



CHAIR'S REPORT

VALERIE EVANS

ON THE anniversary of taking on the role of Chair, I could never have imagined that the world would be plunged into pandemic. In early March 2020, I made the difficult decision to cancel the AGM. While disappointing, it proved to be appropriate as on March 23 the Government imposed the first of the 'lockdowns' that have separated us from friends, family and neighbours.

The KRA has continued to be very active during this challenging time and we have achieved much through the commitment of our members to safeguard and improve our Village. Here is a brief look back over the year:

KINGSWOOD SAFETY NET - During March 2020 the KRA and Kingswood Village Community Association (KVCA) collaborated to establish the Kingswood Safety Net (KSN), the purpose of which is to ensure that no-one in Kingswood is isolated during lockdown without support relative to food shopping, prescriptions or just someone to talk with. This has proved to be a success with around 100 volunteers offering their services to ensure that residents in our community feel more connected and supported.

INSPIRED VILLAGES RETIREMENT VILLAGE - In collaboration with the **Inspired Villages (IV)** group, the KRA was able to address successfully all residents' concerns and KRA observations to the point where we could support the scheme that was granted planning approval in September 2020. The KRA is very proud to have secured with L&G a legally-binding covenant to prevent further development of the open space land 'in perpetuity'. IV will provide us with an update on their construction programme at the AGM. In July 2020 the KRA arranged a public presentation by IV and significant interest was shown, with almost 100 members signing-up for the 'virtual' event, and more than 580 residents subsequently viewing the recording on the KRA YouTube channel.

POPPY APPEAL -The KRA made an appeal to help raise money for this most deserving charity by displaying over **150 giant poppies** in our local area, on lamp posts along the A217 and on trees on the Tadworth roundabout and the village parade. Many generous-spirited local residents and businesses contributed to the campaign by purchasing the poppies and hand-made poppy print masks, which together raised over £1600 for the Royal British Legion.

TREE PLANTING IN WATERHOUSE LANE - The KRA applied for, and was awarded, funding by Reigate and Banstead Borough Council (RBBC) under the Community Infrastructure Levy (CIL) for the planting of 12 new trees in Waterhouse Lane. These are a mixture of cherries and hawthorns, to provide spring blossom, and acers for autumn colour. In future years this area should once again become a tree-lined walkway and will enhance the entrance into village.

STATION SITE - Developer Aspire has lodged an outline planning application (21/00470/OUT), for 28 two-bed apartments, 40 parking spaces and a convenience store retail unit. The KRA considers that the retail unit will negatively impact our village shops and will put further pressure on car parking, so has registered an objection on the RBBC website along with over 80 other residents. The KRA has established dialogue with Aspire and met the CEO in June.

LITTER PICKERS - The KRA is supporting our local village volunteer Litter Pickers by providing the necessary protective gloves and equipment. They have done a marvellous job of keeping the litter under control in our local area including a significant clean-up along Outwood Lane, with support from Surrey County Council (SCC) and RBBC. We thank all involved.

KRA WEBSITE - We are pleased to announce a 'refresh' of the Kingswood Village website, www.kingswoodvillage.org, which now accommodates mobile devices. This upgrade was made possible thanks to a grant from RBBC and the assistance of our local councillors. It remains a vital information centre.

PLANNING STRATEGY - The KRA has established a working group to address planning strategy to help safeguard the village from inappropriate development. We have progressed a number of initiatives including writing to the **Prime Minister** to challenge Planning Inspectorate matters and submitting a robust response to the **Planning White Paper**. We are currently considering developing a **Neighbourhood Plan** in order to have more influence over future developments in Kingswood.

SURREY COUNTY COUNCILLOR - Last but most certainly not least, the KRA would like to offer a heartfelt thank you to Jeff Harris for his commitment and support over the past four years. He has worked tirelessly on behalf of Kingswood on projects including the clearing of plant growth affecting the A217 footpaths and arranging the Bonsor Drive drainage works to prevent the long-standing problem of surface water flooding. The KRA wishes Jeff all the best for the future. We welcome Cllr. Rebecca Paul, who took up office during May 2021, and the KRA looks forward to working with her.

We look forward to seeing many of you at our virtual AGM on July 13.

AGENDA

1. Introductions (Officers).
2. Approval of 2019 AGM minutes.
3. Annual Report of the Chair, Valerie Evans.
4. Treasurer's Report: Adrienne Light.
5. Re-election of auditor David Buckley.
6. Election of the KRA Officers and Committee.
7. Councillors' update: Rebecca Paul (Surrey County Council).
Tim Archer, Caroline Neame and Simon Parnall (RBBC).
8. Invited Speakers:
 - i) Jamie Bunce, CEO of Inspired Villages, on the retirement village.
 - ii) Nicky Browne Rachael Goddard on The Oak Cancer Centre at Sutton.
 - iii) Alex Maguire, Surrey Police.
9. Any Other Business.



PLANNING

JOHN LANG (KINGSWOOD SOUTH) & KEITH DENYER (KINGSWOOD NORTH)



IT HAS been an exceptional year with significant planning applications being made, such as that by the Inspired Villages group for a retirement community of 281 units at the Legal & General office site and car park, which is now approved subject to conditions. Another application for the Station Yard for 28 flats and a shop is under review. More flats have been approved by the Planning Inspectorate at Winscombe on Furze Hill and Kings Barn on Waterhouse Lane. More details on these applications can be found under the Kingswood Planning page on the KRA section of the village website www.kingswoodvillage.org.

However, it is not just the applications that have made the year exceptional, but also the implications of further changes to planning laws and guidelines. Comments and consultations have been sought by the government on a Planning White Paper, Variations in Permitted Development Rights, changes to the National Planning Policy Framework, and likewise by Reigate and Banstead Borough Council, revising the Local Character Distinctiveness Design Guide Supplementary Planning Document. Fortunately, fellow committee member Justus van der Spuy and his neighbour Bruce Noble volunteered last September to undertake these reviews and consultations and more, including correspondence with the Prime Minister, our local MP Crispin Blunt and the Chair of the Planning Inspectorate. More information on these consultations can be found under 'Kingswood Planning Strategy' on the website.

In addition to all this activity, ownership of various private roads in Kingswood was transferred from Costain to new ownership. Two main companies were formed, the Kingswood North Estate Company Ltd (KNECL) and the Kingswood Heritage Company Ltd (KHCL). The former company is limited by shares and the latter by guarantee. Some private roads may go their own separate way.

Along with 12 other local residents' associations, we continue to work together as the Banstead and District Federation of Residents' Associations, meeting some four times a year on matters of wider concern such as national and regional planning policy, borough-wide amenities and the protection of Green Belt land. Your representatives from the KRA are John Lang (<https://www.kingswoodvillage.org/contacts/john-lang/>) and Barry Miles (<https://www.kingswoodvillage.org/contacts/barry-miles/>).



PLANNING STRATEGY

**JUSTUS VAN DER SPUY
& BRUCE NOBLE**



AS WELL AS addressing individual planning issues and appeals as they arise, it has become increasingly clear that there are more underlying problems to be addressed, which is why, last September, Bruce Noble and I agreed to form a KRA working group to look at planning strategy and policy as it affects our village.

Challenges aplenty were faced immediately – the Government's wide-ranging Planning White Paper (PWP) Consultation, RBBC's Conservation Area Consultation and many others were formally responded to by the KRA. These responses are all available on the KRA website.

In a very short space of time it has become difficult to avoid the conclusion that, while a large number of planning consultations create the impression of a government listening to local residents' inputs in the planning arena, the recent Queen's Speech bore little evidence of feedback to the PWP being sincerely heeded by Government. An analysis of the consistency with which the spirit or the letter of existing laws/planning laws (as evidenced by the 2012 Localism Act and the RBBC 2019 Development Management Plan) are being applied, has revealed a deeply troubling picture. Local democracy in the arena of the local built environment is being seriously eroded by central government, in spite of political leaders' public statements to the contrary. More troubling still is the near-unimpeachable role of the unelected officials of the Planning Inspectorate in deciding appeals related to planning applications that have been decided by residents' democratically-elected local leaders and knowledgeable local planning team officials – for example, the appeal decision in the case of Kings Barn in Waterhouse Lane, which was extensively commented on by the KRA. This follows prior KRA correspondence to the Prime Minister – in line with similar concerns raised by MP's in parliament – about the power, role and (in our opinion) inconsistent decisions of the Planning Inspectorate.

While the KRA will continue to fiercely defend local democracy and will continue to question the contradictory, damaging and expedient direction and impact of Government's planning policies on the laws of the land, it was felt that a parallel and practical response would serve Kingswood's residents better: that being the development of a Neighbourhood Plan (NP). While we are in the early stages of consulting with RBBC about the process of creating a Neighbourhood Forum (the vehicle through which a NP would be delivered), we can say that in essence, a NP sets out locally-relevant and well-defined planning rules which will ultimately be submitted to a referendum by local residents and, if passed, be accepted as binding by the RBBC Planning Team and the Planning Inspectorate. While a NP will not insulate us from the seemingly random nature of Planning Inspectorate decisions, it should, through the application of more tightly-drawn criteria, lead to more consistent decision-making in the planning arena. For anyone making what is arguably the most significant investment decision of their lives, an element of consistency and predictability in how a neighbourhood evolves is a surely key factor.



ROADS & TRANSPORT

MIKE GIBSON

BONSOR DRIVE FLOODING – For years Surrey Highways has been insisting that the two drains in Bonsor Drive are connected to the main drain in Waterhouse Lane, and so was waiting for the new drain through the station yard to solve the issue. As I have been saying for some time, they are soakaways – which Surrey Highways finally admitted a few months ago. In June, they are due to deep clean these soakaways which is expected to solve the problem. I will be advising the date work is due to start via the KRA email system. The work will be done under traffic light control. Although it should improve the situation, in the instance of very heavy rain (of which we have had many examples recently!) it may not be sufficient. Rebecca Paul, our new County Councillor, says Surrey Highways has told her that if deep cleaning is not sufficient then they will have another look at what to do. They have said that if the drains were to be connected to the main drain outside the Kingswood Arms then there would be more flooding there. However, I believe that connecting into the new section of main drain in the station approach would prevent that from happening.

ROAD WORKS – I keep members informed of local road works based on two sources. The nightly bulletin from www.one.network, which anyone can subscribe to, lists the road and pavement works being done by Surrey Highways and also by the utility companies. However, one network has now reduced its content so it is not as valuable as it used to be and can sometimes be unclear about what is happening. I also receive copies of emails sent by Surrey Highways to the county councillors of any road works in their area, which includes copies of leaflets to local residents if applicable. Work on the main roads (A217, A240, Dorking Road, Waterhouse Lane and Outwood Lane) are flagged up via the KRA email system. Work on any residential roads in Kingswood are notified to the relevant KRA road representative.

TRANSPORT – I rely on residents to inform me of any problems and, thankfully, none have been reported so far this year.

STATION YARD REDEVELOPMENT – Although the building work proposed does not seem excessive, the parking provision is woefully inadequate. As we know, most flats in Kingswood have more than one car, and the proposal here is for only one parking space per flat, with a minimal amount for the shop. The transport plan accompanying the planning application suggests that any excess parking can be accommodated in the shopping parade, based on a survey done *six years ago*! As we all know, there is rarely any spare parking in the village before 4pm. There are about 50 parking spaces in the parade, about half taken by shop staff and a few daytime parking by flat occupants, leaving only about 20 for shoppers – not enough already. Adding the excess could make shops non-viable.

If you are not already members, please join and benefit from the email bulletins.

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, Rebecca Paul, 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

07854 175053

CAROLINE NEAME



cllr.Neame@reigate-banstead.gov.uk

07767 782473

SIMON PARNALL



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**

Contact details for your Surrey County Councillor are:

REBECCA PAUL



Rebecca.Paul@surreycc.gov.uk

07733 044122

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 and follow the links.

YOUR BOROUGH COUNCILLORS

MESSAGE FROM COUNCILLORS ARCHER, NEAME & PARNALL

THE LAST year has, of course, been dominated by the Covid-19 pandemic and the measures we have taken as individuals, families and as a community to look after each other and ourselves. Many of us know people who have died or endured debilitating sickness, and we all know people whose livelihoods or businesses have been affected through the necessary lockdowns.

You may not be aware that councils have been at the heart of the Government's support network for businesses. Reigate and Banstead Borough Council has made just over 7,000 individual payments totalling around £40 million in grants to help around 2,200 different businesses in the borough, and has applied Business Rates Relief to around 1,000 retail shops and nurseries, amounting to almost £20 million.

The lockdown has affected us in other ways too - you might not be aware that by being at home all the time the amount of rubbish that we have generated has increased by around 30% to the levels normally experienced just at Christmas.

As councillors we are proud of the heroes in our community - the litter pickers and the Kingswood Safety Net, for example - and we are also proud of our officers who revamped the Harlequin Theatre to become an emergency food hub and distribution centre for vulnerable residents, who arranged rescue services and prescription medicine distribution, and who set up a telephone system to keep in touch with hundreds of isolated and lonely residents.

Perhaps surprisingly, the last year to date has seen a rapid growth in planning applications – 1,417 across the borough, the highest number since 2017. Many of these have been household extensions as people have prioritised spending on their homes in order to work at home. Enforcement activity - of concern to many in Kingswood - has also increased, by 22%, to probably the highest figure ever (nationally too). This is likely to be the result of the combination of people being locked down at home and more able to observe development in progress, as well as the effect of Government relaxations such as that of construction hours.

We are now emerging from the pandemic, with a five-year plan which puts a prudent emphasis on sustainability and the environment, that will enable Reigate and Banstead to remain one of the most successful boroughs in Surrey.

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



YOUR COUNTY COUNCILLOR

MESSAGE FROM COUNCILLOR JEFF HARRIS

THIS IS my final report for residents across my Surrey County Council division of Tadworth, Kingswood, Walton on the Hill, Burgh Heath and Preston.

I should start by saying that for all of us these last 12 months have been unforgettable and unique for all the wrong reasons. Coronavirus has impacted on every single one of us in so many ways. As I write, I've not seen some of my grandchildren since last summer, and for many it's been tragic and quite horrendous in terms of personal loss. If you have been affected by any such loss, please accept my personal condolences. Hopefully, though, with the rollout of the vaccines, a new normality will be possible.

On a positive note (having had to make £500 million of cuts over the last four years), due to good financial management, this year will see an increase in spending in many areas: Adult Social Care, Children's Services, including special needs (contrary to myths circulating), the environment, and the one everyone complains about - Highways! There are dozens of new Highways projects now being undertaken and repairs being carried out. One example locally is Kingswood Road in Tadworth which is due to be re-surfaced at the end of this month. Since January, an average of 500 potholes have been repaired *every day*. Far more to be done, but it's a start.

Locally, among solving many perennial problems, I've managed to get the footpaths along the A217 widened and in places re-surfaced. Flooding problems have been addressed in Chipstead Lane, Ballards Green, Kingswood Road/Ashurst Road, and Pebble Close. Bonsor Drive is due to be done within the next few months, and the area around the traffic lights in Tadworth will get some attention as well. There's also now a footpath in Dorking Road by the Grumpy Mole, making accessibility to and from the Children's Trust hospital complex better for everyone.

Away from highways, for a couple of years our Children's Services have been poor. At long last, due to new senior management, some investment and us councillors 'chasing, checking and challenging', the news is very good and we are hoping for a much-improved Ofsted report this summer.

My final piece of good news is that money is now earmarked to reduce the speed limit through Tadworth and Walton on the Hill.

My work is almost done, so I'll hand over the baton to my successor with just a bit of pride in our villages. She is Cllr. Rebecca Paul, who lives locally and is an accountant by profession. I'm very confident you will enjoy a very good relationship with her in the future.

Thank you all for your support and community spirit over the last four years.



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 Reigate and Banstead Borough Council and Surrey County Council to monitor and - where appropriate - comment on planning applications and press for our needs and concerns in respect of roads and public transport. Using our lively website and email distribution system, and working closely with local councillors and the police, we are able to warn members about anything from potential crime issues to troublesome roadworks and, in every way that we can, ensure that Kingswood remains a unique and special place to live.

What's more, membership costs just £5 a year and, apart from paying your subscription, you don't have to do anything else to enjoy all the benefits of membership, including an email distribution system which relays important local information. 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 or arrange a £5 annual standing order - that way you don't have to worry about future renewal dates. So why not fill in the form below and join us today. We promise you, it's money well-spent.

You can pay your membership by £5 annual standing order or £20 for four years' subscription.

JOIN and PAY ONLINE

GO TO www.kingswoodvillage.org and click on KRA in the top toolbar then 'Become a Member or Renew Your Membership'. All details are there, including the many and various paying options.

PAY BY STANDING ORDER, BACS OR PAYPAL

EMAIL your details (see below) to the Membership Secretary, Dave Saunders, at davesaun@btinternet.com. He will forward the KRA bank details so you can either set up a £5 annual standing order or transfer £20 to cover four years' membership. You can also pay using PayPal.

PAY BY CHEQUE

COMPLETE the form below and send it with a £20 cheque, made payable to KRA, to:

Membership Secretary,
3 Oakdene,
Off Copleigh Drive,
Kingswood KT20 6BN

NAME.....

ADDRESS (inc. postcode)

TEL.....

EMAIL.....

SIGNATURE.....