



FAREWELL RED HOUSE by David Talbot



The before and after pictures show the transition from elegant Victorian mansion to modern preparatory school.

The building, appropriately named the Red House and soon to be demolished to make way for retirement apartments, has stood on this site since 1885 when it was built and given as a wedding present by John Jaques (the first) to his daughter and her husband, Herbert Reid. An interesting sidelight during the Reids' occupation is that an upper room was used as a schoolroom not only for the Reid children. The Reids then moved to Walton Heath and the house was let. When Mr Reid died his widow let the house to her brother also John Jaques (the second) and he had a son also called John Jaques (the third). The house was sold in 1932.

The Priory school (so named because it started life in an old priory in Sydenham) moved into the building in 1936. After the war, the school expanded rapidly, with extensions to the side and rear and the addition of a nursery department. The school closed in 2017 and the pupils transferred to other schools.

For more information on this and other historical items in Banstead, please see the BHRG website at <https://www.bansteadhistory.com> or follow the history link from the local contacts page of our website (address above).



Sources include: Banstead History Research Group, plus website detail.

The future.? This is an artists impression of the proposed retirement apartments.



WELCOME FROM THE CHAIR by David Talbot

Welcome to our slightly delayed autumn newsheet. All of our lives are affected by the corona virus and we have yet to get back to new-normal lives - whatever that may be.

I hope that you all enjoyed the summer weather and managed to get a break albeit following the new requirements. By the time you get this newsheet the old Priory school may have been demolished to make way for some retirement apartments (please see my article on the front page).



Looking back to this time last year we were celebrating our new village sign - one year old and still looking good. Also looking good are our lovely wheelbarrow - thanks to Brian Ransom for his efforts; our newly surfaced Bolters Lane and Garratts Lane - thanks to Surrey County Council and our high street - thanks to everyone at BViB for their efforts and the upgraded tables, chairs and umbrellas in Pistachios in Lady Neville park (see article on page 7).

Looking ahead we are hoping to work with BViB and others to enhance the facilities in Lady Neville park, using the CIL funds collected by the council. We hope to extend the play area for younger children and add facilities for older children and sports equipment - if anyone has any specific ideas for these

areas, please get in touch (our email address is shown on the front cover).

Looking further ahead and further afield, we await the final decision for a new specialist hospital on the old Sutton hospital site. However, the virus has perhaps dampened everyone's flying expectations and so maybe the extra runway at Heathrow airport won't be needed just yet.!

My thanks to all our contributors for their work and their articles, especially Cllr Harp for his article on sink holes - a précis of which is shown opposite, with the full article planned for the next edition. Also thanks to Martin Matt for volunteering to take over as our secretary.

Please note:

- our AGM, postponed due to the virus, has been cancelled for this year
- the planning refusal for a huge 5G mast and associated equipment in the high street (see planning article opposite)
- the funny squiggle on the front cover - the youngsters may recognise this as a 'flowcode' or QR code which can be scanned by smartphones to take the user directly to our website.

Please be careful out there - stay as safe as you can.

INFRASTRUCTURE by David Gradidge

At the time of writing the A217 has just reopened at Burgh Heath. This is not the first time a sink hole has happened thereabouts as you will know, and it is likely it won't be the last. We have an article prepared by Cllr Peter Harp of Nork on the background to sink holes in this area, but unfortunately we do not have space for it in the edition of our newsheet. A short précis of this work appears on the opposite page and the full article is planned for the next edition. Of course major road works have also started on Reigate Hill just to make journeys even worse. Then there is a major closure on Outwood Lane.

Nearer to home, Surrey has filled in some of the worst holes at the entrance to Wellesford Close, but it is still very poor such that the residents are organising a petition. The Gables has been in a poor state for years as have stretches of Salisbury Road. Also of note is Longcroft Avenue, resurfaced 10 years ago and now showing signs of breaking up.

I have not been able to go round every road, so please let me know of any nearby that need urgent attention. I have long thought that the junction of the Banstead traffic lights on the A217 is very poorly designed. Would a change in the timing of the lights be a solution or a more fundamental change to remove the pinch points west of the mini roundabout. Does anyone have a plan?

PLANNING MATTERS by **Catalina Vassallo-Bonner**



There is not a great deal to report on in the area of local planning. The Wellesford Close Appeal is now in the hands of the Inspector who will report his/her decision at some point in the future. An appeal to allow the building of 8 flats on the site at 39 Garratts Lane has been approved. There is no news from McCarthy & Stone as to when they will start to build at the top of Bolters Lane. Surrey County Council has been given permission to demolish Bentley House in the Horseshoe, there are as yet no indications as to what will replace it.

An application to erect a 20m high 5G mast in Banstead High Street, on the verge opposite 'Chai', with dishes and antennae to boost 3 and 4G with adjacent electronic boxes has been refused. (Editor - picture shown is of new mast and equipment boxes in Belmont, believed similar to the proposed mast for Banstead)..

An application has also been received for the demolition of the Ambulance Station and ancillary buildings in the Horseshoe and the building of a replacement complete with a Make Ready Centre responsible for the cleaning and restocking of an ambulance ready for its next journey. Apart from that we have received notification of the usual extensions and required tree work.

Information on the changes to Planning Law are reviewed on page 6 of this Newsheet.

BANSTEAD RAILWAY STATION by **Gerald Bridge (co-opted retired member)**

The cutting/embankment project is progressing to plan. The final report on options as to the method of construction to protect the slope was due in July, which will be followed by the detailed design. Construction is planned to start in October and finish before Christmas regardless of which option is chosen. With regard to the GTR/Southern Railway Passenger Budget Fund to provided tangible benefits at the station a decision is still awaited from the review body.



THAT SINKING FEELING by **David Gradidge**

This is a précis of an article from Cllr Peter Harp of Nork. The complete article is planned for the next edition.

Although sink holes can be the result of man made structures, in Banstead and especially in the large area South of the High St and stretching to Walton Heath it is going to be a natural occurrence. The geology here is quite complicated. Mostly it is an acid clay-with-flints layer over the chalk beneath. The acid slowly dissolves the chalk over extended time causing the hole. The thickness of the clay layer is critical. Six sinkholes have recently appeared in Tadworth and some more far closer in The Horseshoe near the library.



The BVRA Newsheet is supported by;

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BANSTEAD VILLAGE IN BLOOM (BVIB) by Kerry Garner (BVIB)



As summer draws to a close, Banstead Village in Bloom would like to thank the 20+ volunteers who have regularly watered and tended the beds, wheelbarrows and planters along the High Street throughout these very warm and dry summer months. They are our secret workforce that do a great job and we couldn't do without them. Look out for the new updated BVIB signboards outside Waitrose and at the library. They are there to thank our sponsors and volunteers who make all this work possible.

As Autumn approaches, our Friday volunteer group are now making a start on new projects funded by Reigate and Banstead Council. Last week we began work on the two raised sleeper flowerbeds opposite The Woolpack. You'll see the volunteers working there on Friday mornings. We intend to clear the beds of the old, overgrown shrubs, improve the soil and create a beautiful new planted area. We will be using slow and low growing evergreens, under planted with spring bulbs and heathers.

The other project that BVIB volunteers will be working on this Autumn is the flowerbed at the library. We have removed several large overgrown plants (many thanks to Matt Barton at Mattree for helping with the work). We will be filling the cleared flowerbed with shrubs and perennials keeping to the original white, cream and yellow theme, but also throwing in some purple. Some of you may have heard that a few weeks ago a car mounted the roundabout by Zizzi's in the early hours of Saturday morning and collided with the large wheelbarrow. The barrow sustained a fair bit of damage. Later this year we will be removing it for repairs and intend to rehome it as a feature in the library flowerbed. This will make it easier to maintain and water, and hopefully it won't be involved in anymore RTAs!

A date for your diary - 3rd October - Banstead Combined Charities Event from 9.30am to 1pm at Banstead Community Hall. Christmas cards and Christmas gifts will be on sale to raise money for Banstead Village in Bloom and other charities. Please do come along and support us if you can, since as you know we have had to cancel all other fundraising activities this year, your support is important.

Photograph courtesy of Jane Alexander Photography.

LOCAL GOVERNMENT REORGANISATION by David Gradidge

A report from the BBC dated August 28th stated that "by scrapping 213 local councils and replacing them by 25 new councils, £3bn could be saved over 5 years". It goes on to say that others argue that bigger councils are unwieldy and undemocratic. Nothing in this brief item about where the savings would come from or how much all this change would cost. The report was prepared by accountants PWC on behalf of the County Councils Network.

The Government white paper is expected in October, so it is not surprising that the Counties got in first as the alternative would be their abolition in favour of splitting counties into 2, 3 or even 4 areas.

An article in the Times on Sept 7th does not clarify the situation. Quote "Downing Street denied they wanted to abolish two thirds of local authorities and insisted changes would only happen with local consent" Local mayors? What seems inevitable is that local councils as we know them will be abolished and with that, the local input into such important issue as planning could be lost.

As I reported in the last issue, dividing Surrey into 2 with a population not far short of 600,000 would be very unwieldy. Watch this space.

WINKWORTH ROAD STRUCTURAL FAULTS CAUSING NOISE by Brian Ransom

I have recently conducted a informal survey of the joints in the main road. As we are all aware very many of these are in dire need of repair. Holes, vertical mis-alignment between slab sections generate an awful lot of noise especially when trucks or empty lorries and vans drive over them. There are 75 joints between the Sutton Lane roundabout and Bolters lane. Almost all are deteriorating markedly and many are in need of urgent repair. [Many of the slab joints listed as one, consist of more than one joint.]

My survey results:

- 30 - Very Poor condition /vertical displacement/Noisy/ in need of urgent repair
- 16 – Poor condition/ Vertical displacement/ breaking edge joints/ in need of urgent repair
- 18 – Fair condition/ breaking edge to road joints/ not noisy
- 6 – In good condition/ no work required
- 10 – other problems listed/ Blocked drains/ broken or cracked road surface where no slab joint is apparent but which requires attention/ Previous road repairs now need attention.



There are two omissions from my survey. One is that of noise as vehicles pass over the damaged joints. I need to find a way of linking a camera to a noise meter so vehicle noise can be matched to an image. If any reader knows how to do this please get in touch via the BVRA e-mail address on the front page. The second is a measurement of the vertical deflection, a very dangerous thing to attempt when the traffic is flowing! I shall shortly pass this information on to Cllr. Gulati to give to the SCC Highways department. Even if nothing is done in the near future hopefully Cllr. Gulati can get it onto a future funding list. This triple road slab joint shown is opposite number 92. It shows breakage deformation and is very noisy when vehicles cross over it.

BWF SENSORY BEDS - FIRST WORK PARTY HAS TAKEN PLACE by Brian Ransom

On Wednesday 2nd September a group of volunteers started renovating the overgrown Sensory beds in Banstead's Wildlife Field off Bolters Lane. All the grass, brambles and unwanted growth removed, plants that we could save and use again have been transplanted into the small triangular bed and lots of herbs and other plants donated by our helpers gives us a head start on the replanting.

Whilst saving the notable plants which can be pruned and rescued, a very large area was cleared ready to be dug over and have soil improver added ready for replanting. BVRA will fund the soil improver and some new planting plus the volunteers themselves will donate plants from their own gardens to restock the beds and restore them to how they were intended to be presented.

A great big thank you to you all for your hard work over the last few weeks and to all those who have volunteered to water the new and 'heeled in' plants in the coming weeks. I look forward to seeing you all again when we start the replanting!



CHANGES TO PLANNING LAW AUGUST 2020 - by Catalina Vassollo-Bonner

HM Government is launching a consultation for Planning for the Future to reform the planning system which will incorporate landmark reforms to speed up and modernise planning to get the country building. Its aims are: overhaul outdated planning system and reform the way the country builds: streamline processes: cut red tape and harness technology to deliver homes faster. Valued green spaces will be protected with more building on brownfield land. All local authorities will designate land as areas for growth, renewal or protection. Local residents are to be consulted on how the land should be designated.



Reforms coming in on September 1st. mean homes will be built more quickly by ensuring local housing plans are developed and agreed in 30 months – rather than the current 7 years. Every area is to have a local plan. A new simpler National Levy will replace the current system of developer contributions which often causes delay and the creation of a fast-track system for beautiful buildings and the establishment of local design guidance for developers to encourage them build and preserve beautiful communities. All new homes to be 'zero carbon ready', with no new homes delivered under the new system needing to be retrofitted,

Land suitable for growth will be approved for development as plans are prepared, meaning new homes, schools, shops and business space can be built quickly and efficiently, as long as local design standards are met. Renewal areas will enable much quicker well-designed development in a way that reflects community preferences. Development on Green Belt land will continue to be restricted as it is now with policy remaining a decision for local authorities as they prepare their plans.

More commercial premises will have total flexibility to be repurposed through the reform of the Use Classes Order. Planning permission would no longer be required to convert a shop into a café, office or flat. More empty commercial buildings will be permitted conversion to residential use. Property owners will be able to build additional space above their properties via a fast track approval process, subject to neighbour consultation. So far this Permitted Development (PD) right will only apply to blocks of flats, the whole not exceeding 30m in height.

Local government will lose its control over the rate of house building and central government will distribute an annual target, currently 337,000 a year, among local councils who will have to designate enough land to meet the target. It seems that the government algorithm has decided that house building will lean towards London (adding 93,532 homes) and the South East increasing here by 57%.

ROAD STEWARDS by David Gradidge

I need to fill a large number of vacancies. Road Stewards are absolutely essential to our organisation, with the subscription they collect being almost our sole source of income. Apart from the task of collecting subs, they deliver the newsheets 3 times a year and of course meet some very nice people! You don't have to live in the road but it is certainly is an advantage.

The vacancies are –

- Barnfield and Flint Close off Sutton Lane 14 members
- Part of Greenhayes Ave 25 members
- Harbourfield Rd 14 members
- Yewlands Close 25 members
- Part of Sutton Lane 15 members
- Garden Close 21 members
- Clifton Place 15 members

I am on 353981 if you like more information or email me on dgradidge@waitrose.com

CHEERS! by Marion Hayns (Banstead Village in Bloom)

Enjoying a cup of coffee outside Pistachios in the Park, Banstead recently were Aysin (Mr Pistachio) and son Ben – manager of this popular cafe - together with the Leader of Reigate & Banstead Council Cllr Mark Brunt, David Talbot Chair of Banstead Village Residents Association and Marion Hayns and David Martin from Banstead Village in Bloom (BViB)

BViB had successfully applied to the Council for money from the CIL Fund (Community Infrastructure Levy) towards the cost of replacement of the old wooden benches with smart lightweight chrome tables and chairs together with a new rubbish bin for the ubiquitous dog ends, and to this BVRA added some money towards the purchase of the eye catching red umbrellas.



This is just the first of the improvements planned for this much loved park in the centre of our Village. Work to a new sensory bed part financed by Specsavers together with a further grant from the CIL Fund is due to be started in the autumn and it is hoped that further improvements to the Children's Play area will become possible once planning for fundraising events can be undertaken once more, hopefully early in the New Year.

COUNCIL SERVICES by David Talbot

We have received a number of emails recently regarding problems with flooded drains and fly-tipping. Just a quick reminder that our councils have a system of reporting issues and progressing items from that list, so please report any issues directly to the relevant council. Links also available from our website. - please see the local government tab.

- Drainage problems - Surrey County Council: <https://www.surreycc.gov.uk/roads-and-transport/roadworks-and-maintenance/report-a-highway-problem/drainage-and-flooding>
- Fly tipping - Reigate and Banstead Borough Council - <https://www.reigate-banstead.gov.uk/report>

USEFUL CONTACT DETAILS

BVRA EXECUTIVE COMMITTEE

David Talbot - Chairman

David Gradidge – Treasurer, Transport and Infrastructure

email: dgradidge@waitrose.com

Catalina Vassallo-Bonner – Planning

Martin Matt - Secretary (interim)

Cliff Glanfield - Data Records Manager

Barbara Birch, Ben Martin, Brian Ransom, Melanie Ramsey and Richard Heath.

Group email: Banstead-BVRA@outlook.com

LOCAL COUNCILLORS

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FUTURE EVENTS

As I'm sure you will appreciate, most events have been cancelled, postponed or restricted to members only, so there is little to report.

BANSTEAD ARTS FESTIVAL- LOOKING AHEAD by Jeff Young (BAFS)

With the agreement of the artists it has been decided to postpone, rather than cancel, the concerts in October and November. These are now re-scheduled for October and November 2021. It is hoped to have a shortened season with concerts on 6 February, 2021 [violinist Charlotte Saluste-Bridoux] and 27 March, 2021 [violinist Timothy Ridout]. The Festival will then, if the current uncertainties can be resolved, take place from 1 to 16 May, including some of the artists who were unable to take part this year. Such a re-start will depend on three factors: members' willingness to attend concerts, government regulations about social distancing in performance venues, and the Community Hall's operating procedures. By November BAFS should be in a better position to decide on the feasibility of re-starting.

BANSTEAD ROYAL BRITISH LEGION by Mike Sawyer (Banstead RBL)



Sadly, but inevitably, this year's parade in Banstead has been called off, and separate arrangements will be made with the 30 plus organisations that normally lay wreaths.

Secondly this year's poppy appeal has also suffered some setbacks. At present it appears that we can collect at Asda and possibly in a few shops. This position may change as we get nearer to the collection period. In any event the national appeal will be available for direct contributions at: www.britishlegion.org.uk/get-involved/ways-to-give/donate. Locally we will be arranging for the lamppost poppies to be made available to raise awareness. We will be putting them up in and around the Village, and supplying more for other Residents' Associations to put up in their areas and, hopefully, along the A217.

As ever we would be grateful for volunteers to help, especially with putting up the large poppies on lampposts, which are now becoming such a recognisable feature on the approaches to, and the centre of, our village. If you are able to help please email us at nms.brbl@virginmedia.com or ring/text to 07740 867 075.

OTHER EVENTS by David Talbot

SATURDAY 3RD OCTOBER AT 9:30 TO 1:00 PM- Combined charities event - Community Hall

MONDAY 26TH OCTOBER AT 1:30, 4:30 AND 7:20 - Cinema - Little Women - Church Institute

LATE NOVEMBER - Banstead Christmas Community Event - the normal Community Event has been cancelled this year, however, the Christmas lights will be updated and the Christmas Tree erected by Rotary. In addition, Santa on his sleigh with some helpers - no more than 5 - plan to switch the lights on - sorry no audience. This will be filmed and used to advertise the cancellation and the Rotary Christmas Collection arrangements which will be used to support our local charities. A Virgin Giving site will be set up and used in the publicity. **THIS WILL BE BACK NEXT YEAR BIGGER AND BETTER.**

Please see our website (address on front cover) for further details and other events.