

ASSOCIATION OF EWELL DOWNS RESIDENTS

(Founded 1926)

(Non-Political)

AUTUMN NEWSLETTER 2009

COMMITTEE REPORT

The last six months have seen us involved with a wide range of matters:- County Elections; introduction of No Cold Calling zones; proposals to rebuild NESCOL; ongoing concerns over the future of Priest Hill; noise, dust and now the threat of asbestos at the Chalk Pit; concerns over activities at North Looe, Tesco's plans to open a food store in the Upper High Street; general police, traffic and planning matters; increased pupil numbers at Wallace Fields First School etc.

Our Committee

It is with much regret that we report that Colin White has retired from the Committee for personal reasons. We are very grateful to him for his contribution over the past years and wish him well.

We are of course always looking for new blood and urgently need to strengthen the Committee. If we do not receive such practical and positive support soon, this Association is in serious danger of ceasing to function, being split up or being incorporated within a neighbouring association. Please come forward and take an active part in supporting your locality. Residents are welcome to attend our committee meetings, provided prior notice is given to our Secretary.

ANNUAL SUBSCRIPTIONS

May we remind those residents who have not yet paid their annual subscription (£3 per household) that these are now overdue and should be passed as soon as possible to your Road Representative. We are a voluntary organisation and are solely dependant on your contributions to cover our ongoing running costs.

SURREY COUNTY COUNCIL ELECTION

Following unanimous confirmation of their nominations at our AGM early in April, we congratulate *Councillors Chris Frost* and *David Wood* on their success in the Surrey County Council Elections in June.

In the South East Division, Chris obtained 36.5% of the poll on a turnout of 53.4%, and won with a majority of 166 votes.

David, in the North East Division, achieved a sensational majority of 1514 votes, winning 45.2% of the poll on a turnout of 58.6%.

The Association wishes them well during their four year tenure and we would like to thank all those road representatives and others who delivered manifestos and leaflets and who helped with canvassing, but most importantly, all of you who turned out to vote.

We wish to record our thanks to Nigel Petrie, our outgoing County Councillor, for his services over the past eight years. He remains a Borough Councillor, but having 'crossed the floor', no longer attends our Committee meetings.

additional pens.) No objections from residents to the application have been received by the Association.

Farm Shop

The simultaneous application for changing the use from workshop to farm shop to sell pig products originating on the premises has been permitted, on the grounds that it would be ancillary to a farming activity. No condition specifying opening hours has been imposed. Again the Association has not been notified of any foreseen problems.

Local Biodiversity Action Plan (LBAP)

The principles of such a plan for Epsom & Ewell and the formation of a widely representative Biodiversity Partnership to implement it have now been approved by the Strategy & Resources Committee. The way is now open for the current draft to be finalised as a Council supporting document for incorporation in the Local Development Framework. As yet no other Surrey borough has published such an Action Plan.

The preparation of an LBAP was proposed in 2001 by the Open Spaces Group of the Local Agenda 21 Committee. At that time, the Council said it lacked the resources to undertake its preparation, but would provide administrative support and a representative to this Committee. Since the previous drafts, the style of the Plan has evolved from primarily factual to a

more narrative form. It has also diverged from the format recommended in the Surrey Biodiversity Plan, and followed by all except one of the 9 Habitat Action Plans. The current draft covers the Natural and Urban Environments. Action points have been reduced from 53 to 42, and amalgamated with objectives and targets, instead of the 5 Surrey categories for action, without a specific provision for monitoring progress. Lead organizations have been replaced by the Biodiversity Partnership, with timings replacing priorities. A publication date has not yet been forecast.

AREA MATTERS

Parking in Reigate Road and Longdown Lane North

Under yellow line proposals for 2009/10, a request was made that “at any time” restrictions be implemented on both sides of the road at Longdown Lane North junction with Reigate Road and the extent be 15m in either direction on Reigate Road and extended as far as Ewell Downs Road in Longdown Lane North. We understand this has been accepted by the authorities and will proceed with drawings being prepared and appropriate traffic regulation advertisement. Installation is not expected before 2010.

The Chalk Pit, College Road

Abal Waste Ltd has applied to use the land for the importation, storage and transfer of asbestos. Your Association has written to both the Borough and County Councils with a copy to our Member of Parliament, Chris Grayling, objecting to this proposal. Our road representative, Steve Gebbett, has been working hard to make local residents aware of this threat, as well as galvanising Citisport and Epsom College into action. Borough and County planning meetings are scheduled to hear the application in early October, after we have gone to print.

Mid-Surrey Farm

We issued this statement following a complaint received from Mr Alan Rose of Mid Surrey Farm, relating to an article on page 4 of the 2009 AGM Notice and Newsletter.

‘We wish to make it clear that there was no intention to impugn Mr Rose’s good name or business dealings and we apologise unreservedly if we have caused him any distress. We are advised that he has always complied fully and properly with planning rules and laws.’

Priest Hill

Motor Cycle Noise

The Police recently convened a meeting to consider 2 aspects of this anti-social behaviour:

- Due to financial stringencies, they do not expect to be able to patrol the site nor to respond to complaints from residents.
- To seek positive solutions to deal with the problem of noise, mainly audible from the Banstead Road side.

Since the Borough Council obtained an order prohibiting motorised vehicles, enforcement has been a Police responsibility. Many first warnings have been issued, but the deterrent effect of vehicle confiscation has not been applied, in the absence of any re-offending having occurred to merit this action.

The Police suggested that erecting a ring of concrete blocks to prevent access could be a solution. These would be unsightly, might not be permitted or even be effective. A site visit to check feasibility was agreed.

Suggestions for alternative methods of enforcement were invited, but none were forthcoming from the Police. However, active use of the land should solve the problem. A Nature Reserve scheme is still being pursued by the landowner, which would enable the site to be secured with fencing, provide a resident warden and manage the biodiversity of the chalk grassland.

While it is appreciated that this has been low priority Police work, this should surely continue in the absence of an alternative answer.

Tesco

Most if not all residents will have received a card through their letter box drawing their attention to a public exhibition in July in which Tesco put forward their proposals for a food store in the Upper High Street, Epsom. The site has been vacant for a long time now and residents should take a keen interest in its future. No planning application has as yet been submitted, but the Borough Council recently launched a consultation document 'Plan E' with a view to improving the town centre and making it more attractive to shoppers, commercial and business undertakings. It is likely that Tesco will wish to consult further with local residents, so please make your views known when appropriate.

TRAFFIC

Bypass – Cheam Road Junction

The right turn from the right lane to Ewell Village, when driving towards Epsom, has been abolished. The main sign has now been changed and there is a small 'No right turn' at eye level on the central reservation.

Volunteers required

Do you have spare time on your hands? Are you concerned about speeding issues in our Borough?

Epsom & Ewell Casualty Reduction Officer, John Fruen, is looking for volunteers to set up a Community Speed watch Volunteer Scheme.

Volunteers trained in the use of Speed Measurement Equipment will visit sites throughout the Borough to raise awareness of speed limits and record speed and details of speeding motor vehicles, the drivers of which receive Warning/Advice letters.

If interested, please call or e-mail John Fruen for further details on Mobile 07967 987764 or e-mail fruen1994@surrey.pnn.police.uk

POLICE MATTERS

Thefts of Satellite Navigation Equipment (Satnavs)

The Police are noticing a great number of overnight thefts from insecure vehicles where Satnavs are being stolen and over a recent weekend, they had five cases in one night. Satnavs are expensive to buy and easy to sell on, so they are very attractive to opportunist thieves.

Make sure you remove your Satnav from your car, even when leaving it for a short time, and when leaving your car overnight, remove cables, holders and the sucker marks off the windscreen to reduce the risk of theft.

Burglary

A burglar called recently at a house whilst occupants were out, and used a wooden ladder left in the garden to gain entry through an open first floor window. They then stole property and left the premises.

Please remember, after house maintenance or gardening, always put all equipment away. Spades, forks, hammers and especially ladders make handy tools for burglars. Also ensure you close all windows when leaving your house, even for a short time.

Number Plates

There continue to be thefts of vehicle number plates, which are then used on cars for "making off without payment" at petrol stations. Free tamper-proof screws can be obtained from the police station. Please ask front office

staff at the police station or send a request to Sergeant 1219 Redpath at Epsom.

For any advice please contact the East Surrey Crime Reduction Advisor Mr Steve Aylin-White on 01483 31385 or e-mail 11275@surrey.pnn.police.uk.

For details of Neighbourhood Panel meetings and the name of your Neighbourhood Specialist Officer, check the Surrey Police Website on www.surrey.police.uk or call 0845 125 2222

SCC LOCAL COMMITTEE MEETINGS

SCC Local Committee Meetings are open to the public:-

Thursday 17 December, 7.00pm, at Christ Church Hall, Epsom Common, Christchurch Road, Epsom, KT19 8NE

Monday 8 March 2010, 7.00pm, at Ewell Court House, Lakehurst Drive, KT19 OEB

RESIDENTS' SURVEYS

The Borough Council invites enquiries for new members of the Exchange Panel to complete Feedback Questionnaires. Details are available from the Consultation and Performance Officer, at the Town Hall (01372 732081).

DATES FOR COMMITTEE MEETINGS 2009 –2010

Committee meetings for the coming year will be held at NESCOL, at 7.30pm on the following Tuesdays:

17 November 2009

12 January 2010

Residents are welcome to attend, but should give prior notice to the Secretary

COUNCILLORS' REPORTS

- **Chris Frost (Surrey County Council - SCC) writes:**

School Governors wanted

One of the duties of a County Councillor is to appoint Local Education Authority school Governors. Vacancies arise from time to time, and need to be filled promptly. If anyone is interested in becoming a Governor, do contact me on 01372-720430 or at c.frost@surreycc.gov.uk. I can advise

you about what is involved. It is a very worthwhile and enjoyable role. There is currently a vacancy for a Governor at Rosebery School.

Repairing potholes – new procedures

Changes have been made to the process and techniques used for repairing potholes. There has been a significant improvement in the number of defects that each gang repairs per day in both areas. The average number of defects repaired per gang per day between January 09 and May 09 was 13.58, up from 5.51 in 2008. There is currently (early August) a backlog of 2200 outstanding defects. This is down from a peak of 3600 outstanding defects in 2008. A new computer system to plan repairs has helped by calculating the most efficient route - the system not only saves on fuel costs but also means more jobs can be done each day. Each year, the council deals with 40,000 minor road defects. SCC is responsible for 3,000 miles of Surrey's roads.

Flooding

SCC has raised concerns about proposals to give the authority the main responsibility for protecting the county from flooding. The Government's draft Flood and Water Management Bill proposes giving SCC a new lead role in managing local flood risks and coordinating responses by other smaller councils in the county. Currently the boroughs, districts and county share the responsibilities.

Yet more new homes?

New advice from the National Housing and Planning Advisory Unit (NHPAU), the government's advisory body on affordable housing, singles out the South East for the highest growth in new homes across England – ahead of London. The NHPAU has recommended building up to 53,800 new homes every year in the South East to 2031 – eight per cent higher than the maximum figure it put forward last summer – while it advises building up to 8,200 new homes annually in the North East. In May, the government endorsed building 32,708 new homes a year to 2026 in the South East Plan and included a target of 35 per cent being affordable, without any guarantee of funding for infrastructure. The plan is subject to six separate judicial review applications. SCC has given its public support to a legal challenge made by Guildford Borough Council. The NHPAU's figures are not broken down by local authority, but Guildford, Redhill and Reigate and Woking – already selected as growth areas in the South East Plan – are likely to be among the places identified for more homes, along with Green Belt land and areas of Surrey bordering London boroughs.

Surrey Police force – effects of capping

In total, Surrey Police will lose 31 officer posts and 17 staff posts. Of these, 13 will come from Neighbourhood Policing including Crime Reduction and Youth Affairs roles. The other posts will come from Major Crime and Serious and Organized Crime teams, Roads Policing, Special Branch, Prison Liaison, Intelligence Management and Scientific Support. The Audit Commission's 2008 Assessment on Police Use of Resources states: "Surrey Police has the lowest expenditure per band D property of any force in England and Wales." It also states: "The high level of performance from a relatively low level of funding demonstrates excellent value for money to the taxpayer."

Community Infrastructure Levy (CIL)

The Government is consulting local authorities about the introduction of a Community Infrastructure Levy (CIL). This a new discretionary charge which local planning authorities (LPA's) in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on a simple formula that relates the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area. The power will come into force in April 2010, and will not be retrospective. The Government believes that the new power provides the following benefits over the current system of planning obligations through S106 agreements:

- CIL will improve predictability and certainty for developers as to what they will be asked to contribute
- It will increase fairness by broadening the range of developments asked to contribute
- It will allow the cumulative impact of small developments to be better addressed
- Finally, it will enable important sub-regional infrastructure to be funded.

LPA's will continue to enter into section 106 agreements in the usual way to secure planning obligations for on-site contributions but the Government has proposed a restriction upon the use of S106 agreements two years after the introduction of CIL, which is seen as an attempt to remove alternatives to the use of CIL. It will be charged on most types of residential, commercial and industrial buildings and payment will be due at the start of development and not at planning consent stage. There will also be a minimum threshold of 100 square metres for non-residential development below which CIL will

not be payable. Householder development by homeowners will not be liable. Affordable housing provision will continue to be provided through the existing system of negotiated s106 planning obligations, and not CIL. Industry experts however fear that developers will be put off from pursuing developments attracting significant amounts of affordable housing. The Chartered Institute of Housing has called for discounted CIL rates for new schemes that contain affordable housing.

- **Christine Howells (Epsom & Ewell Borough Council) writes:**

Hospital Update

At the July Council meeting, Councillors declared support for the de-merger of the Epsom and St Helier Hospitals. The Council agreed to:

- Endorse the view that the interests of our residents will be best served by the separation of the two hospitals.
- Call on the Epsom and St Helier Trust to fulfil its promises and provide details of investment plans for Epsom General Hospital site within the next two months.
- Call upon the Epsom and St Helier Trust to release patient figures to enable the further development of the Denbies Epsom Hospital Trust proposal.
- Support a public debate on the Denbies Epsom Hospital Trust proposal once the business case has been produced.
- Meanwhile it is understood that the Epsom and St Helier Trust as a whole is continuing to work on its proposals for a major redevelopment of the St Helier Hospital site and is also working to develop vision for the future of the Epsom Hospital site. It is anticipated that the vision will be completed by October and presented in November.

Championing Health service improvements remains one of the Council's Key Priorities.

Handyman Service

From 1st June 2009, the council is participating in a Handyman Service for carrying out household jobs. Anyone may use the service for payment of an agreed fee. A reduced or free charge may be available to a home owner who is:

- disabled and on means-tested benefits
- over 65 and on means tested benefits
- over 80

For such residents certain work to improve health, safety or security may be free up to a normal charge of £75 and provided at half price above that to £150. All traders in the scheme are insured and have been checked by the Criminal Records Bureau

The scheme has been made possible because the council managed to secure outside funding for the project. Ring the contact centre on 01372 732000 for full details of this scheme.

Noise Nuisance

If you are experiencing unreasonable noise nuisance, this is a matter for Environmental Health and the contact centre can take details to be passed on to the appropriate officer. However, if noise occurs outside office hours, please call the out of hours service on 01372 732555 to discuss what action may be taken.

- **Michael Arthur (Epsom & Ewell Borough Council) writes:**

NESCOT

Outline Planning Permission has been granted to build a new college fit for the 21st century, partly on land to the east of the bridleway on what was the London Fire Brigade's sports ground (and close to Ewell East Station down platform) and partly on the present college campus to the rear of the main buildings.

The proposal is to build whilst the present college remains operational and then demolish the old. The footprint would be broadly the same and the height rather lower than the existing building. The new development will be a considerable improvement on the rather "jumble and ad-hoc" appearance of the existing one. The "taking" of the present green belt sports field would be compensated by a "giving back" of an equivalent area as green belt on the existing site. In the planners' opinion, the view from the Reigate Road into the green belt generally after development will be an improvement on what now exists.

Access will remain from the Reigate Road with a number of modifications and upgrades including a proposed bus service. Much is made in the submission of increasing travel by train and providing better access to the station. The approval contains over 30 clauses and conditions, which require more detail to be submitted before work commences. It is to be hoped that there may be a public input into the formulation and consideration of these details.

The proposals were silent on the land to the north of the railway on the By-Pass where the animal husbandry is located, but the application plans do show the location of a new animal husbandry unit with the modified campus. Doubtless, the long term future of this land will be a question to be addressed.

The project is a mammoth and challenging one, and will cost a huge sum. Funding has to be confirmed which may well be questionable at the current time. With the prospect of a super Nescot (perhaps university) and the increasing development of UCA in Epsom, this could mean much for the Borough in the future.

- **Clive Woodbridge (Epsom & Ewell Borough Council) writes:**

Epsom Railway Station – movement at last?

Epsom railway station has long been a blight on the town landscape, but there are signs that not only is something finally happening, but matters might move relatively quickly. Councillors were recently given an insight into plans being developed by the construction company, Kier, and Network Rail for a major development of the station that could breathe fresh life into this area of the town.

It should be stressed that this is very much work in progress, but the outline plan is for a major refurbishment of the station concourse and platforms, as well as the development of additional retail units, a new hotel and flats, in a modern building that could become a new focal point for the town. Public consultation, followed by a planning application, should take place this autumn, and the developers would like to start construction work in 2010. There are inevitable concerns about parking, traffic and what the imposing structure will look like. Experience with ‘modern’ buildings in the town centre has not been universally positive or popular after all. However, this is an important opportunity to regenerate a part of the town that does the Borough no credit at all.

Please keep a look out for notification of the public consultation and make your views known.

Plan E moves ahead

Meanwhile, the Borough’s planning policy team is making progress on what is called ‘Plan E’, an action plan for the town centre. This will set out how the town centre will change up to 2026, essentially setting out a vision for the future.

This will consider potential alterations to the road network, and identify key sites for possible redevelopment and change. The strategy will also look at

how the town centre could be better managed. Residents had an opportunity to express their views during consultation in August.

Recycling update

All houses in the Borough now have the new recycling service and results so far have been very promising. Provisional figures for July and August show that about 48% of waste collected was recycled or composted compared to around 30% last year.

Around 30 households a week are still joining the green waste collection service and 15 the nappy and incontinence collection services. Currently around 9550 households subscribe to the former, and 850 to the latter service.

The latest projections show that the Borough may recycle or compose around 13,000 tonnes of material this year, triggering increased recycling credit payments from Surrey County Council. This may total more than £0.6 million in 2009-10.

The next stage is to offer the new services to around 4400 households who live in blocks of flats. This is expected to be well underway by October.

A fond farewell to our Chief Executive

More than 150 councillors, colleagues, staff and family friends gathered at Epsom Downs Racecourse's Duchess's Stand this July to bid farewell to David Smith as he retired as Chief Executive of Epsom & Ewell Borough Council after 23 years.

In recognition of the contribution he has made to the Borough, the Council has voted to make David a Freeman of the Borough. There have only been 15 Freemen on the Council's 72 year history and the last was in 1991.

- **Pamela Bradley(Epsom & Ewell Borough Council) writes:**

Glyn Hall

Glyn Hall, now to be known as "The Village Hall", has had a refurbishment following the clearing of the scrub and wild saplings surrounding it. Epsom & Ewell Council were very helpful in removing all the rubbish. Since then the Hall has benefited from redecoration, new flooring and carpeting, and a new flat access and covered way to the toilets, so it will now be possible to offer the venue for children's functions.

There is a new entry and exit doorway. New signs will be added shortly. Replacement equipment has been accessed through the Borough Council. The new kitchen cupboards are a bonus. Meanwhile there has been much discussion regarding the raising of funding to provide a new replacement

building. This may take some time, but meanwhile, we can all enjoy these improvements which give added vitality to the Hall.

MEMBER OF PARLIAMENT FOR EPSOM AND EWELL

Our local MP is **Chris Grayling**, who can be contacted at the following:

House of Commons	or	212 Barnet Wood Lane
London SW 1A		Ashtead, Surrey, KT21 2D

Association of Ewell Downs Residents 2009 – 2010

OFFICERS

President:	Jack Borbon, 21A Longdown Lane North
Vice-President	Peter Gilder, 44A Ewell Downs Road
Chairman	<i>Vacant</i>
Vice- Chairman:	<i>Vacant</i>
Hon Treasurer:	Colin D White, 42 Longdown Lane North
Hon. Secretary:	Paula McNally, 25 Longdown Lane North

COMMITTEE MEMBERS

Jenny Coleman, 24 Longdown Lane North
Michael Lockyer, 18 Higher Green
Tony Mickelburgh, 98 Reigate Road
Ian Morrison, 31 Higher Green
Danny Scanlon, Cherry Tree Cottage,
Reigate Road

ROAD REPRESENTATIVES

Beech Walk Meurig Thomas, 16 Beech Walk

Ewell Downs Road

North End Sheila Fairley, 1 Ewell Downs Road
South End Joan England, 46 Ewell Downs Road

The Green

North End Paul Evans, 7 The Green
South End Ann Broad, 77 The Green

Hampton Grove Kim Thorp, 3 Hampton Grove

Higher Green

Even numbers Michael Lockyer, 18 Higher Green
Odd numbers Liz Jones, 37 Higher Green

Langton Avenue Michael Arthur, 20A Langton Avenue

Longdown Lane North

North End Graham Evans, 30 Longdown Lane North

South End Steve Gebbett, 53 Longdown Lane North

Park Hill Road

Reigate Road

No. 28, 34-52 Meurig Thomas, 16 Beech Walk

No. 54-92 Peter Wilson, 'Tandlewood' (Next to 54)

No. 94-118 Tony Mickelburgh, 98 Reigate Road

No. 120-140 Carol Billam, Cefn, Nth Looe Estate

Small Holdings

The Looe-143 Carol Billam, Cefn, Nth. Looe Estate

St James Avenue Eric Whitford, 7 St James Avenue

Windmill Avenue Sharon Perks, 21 Windmill Lane

Windmill Lane Sharon Perks, 21 Windmill Lane

No 1-21

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Published by the Association of Ewell Downs Residents