



Response to the Future Mole Valley Draft Local Plan 2018 to 2033

MVDC Planning Policy Team:

Please note: This is a revised document from the one sent by post and email on 19th March and this is our final submission.

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Our approach

We have taken a 'brownfield first' approach, with the need for new development being met within built up areas or on previously developed land as far as possible. Do you agree with our 'brownfield first' approach?

Yes No

Any other comments:

We have sought to make more efficient use of brownfield land through:

- town centre redevelopment
- limited reallocation of employment land
- mixed-use redevelopment
- increasing densities in opportunity areas

Do you broadly agree with these approaches?

Yes No

Any other comments:

Our reply is "No" as there are many examples in the SHELAA (Appendix 4,6,8,10, where more investigation would have produced more dwellings. For example

18-BK-016 Bookham Youth Centre. Here SCC have confirmed there will be a replacement Youth Centre. The reason for dismissal given is loss of Community facility.

18-FT-007 Fetcham Rentwood site. There have been discussions over this location for many years with SCC and Councillors have agreed that this site can be redeveloped for both employment and dwellings or other uses. E.g. medical centre. At present it is a not a community facility as the document records.

There are similar examples in the rejected Greenfield sites."

However efficiently brownfield land is reused, there is still an unmet need for housing which can only be met on land that has not previously been built on. Do you agree with the use of a small amount of undeveloped greenfield land for this purpose?

Yes No

Any other comments:

The term "small amount" is ambiguous and misleading. In relation to the whole of the MVDC which has large areas of greenfield land a "small amount" by area will still have a major effect. The Preston Farm and Bookham Fields sites in Bookham are "small" in the terms area in comparison the of the whole of the Mole Valley district but has a significant impact on Bookham infrastructure and green belt.

1. Executive Summary

This document is the Bookhams Residents' Association (BRA) Response to the Future Mole Valley Consultation Draft Local Plan 2018-2033.

To facilitate this contribution the BRA has held three full to capacity public meetings during the consultation period and has actively encouraged discussion in the community. The BRA along with other local interest groups has encouraged residents to respond directly to the consultation process. By using social media, web sites, email campaigns, a leaflet delivered to every household in Bookham and articles in Look Local magazine all Bookham residents are fully aware of the Future Mole Valley Draft Local Plan and the impact on Great and Little Bookham. The result of this significant communications effort has identified the following areas which are of most importance to the community:

1. Education
2. Healthcare
3. Roads and Drainage
4. Our Village
5. Green Belt

There is no significant weighting on these areas and all are equal in importance to the quality of life in the community.

We have consulted subject matter experts in each of the areas to enable our submission to be relevant and with substance. We have also undertaken statistical analysis of population density of Mole Valley using national census data which raises further concern on how much of the proposed population density is biased to the north of the district which impacts on the capacity of infrastructure in all its forms.

1.1 Dwelling Capacity

We appreciate that Bookham must be part of the solution to the housing problem MVDC has and suggest that the quantity of infill and windfall are underestimated as demonstrated by the volume of dwellings built over the past 20 years (350) in Bookham. A continuation of this rate would mean another 220 in the 13 years left for this Draft Plan period plus those already completed in up to March 2020. Along with increased densities (50 dph) that will be permitted as recommended in this Draft Plan we would expect this number of infill and windfall to greatly exceed the 150 dwellings suggested in the Draft Local Plan document.

1.2 Education – School Places

Infill and Brownfield will continue regardless in Bookham and is likely to exceed 300 dwellings over the plan period BUT this is easier to absorb in terms of school places giving schools time to adapt.

Large Green Field sites requires infrastructure up front and in place as they happen within a school learning cycle. The Local Plan fails to accommodate the effect of the proposed developments in both Bookham and its borders, a more coherent and holistic approach is required.

1.3 Health

We already have a Primary Care system overloaded as the surgeries here not only support Bookham but also Fetcham and Effingham. Surgeries are meant to comply with national guidelines which state that there should be 80 square metres of surgery space for every 1,000 patients. Clearly, the current provision of space falls far short of this requirement already, and the situation can only get worse with the proposed increase number of residents in all of these villages.

1.4 Roads and Drainage

Our road network like most in the north of Mole Valley is of Victorian standards and is unsuitable for modernisation. Until SCC Highways do a more detailed study when Regulation 19 is enacted it will not be known whether parts of our network could sustain the level of traffic all of the new proposed buildings would create.

Any expectation that car utilisation will drop in these locations is fanciful as public transport mainly consists of one bus route currently under threat. Although we have an appreciation of the drainage system here due to the good work done by the Bookham Flood Forum we know where some serious inadequacies exist. After many requests to Thames Water we still have not received critical information especially relating to foul water drainage which will be a major impediment to any development on the two large greenfield sites suggested.

1.5 Public Transport

New developments to be sustainable should require adequate bus services and the main local route, is mainly run as a private service and it is unclear whether after the emergency subsidy currently provided by SCC expires later this summer it will continue.

1.6 Green Belt

Green Belt development in the Draft Plan contradicts the national guidelines by encouraging urban sprawl. This will harm the distinct nature that currently exists between the villages of Bookham and Effingham. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Sprawl is effectively underway from Effingham towards Bookham with the Howard of Effingham development.

In summary we object to most of the greenfield sites proposed. All have strong reasons why they should be maintained for continuing green belt benefits, the numbers of dwellings in such a small area are not acceptable and the identified shortfalls in infrastructure will take considerable resources to resolve.

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Chairman

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Proposed Sites and Green Belt

Our comments are concentrated on many of the infrastructure issues raised by this Draft Plan and included are comments on the green belt sites suggested as being suitable for release for new building in Bookham. We have not made comment on site 18-BK- 017, Chalk Pit Lane, Guildford Road, Bookham as we understand that there is some possible misunderstanding about the amount of land available. A claim that a local resident had acquired some of the land shown on the plan by Adverse Possession has still to be clarified.

1.7 Lower Shott (18-BK-001)

We welcome the availability of development at Lower Shott (18-BK-001) and understand that MVDC may be willing to change the time frame for development to an earlier date than indicated. For many years we have pressed that this site be improved both for the retail community plus the provision of better and more housing by improved use of land and unused garages on this site.

1.8 Bookham Fields (18-BK-015); Preston Farm (18-BK-008); Hunters Moon (18-BK-010)

On the other three sites 18-BK-015 land to the north of Guildford Road (known locally as Bookham Fields), 18-BK-008 land north west of Preston Farm and 18-BK-010 Hunters Moon we object to all of these sites being removed from the green belt.

We would agree strongly with the comments made about this site, 18-BK-008, in the CPRE's comments (pages 47 and 48) to you about the Draft Plan especially in that the site is significant in stopping encroachment into the open countryside. Of considerable problem as well is that there will only be one access point for the large number of cars that will be accessing the Bookham Fields site via a very narrow road already extremely busy most hours of the day. Density of the site will be much greater than the surrounding area (Little Bookham Street) where the present housing density is half that proposed in the Draft Plan. Site 18-BK-015 (known as Bookham Fields). Here too we would support the CPRE response (page 49) especially in their judgement that the site scores three moderate ratings by MVDC and should include a "Significant" rating for preventing encroachment especially to the land to the south. With three "Moderates" and a "Significant" rating this site should remain in the Green Belt.

It is also noted that the proposed boundary of the area selected for development is only a small hedge line and is insignificant to be classed as a green belt boundary. This would

enable more development to take place on the remaining area of this site up to Rectory Lane.

These two sites plus the 350 new dwellings to be built on and close to the Howard of Effingham (HoE) site will mean a new settlement of around 750 dwellings in a half mile radius of Preston Cross and population of well over 1500 people. This equates to a new large village. An unacceptable situation and one which would only continue to extend the urbanisation of Bookham, Fetcham and Effingham through Leatherhead to the Ashtead border.

1.9 Site 18-BK-010 Hunters Moon Maddox Park.

There are anomalies about the proposed changes to the green belt boundaries here covered later in this document. This parcel of land seems to be included to satisfy a small demand on the Mole Valley register for self-build. In practice to conform to the surrounding housing environment this site would at best take only two dwellings and not the 5 small buildings suggested. Again, arguments to support this are seen later in this document. We oppose this development on other grounds as well. Self-build attracts no Community Infrastructure Levy (CIL) payments all of which are needed to take care of the infrastructure deficiencies that exist at present and will worsen in Bookham with the quantity of new buildings proposed.

2. Education

2.1 Introduction

The BRA representatives for Education and Young people have undertaken an analysis of the impact on Education provision for the people of Bookham of the Draft Local Plan.

These individuals have worked on local school admissions issues since 2008 and, as a result, have built up a considerable amount of knowledge not only in relation to the methodology but, as long-term residents of the Bookhams, have a good understanding of the local dynamics. Members of the team have served as local school governors, on PTAs, Parent Councils and one was a school admissions secretary for 15 years.

2.2 Data and Information Sources

- a) The analysis has included the use of data provided by Surrey County Council (SCC) in relation to school Planned Admission Numbers (PANs), admission offers and, where provided, the actual number of places taken up for the academic year starting September 2019.
- b) Pupil Yield Factors, used by SCC, for new dwellings with more than two rooms have been used for Infant/ Primary and Secondary places.
- c) A meeting held with an Officer (Lisa Way, supported by Clare Curran) of the SCC School Places Planning team on 10th March 2020
- d) MVDC Draft Local Plan
 - i) Green Field sites proposed and number of homes in the two Bookham villages (k/a Bookham)
 - ii) Brownfield/infill in Bookham. As commented elsewhere the number of 150 over the rest of the period of the plan Local Plan (2018-33) is considered to be underestimated when approximately 100 homes have been built in the preceding 2 years making a total of 250. MVDC agree the figure of 150 dwellings on brownfield sites is an underestimate.

However, with active developers the BRA estimates that the total number 2018-33 will not be less than 300. This more realistic figure is the one we have used.

- iii) Green Field sites and number of homes proposed in the surrounding area of MVDC i.e. Fetcham, Ashtead and Leatherhead. We have NOT included any infill elsewhere so our numbers will be lower than reality.
- iv) Education Appendix - Surrey School Organisational Plan 2018-2027 (Surrey SOP)

The Surrey SOP does not cover the full period of the draft Local Plan and is based on data provided by MVDC in terms of present and future housing, which both MVDC and the BRA agree has been underestimated.

MVDC and the BRA agree that the number of infill/brownfield sites is understated and the current Green Field sites are not included as the Surrey SOP is based on 2057 new homes across MVDC.

- Pre – School and Primary - Disagree with the assessment that “no additional need is forecast”.
- Secondary – “Pressure on places at HoE is predicted to increase from 2019 to 2023 before reaching a plateau” i.e. not reducing.

“Additional four Forms of Entry in the Leatherhead Secondary Planning Area (includes Ashtead, Bookham and Fetcham) i.e. 120 places”

It has been confirmed by SCC that NO new school will be built to cover these places.

We believe the potential issue is being underestimated.

- e) Cross boundary impact from Guildford Borough Council (GBC)
- i) Bookham is on the boundary of GBC. Those children in Secondary education living in Bookham mainly attend the Howard of Effingham (HoE) that is located just inside the GBC boundary.
- The school has a Catchment area that includes the Horsleys, Ockham and Effingham all of which have been released from the Green Belt and under the GBC plan a total of 860 new homes are proposed. With infill, this number is likely to be over 1000.
- Our Bookham children make up over 60% of the school's HoE's pupils and they all live close enough to walk and cycle to and from the school.

- ii) In the event of a shortage of places they Bookham children are disadvantaged by being the lowest priority due to a tie break based on the Nearest Alternative School (regardless of places), i.e. Therfield.
- iii) Therfield tie break is based on straight line distance to the school, thus our Bookham children are also a lowest priority for Therfield school.
- iv) There is a real risk that children in Bookham may not be awarded places at HoE (because preference is given to children from GMC, e.g. the Horsleys), and yet fall out of the catchment area of Therfield. Under such circumstances, SCC policy allows the children to be allocated a school anywhere in the county within a 75 minute commute.

This is why the impact of new homes, cross border, and in surrounding area is critical to the dynamics of school places at Pre- School, Infant/ Primary and Secondary levels for the children of Bookham.

2.3 Pre School -Early Years

There are three non-school linked Pre Schools all of which are full. Some children go to the Nursery located on the HoE site, but that is full and developments in Effingham will put increased demand on that facility.

Polesden Lacey and The Dawnay have pre-schools attached BUT if those classrooms are required for additional Year Three capacity then there are no other pre-school facilities available. However, we have been assured by SCC that there is no intention for this to happen.

We strongly disagree with the suggestion in the SOP that there is "no problem" in Bookham. At our recent meeting with SCC on 10th March the Officer was mindful that there would be the need for additional provision. However, it was not known how this will be achieved. Hence, this remains an open question and presents a real risk to the children of Bookham. SCC Early Years had thought that some provision would come from the Youth Centre, but this is closed and the new centre, yet to be finalised, will not include Nursery space.

2.4 Primary

- a) Our detailed work shows the impact of new housing on these school places in various scenarios.

- b) The development of just one of the larger green field sites has a significant impact and it is not unreasonable to assume that once started the site will be completed within a 2-3 year period rather than spread across the period of the Local Plan. Infill will happen in any scenario.

For example:

| | Places per five year school cycle |
|--|--|
| 250 homes 18-BK-008 generates | 63 |
| 300 infill/ brownfield generates (spread over plan period) | 25 |
| Total additional PRIMARY places required | 88 |

- c) For Green Field sites the infrastructure has to be in place BEFORE each site is developed due to the major impact this may have on the community. Infill / brownfield developments happen more gradually over time and the impact is easier to absorb.

- d) Capacity issues

- i) 2019 – 7+ year olds– All places were taken up

| School | PAN | Offered |
|------------------|------------|------------------------------------|
| The Dawnay | 15 | 16 (Low as Dawnay Infants move up) |
| Eastwick Juniors | 90 | 90 |
| Oakfield | 60 | 60 |

- ii) There is additional capacity in The Dawnay but will it be enough? We believe there is potential to extend some schools, however we are of the opinion that this may require utilization of land currently used for playing fields.

From where will the funding come as SCC are not responsible for Academies funding? Both HoE and Therfield are academies.

- iii) One factor considered by the Local Plan is a drop in the primary birth rates but this does not factor- in major new developments and the SOP does not cover the last five years of the MVDC plan.
- iv) Additional land purchase will take time and such land may not be available. There is no indication that MVDC has considered this option.
- v) SCC have confirmed that Early Years space will NOT be used and that there is no intention for a new school. There is no indication in the Local Plan as to how this will be solved.
- vi) **Cross boundary impact:** the surrounding primary schools are already at capacity with an increase of 250 places (over time) expected within the Horsleys and Effingham areas e.g. St Lawrence. It is not clear what additional capacity will be available in this area.

Places at the Bookham schools may be taken up by new residents of the HoE site development, some of which is closer to the Dawnay than the eastern end of Bookham. As this development is within the Guildford Local Plan we cannot foresee the impact on the children of Bookham.

2.5 Secondary

- a) HoE is full for Sept 2020. 271 places have been offered for a PAN of 240.

In 2019 265 places were offered for a PAN of 240 i.e. Fifteen places more than capacity. Fourteen of these were from outside the catchment area and offered on basis that some applicants will opt for education in the private sector. Clearly, this strategy of offering places above the PAN must be tempered by an understanding of the economic environment at the time.
- b) The school is full and due to high increasing birth years up to 2023 when it plateaus (note, it does not fall) Bookham children will find it harder to get a place, especially as increased developments within the catchment area will increase the numbers of those children who have a priority of over Bookham children.

More and more Bookham children will need to go to Therfield as the next nearest school. However, as has been pointed out already, there is a real risk that some Bookham children may also fall outside the catchment area of Therfield school and, therefore, find themselves allocated a school anywhere in the county within a 75 minute commute.

Our displaced children have a low priority for Therfield as they live further away than those who would typically choose Therfield as their nearest secondary school.

- c) Therfield serves Ashted, Fetcham and Leatherhead.

Based on the premise that all the developments in these areas will be equally phased over the whole period of the plan Local Plan – it will generate 130 extra places per school cycle i.e. 4.3 Full forms of entry (assuming a class size of 30 pupils).

- d) SCC agree that an additional four forms of entry are required and one of the only places displaced children of Bookham can go is Therfield which will then be full as a result of proposed development of the surrounding areas.

It is our assessment that this will only be sufficient to accommodate children in the Leatherhead planning area, outside of Bookham. This excludes densification and Infill/ brownfield sites.

Where will the Bookham children go in the absence of places at the HoE and/or Therfield?

- e) HoE have plans to for a new school to be built at Effingham, enabled by 300 plus new homes on the surrounding site just over the border from Bookham.

Apart from school places, the impact of this site is covered in other areas elsewhere in the BRA response.

The school aims to increase the PAN by 60 and thus the school size by an extra 300 secondary places. The plan is for it to be ready for Autumn term 2022, BUT there is no guarantee that the school will be ready on time, or that the PAN will be increased in line with current expectations.

- f) **Catchment:** Without allowing for Infill, and assuming all development is phased equally across the plan period (which we believe to be unlikely), in the cross-boundary areas in the catchment will generate over 60 places per school cycle. Applying even phasing and no infill included – this is a best case.

It is also highly likely that demand within the catchment will be high due to HoE reputation. Hence, the Pupil Yield Factor is likely to be higher.

The predicted impact of Bookham developments impact are shown in various scenarios in the table.

For example:

| | Places per Five Year School Cycle |
|--|--|
| 250 homes 18-BK-008 generates | 50 |
| 300 infill/ brownfield generates (spread over plan period) | 20 |
| ADD Cross boundary impact IF all phased (unlikely) | 60 |
| Total additional SECONDARY places required | 130 |

This is over double the planned increased PAN. Again, there is no guarantee that this will be provided, and it is dependent upon the actions of GBC.

- g) This shows the impact of only one large site on the places at the school and if a similar situation was to occur cross boundary it will be even worse.
- h) Under the HoE Admissions criteria all these children will have priority over our Bookham children. Based on the tie break of Nearest Alternative School (regardless of places) i.e. Therfield; which will be fully utilized as a result of development elsewhere. If Bookham children cannot get a place at either HoE or Therfield, they could be allocated any school in the county within a 75-minute commute, despite living a few hundred metres from HoE.
- i) The conclusion is that any major developments on the two main proposed sites in Bookham will have a major detrimental effect to the future secondary education of our children.

If the new school is not built, delayed, or smaller than planned the consequences of the major developments in Bookham for the education of our children will severely impact their quality of life.

Where will the children of Bookham go if they cannot secure a place at a local school, one to which they can walk and or cycle?

Under the education policy of SCC, children can be allocated a "local" school that may be up to a 75 minutes coach journey (each way) and we can cite instances when this has happened.

j) **Wisley:** The impact of the 2000 new homes on the HoE is unknown at this time, but could be significant.

Nearest school is HoE, and the Wisley development is within the scope of GBC, posing yet more questions on the ranking of applicants from Bookham in terms of priority for places.

2.6 Conclusion

Infill and Brownfield will continue regardless in Bookham and is likely to exceed 300 dwellings over the plan period BUT this is easier to absorb in terms of school places giving schools time to adapt.

Large Green Field sites requires infrastructure up front and in place as they happen within a school learning cycle. The impact of any one of the sites BK-008 and BK-015 shows that our education infrastructure will not cope; **the Local Plan fails to accommodate the effect of the proposed developments in both Bookham and its borders, a more coherent and holistic approach is required.**

Early years: Will not meet demand given existing resources and space available.

Primary: Where will the capacity come from and has the impact of cross boundary demand on our schools been considered? We think not.

Secondary: If no new school, a delayed school, and or a smaller new school; this will mean our existing Bookham children who can walk and or cycle to school will may be "bussed" elsewhere and if not to Therfield then possibly even up to 75 minutes further afield.

Note: A detailed spreadsheet from which these figures are derived from is in Appendix Two.

3. Health

3.1 Primary Healthcare Provision

Surgeries and their patients don't recognise political boundaries. Patients from Effingham, Bookham and Fetcham make use of the two surgeries in Bookham. So, to get an overall picture, we have to look at all the surgeries in these localities and their projected population increases.

- Effingham has no surgery.
- Fetcham has the Molebridge practice which was established in 1974 and currently has about 2,750 patients.
- Eastwick Park, which was refurbished in 1999, has 8,200 patients.
- Fairfield, which was rebuilt in 1995, has 10,600 patients.

Both the Eastwick Park and Fairfield practices are understood to be above the capacity required by national guidelines already.

Greenfield, brownfield and infill development in Bookham proposes 750 more homes whilst the same type of development in Fetcham will produce a further 116 homes. This amounts to another 2400 people who may wish to register with the above practices. This includes the 350 homes from the Howard of Effingham development, with the brunt of the increase expected to be taken by Eastwick Park and Fairfield.

Surgeries are meant to comply with national guidelines which state that there should be 80 square metres of surgery space for every 1,000 patients. Clearly, the current provision of space falls far short of this requirement already, and the situation can only get worse.

The Draft Local Plan states: "The council will continue to work with partners to ensure that communities continue to have access to these "statutory services", i.e. health and education. However, MVDC has no legal control over these "partners" and therefore cannot guarantee that the increase in primary healthcare provision will actually occur. Over the past fifteen years MVDC has given planning approval to a large number of infill developments in Bookham without ensuring the primary healthcare provision increased in line with the increasing population. In addition, all other aspects of our healthcare will be strained, e.g. dental, podiatry, pharmacy. No mention is made in the Local Plan regarding the forthcoming changes planned for the redevelopment of the St. Hellier and Epsom General Hospitals.

4. Highways and Drainage

4.1 Brownfield Infill

300 +/- additional houses in infill sites around Great Bookham will accentuate the highway and drainage problems already experienced in an ageing network.

The A246, Lower Road and South/North roads are already overloaded and an extra 700 +/- cars from infill sites will only add to this. Along the A246 between the Young Street roundabout and the Effingham traffic lights, a series of traffic light controlled pedestrian crossings and an ever-increasing number of side road junctions already cause major rush hour delays. The A246/Crabtree Lane traffic light junction is already identified as a **'hotspot'**.

4.2 Drainage

Drainage in Bookham all flows south to north and additional runoff from infill development is likely to aggravate problems already experienced north of the A246 towards Bookham Common. These problems are discussed quarterly with SCC Flooding and Thames Water in the Bookham Flood Forum.

4.3 Greenfield Sites

Highways

There are two large Greenfield sites proposed to the west of the village in Little Bookham, at Bookham Fields and Preston Farm, which will increase traffic on the A246 and Lower Road. The former might generate over 300 cars and the latter more than 500 cars. This will increase the risk to children travelling to/from the Dornay and HoE, both of which are located nearby on Lower Road.

As already mentioned under the Brownfield/Infill section above, within three miles between the Young Street roundabout and the Effingham traffic lights, the A246 is tightly constricted by several traffic light controlled pedestrian crossings and numerous side road junctions. Yet another major junction on the A246 at the entrance to Bookham Fields and possibly an improved junction at a widened Rectory Lane, needed if Preston Farm is developed, would only add to the constricted nature of this length of A246, causing even longer peak hour delays.

We are concerned that the traffic model may not have accurately considered the effects on Lower Road at the Preston Cross mini roundabout, of another 500 cars coming onto Lower Road at this point. The junction would certainly need to be redesigned and possibly controlled by traffic lights, particularly considering its proximity to HoE school.

Lower Road is already very busy in traffic terms, particularly at the start and end of the Howard of Effingham Secondary School day, even without additional houses and cars accessing it. The footway/cycle way along Lower Road is the main access route for students from both Great and Little Bookham to and from The Howard of Effingham Secondary School. The footway/cycle way is narrow, resulting in the cycling students more often than not cycling on the road. West of the Lower Road Recreational Ground the road reserve (combined width of carriageway, verge and footway/cycleway) is narrow and does not allow for any of the individual elements to be widened. The carriageway and footway along Lower Road is subject to flooding in three areas between Bookham and the school, notably just west of the Recreational Grounds, just east of Manor House Lane and outside The Vineries garden centre.

4.4 Drainage

All the drainage from the Bookham Fields and Preston Farm developments would end up flowing through Little Bookham Street, Bookham Fields via Childs Hall Road and Preston Farm via a connection just north of The Windsor Castle or further north via Fox Lane.

BRA have a great concern that the existing system down Little Bookham Street will not have the capacity to take foul runoff from an extra 426 houses plus The Howard School. The BRA have written to Thames Water to express our concerns and ask them to check the capacity of their network down Little Bookham Street. Despite many requests to Thames Water, no reply has been received.

4.5 Surface Water Flooding

Surface water runoff from Bookham Fields or Preston Farm will have to be attenuated in large ponds at the north end of each site and is not expected to cause problems. However, drainage from Bookham Fields will end up in a badly maintained ditch north of Lower Road between Childs Hall Road and Sole Farm Avenue/Road and it will be essential that improvement works are carried out on this ditch to ensure unrestricted flow and prevent flooding.

5. Our Village

Bookham Village entre faces unprecedented challenges during the life of the Local Plan. The vitality of the Village Centre has been dependent upon the vitality of the shopping experience, but the structural changes that have, and continue, to take place in the retailing world, determine that one cannot be complacent in expecting that it will not suffer, or even totally fail, unless there is forward looking planning policies in place to enable the Centre to evolve and remain as the heart of Bookham's community.

5.1 The Current Picture

The most recent documented research relating to the Centre was undertaken by Bookham Vision a few years back which found:

- The Village Centre provides a range of convenience shopping that is good for its size and its catchment but the majority of residents do not use it for their main weekly shop, preferring either Leatherhead or Cobham where there are superstores offering wide ranges of products and plentiful free parking.
- The destination shopping nature and convenience shopping of Bookham as a district centre was evident from the range of specialist stores and frequency of use, and is illustrated by 40% of survey respondents reporting using the chemist, post office, top-up grocery shopping, or cards/newsagents.
- The size of many units in the Village Centre is small, and the old nature of many of the buildings and diverse ownership hinders the redevelopment of units. The narrow pavements inhibit opportunities for shops to flow into the High Street (e.g. for restaurant/café seating).
- Congestion in the High Street is a barrier to business.

In a survey amongst businesses:

- 49% regarded road congestion as a challenge;
- 28% regarded customer access as a challenge; and
- 18% regarded delivery access as a challenge.

So:

- Pedestrian footfall is below the average for similar district centres elsewhere.

- Dwell time - the average time people remain in the Village Centre is also lower than for comparable centres.
- Bookham's Village Centre fails to capture, or attract, visitors to Polesden Lacy and Bockett's Farm.

Enhancing the retail offer, along with providing restaurants and opportunities for parking, could improve the vibrancy of the Retail Centre.

The research, albeit a little historic, emphasises the need to plan for maintaining a vibrant centre that is only loosely acknowledged in Policy EC3 Paragraph 3 of the Draft Plan. The real world has changed as has been acknowledged by the recently published government paper "High streets and town centres in 2030 inquiry"

5.2 What's Needed

A successful high street should have:

- A retailing centre serving the needs of the local community;
- Leisure, entertainment and cultural facilities;
- Public and private sector services;
- An employment and business sector;
- Accessibility by a choice of transport; and
- The remote location of the railway station is an impediment,
- A local community perception of it being their town centre.

The "High Streets and Town Centres in 2030 inquiry" states:

"We are convinced that high streets and town centres will survive, and thrive, in 2030 if they adapt, becoming activity-based community gathering places where retail is a smaller part of a wider range of uses and activities. Green space, leisure, arts and culture and health and social care services must combine with housing to create a space that is the "intersection of human life and activity" based primarily on social interactions rather than financial transactions. Individual areas will need to identify the mix that best suits their specific characteristics, local strengths, culture and heritage. Fundamentally, community must be at the heart of all high streets and town centres in 2030."

There is little concrete evidence that the draft Local Plan has examined the future role of Bookham Village Centre in contributing to the local economy and the health, cohesion and cultural life of the local community and the challenges faced amid changing demographic, technological and other trends in recent decades. Has it looked at how the village centre can create conditions to sustain it in the years ahead? Many changes will need to come from other authorities, including the government and Surrey CC, but MVDC should be far more proactive in planning for the next 15 years that will be crucial to the survival of the Village Centre. It should, as a minimum:

- Examine the role of the village centre in contributing to the local economy and the health, wellbeing, cohesion and cultural life of the local community;
- Acknowledge the economic, demographic, social and technological challenges facing high streets and town centres and how they are likely to develop over the next fifteen years;
- Consider how Bookham, and not just Leatherhead, can adapt to meet these challenges, the conditions necessary for sustainability.
- Perhaps encourage the formation of a Business Improvement District for Bookham.

A proactive plan must be able to create visionary strategies for Bookham Village centre which has the backing of the local community, to support local traders, to facilitate parking with an integrated transport system and to develop the role of place partnerships. The Local Plan must be a living document that reflects changing trends, and be forward looking, anticipating what will happen in fifteen years' time and contain dynamic strategies to protect the centre.

5.3 Where the Draft Local Plan is Found Wanting

The Village Centre is at the heart of the community and is its inherent social network that must provide a space in which the community can mix freely. This is especially important for more vulnerable or isolated groups, such the elderly, and young people, both groups of which have grown disproportionately over the past 30 years, who are likely to rely on the social infrastructure and shops that Bookham's High Street and centre could provide. It has to act as the focal point for community activity. In the internet age there is going to be less and less face-to-face communication but humans require places to gather, to feel relaxed and to connect with others socially. Bookham's village centre is important both for physical and mental wellbeing of the community.

The Draft Local Plan falls very short in this area. It pays lip service to maintaining the status quo in a changing world. It looks merely to preserve shop units but only provides a 6-month vacancy as being adequate to permit a shop to be changed to an alternative use that might even be to change it to residential rather than a community related use. It identifies The Grove as a development opportunity but only provides weak guidance as to its future role in the Village Centre. Its setting adjacent to Grove House and Grove Cottages provides an opportunity to create an imaginative development that should become one of Bookham's treasured assets. Nor does it show how it might be integrated into the core of the Village to the north of the A246.

It is a missed opportunity in forward thinking, as is the absence of planning policies to cover:

- Convenient, safe and free access to the Village centre by any form of transport;
- Clear policies on the provision of much needed additional health and health related facilities (e.g. dentistry, alternative medical therapies, day clinics etc);
- The replacement of lost or absent community assets such as the Youth, gym, squash club etc;
- The provision modern accessible retail space to improve the village's retail offering;
- Improved provision for leisure, entertainment, food and beverage to encourage people of all ages to increase their dwell time in the centre;

6. Bookham's Green Belt

6.1 SA09/18-BK-008 – Land North West of Preston Farm, Bookham, SHELAA Vol 2, APPENDIX 5, SITE ASSESSMENTS, STRATEGIC GREENFIELD SITES p 14

Quote from Draft Local Plan:

SA09 involves the provision of 250 dwellings, two gypsy and traveller pitches on 8ha net of developable land and a public open space of 10ha in a plot of 27.8 ha. This is currently undeveloped greenbelt land.

BRA Comment:

- The housing density of 30dph is significantly greater than the adjacent housing density along Lower road and would be in breach of policy BKEN2, respect the scale and character of existing and surrounding buildings, and the Local Character Area Assessment 2010.
- One of the key functions of the Green Belt is to prevent neighbouring towns merging into one another. The Landscape townscape character notes state:
"The advice to avoid merging settlements through dense linear development along roads is pertinent to this location. The developable area within this site is set back behind existing built development along the road frontage, which helps to address this issue".
- This does not take into account the Howard of Effingham School development across the adjacent district boundary. The main buildings will be sited close to the West of the Vineries Garden Centre, and this would lead to a deep merging line of buildings across the District boundary. Further to the West along lower Road will be a high-density development of 169 dwellings approved for construction by Berkeley's Homes, leading to the joining of Bookham and Effingham across a broad swath of structures.
- The Landscape assessment is broadly accurate and building on this land will cause significant environmental damage and habitat loss. It is difficult to see a positive "balance of benefit" for developing this land
- The Green Belt impact is assessed as moderate to significant for Sprawl, Merging Encroachment and Setting.

- Clearly this land is well protected by the purposes of the Green Belt in NPPF sections 34, 36 and MVDC EN1, and should not be developed.
- Policy EN13.1g refers to avoiding “adverse site-specific environmental impacts” from the development. Policies INF2.1 and INF2.2 state the need to avoid flood risk.
 - During recent floods, many springs have emerged along the length of Little Bookham Street
 - The source of ground water varies as it can travel large distances, but ground water from Preston Cross Farm probably contributes to flooding on Little Bookham Street. Consequently, SA09 should not be considered suitable for development due to ground water flooding risks.
- Policy INF1.1 requires delivery of an ‘integrated accessible and safe’ transport network and Policy INF1.4 explains the need for infrastructure to support development of 80 dwellings or more
- Lower road is already close to full capacity at school times, and could be reduced to complete gridlock if the full 295 home development and School at the Howard of Effingham site is added to the 250 home development proposed at SA09
- 10 ha of land has been allocated to a proposed Country Park/SANG; this is seen as unnecessary urbanisation as we have Bookham Common (SSSI) approx.600m to the North
 - How is the new park to be funded in perpetuity?
- The new development will result in further pressure on infrastructure such as Schools and GP services.

6.2 Response Summary Land behind Hunter’s Moon

SA13/18-BK-010 Land to the rear of Hunter’s Moon, SHELAA Volume 2, APPENDIX 7, SITE ASSESSMENTS, NON-STRATEGIC GREENFIELD SITES, WITHIN OR ON THE EDGE OF THE BUILT UP AREA page 55

Quote from Draft Local Plan:

Site SA 13 is identified as site 18-BK-010 in the Mole Valley Strategic Housing and Economic Land Availability Assessment January 2020 where it is considered to be suitable for Non-Strategic Scale Housing Development on Greenfield Sites within or on the edge of Built-up Areas. In paragraph 5.4 it states that these sites have been informed by the Green Belt

Review and Sustainability Appraisal as well as policy constraints and site-specific characteristics leading to refined site selection.

6.3 Site Constraints and housing delivery

Key Argument, Green Belt and Environment

- There is evidence to suggest that the proposal would be inappropriate development on the Green Belt due to encroachment, and that the MVDC site assessment was inadequate
- In conjunction with the gardens of Flowerdale and Bryer, the field forms an area of wooded parkland identical in feel to the adjacent grounds of Haddon House (Green Belt) and typical of the adjacent open countryside, and thus makes a valuable contribution to the openness of the setting.
- The site is clearly visible from the Public footpath and railway line to the South West
- Planning officers have in a 2014 assessment described the land as "*a small paddock, it is bordered by hedgerows, it provides a sense of openness and a more "gentle" boundary to the built-up area*" confirming its role in softening the boundary of the existing development.
- The site is close to the boundary between mole Valley and Guildford districts and its development and that of adjacent land in future, could lead to potential merging of Bookham and Effingham as the MVDC would no longer control the remaining open countryside.
- Partial demolition of buildings in the curtilage of Hunters Moon, as suggested by the land owner, to improve access would impair the rural character of Maddox Park by opening new views to the development site and introducing a roadway out of character with the environment.
- The proposed development of five houses with very small plot areas would be in breach of the local character area assessment supported by policy BKEN2. Larger 0.2Ha plots (typical of adjacent development) are appropriate hence the maximum yield should be two units, which would be below the limit for a site allocation.

6.4 Key Argument: Access and Road Safety

- Road access to the site is inadequate due to limitations of network of narrow private roads without footways and provision of suitable access to the site entrance is uncertain.
- The site access off Maddox Park leads to a substandard highway network of private single-track unlit roads, with no footways.
- The sight lines at the junctions between Burnhams Road and Little Bookham Street and between Maddox Lane and Little Bookham Street are inadequate and unsafe.
- Such poor access will make it difficult for the site to be serviced by vehicles in both the construction phase and the operational stage, in particular by refuse vehicles and emergency vehicles.
- The site is a significant distance to most facilities – encouraging car journeys for most needs, particularly in light of the lack of safe routes for pedestrians or cyclists.
- The extended period of construction traffic due to self-build, and the subsequent substantial increase in service and commuting traffic on completion, will add to travel disruption and accident risk over such an inadequate network.

7. Policies

7.1 Infrastructure: INF1

This is substantial list but would appear to be simply aspirational with little possibility of any or most clauses being achieved. For example, Clause 4 states large developments etc will be required to keep up to date and on-site travel plans. In the case of Bookham sites 18- BK-008 (Preston Farm) is very close to a new 2000 pupil school in another borough and only one bus route which is under threat of closure. The narrow road here cannot be enlarged, and cars will inevitably be used for the new buildings proposed.

INF 1. Because of the significant infrastructure problems that are present now and will be made worse if these new sites to the west of Bookham are implemented the last paragraph of this Policy should be changed to:

For major development planning permission will be subject a pre-condition that development will not commence until the council is satisfied that the development will not exacerbate existing drainage, flooding and service infrastructure issues and/or any infrastructure improvements required to serve the development, including road improvements, will be in place before the occupation of the first dwelling. Such a pre-condition to apply to each phase where the development is the subject of phasing.

7.2 Environment: EN3, EN4, EN14

EN3 1p: Why is the small part of Little Bookham still considered to be a Rural Village? It is simply a strip of land bordering the A246 and has the same characteristics as parts of Little Bookham especially the totality of Woodlands Road.

EN4 3a: If this policy is adopted why is site 18-BK-010 suggested as being suitable for 5 dwellings which would be completely out of character with all the surrounding properties. Also, in the case of 18-BK-008 the density of dwellings proposed for this site will be twice that of the immediately adjacent area, Little Bookham Street.

EN4 3e: This policy is in contradiction again to the proposals for Site 18-BK-008

EN14 1e: Why are sites 18-BK-008 and 18-BK- 015 included when all evidence suggests that dwellings on these sites will have to rely on their own transportation.

7.3 Economy: EC1, EC3

EC1 5: How will this policy be used to ensure that the growing number of visitors to Polesden Lacey now around 400,000 per annum will be enhanced and ensure that the traffic consequences of this large volume of vehicles does not harm the local community.

EC1 6: Overall the expansion of the villages is very modest. How will this policy be implemented when the expansion of dwellings in many villages in the south of the district is so low?

EC3: Should the statement on Page 48 saying that only after a premise has been on the market for 6 months would it be permissible to consider a change of use application. In this drastic period of realignment of shopping areas should a more flexible policy be considered.

7.4 Housing: H3; H4

H3 5: In order to achieve more small and affordable dwellings should this policy be amended to insist that a larger percentage of dwellings above the 65% number this policy demands.

H4 3c: Should specific height restrictions be included for individual areas. In neighbouring Boroughs, it has been reported that as no height restriction was placed on buildings then much higher levels than would be appropriate are being pursued by developers. In the case of Bookham on the development opportunity areas these should be no greater than three stories.

H4: Should a new policy be introduced so that all new dwellings must be fitted with alternative heat sources and not use any form of fossil fuels.

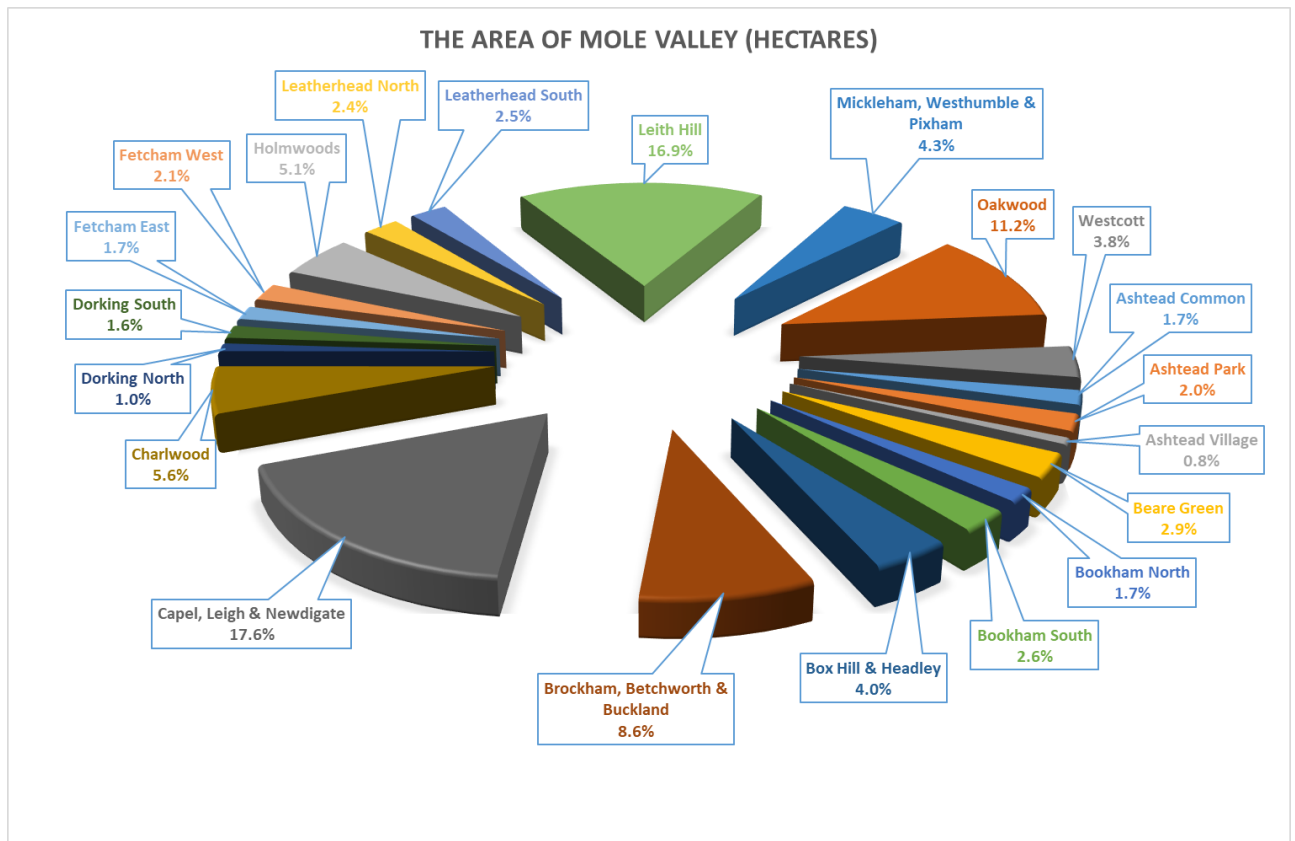
In the Evidence Paper: Optional Technical Standards there is no reference to Energy Efficiency standards. With the current environmental low carbon targets all dwellings should be built to category A Standard.

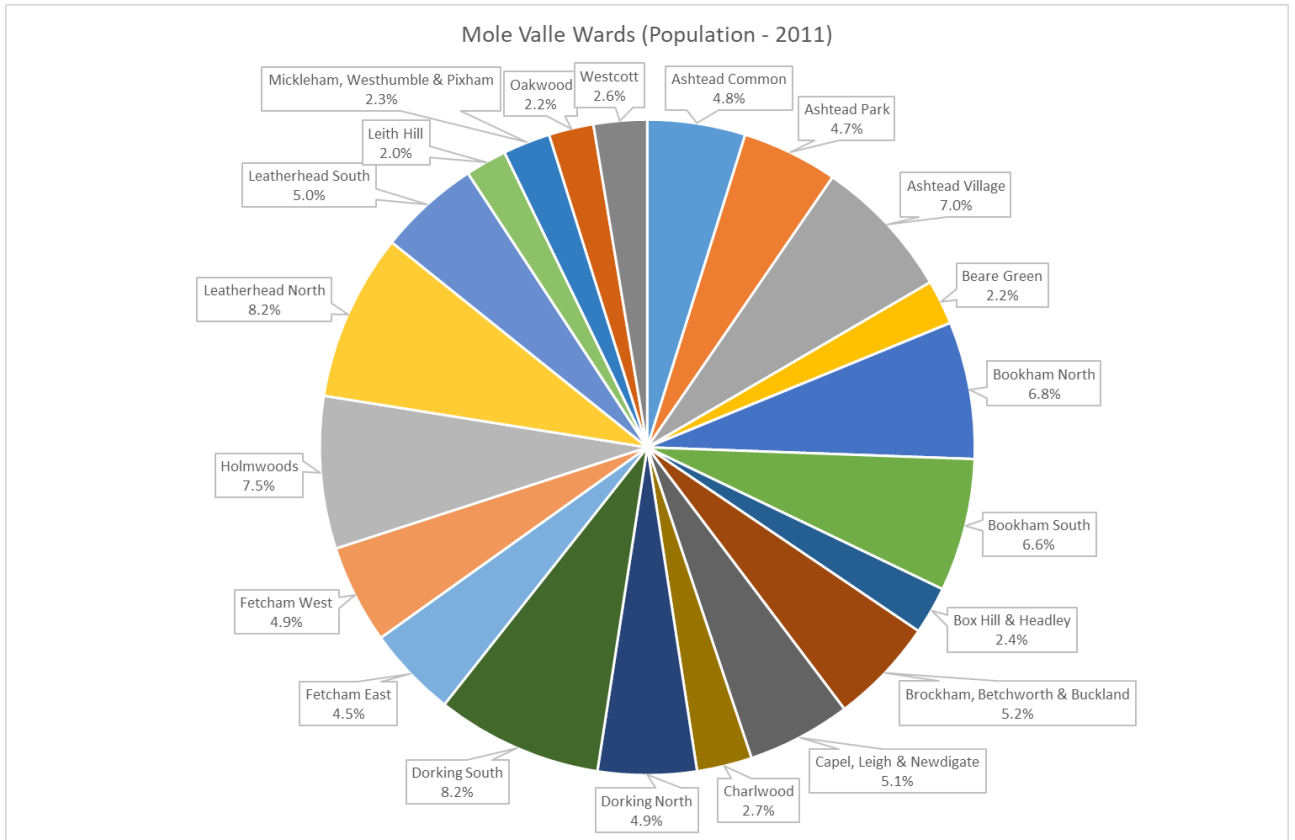
Reference: Department for Communities and Local Government: Energy Performance of Buildings:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/634057/EPB_Statistics_Release_-_Q2_2017_final.pdf

8. Appendix One: A Historical Perspective on Bookham's Population

The region known as Bookham comprises two villages, Great Bookham and Little Bookham, each of which comprises one of the twenty-one wards of Mole Valley; North Bookham and South Bookham. In terms of area, North & South Bookham comprise (collectively) 1106.43 hectares; approximately 4.3% of the total area of Mole Valley (see figure The Area of Mole Valley). However, in terms of population (census data from 2011), North and South Bookham comprise (collectively) 11375 residents; approximately 13.4% of the population of Mole Valley (see figure The Population of Model Valley). Hence, one can see even from this summary data that Bookham comprises one of the more populous regions of Mole Valley.





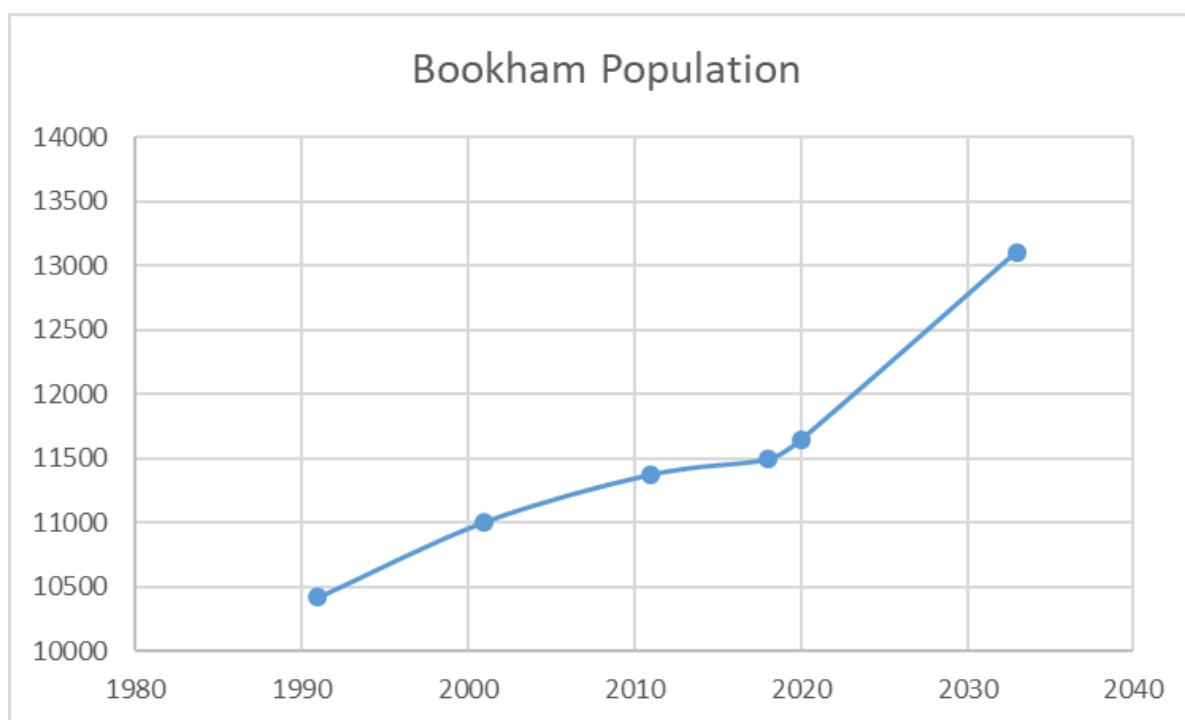
It is interesting to reflect on the historical development of North and South Bookham, both individually and collectively. Using census data over the period 1991~2011, one can see a similar, and yet subtly different picture emerge.

Bookham North comprises 433.21 hectares and had a population of 4908 in 1991. Bookham South comprises 673.22 hectares and, in the same period, had population of 5514. Hence, Bookham South comprises 61% of area of 'Bookham' and (in 1991) contained 53% of the population. By 2011 the situation had changed somewhat, with Bookham North comprising 51% of the population. Hence, one can see that, whilst there was growth in Bookham South, there was significantly more growth in Bookham North over the period 1991~2011; the census data shows this growth to have been 871 residents (a growth of almost 18%). In contrast, the population of Mole Valley as a whole increased - by a more modest 7.8% over the same period. Furthermore, our estimation is that the population of Bookham as a whole will increase to slightly in excess of 13100 residents by 2033 if the Local Plan is implemented in its current form; an increase of 1800 residents since the last census (2011) – 15.8% increase since 2011, or an increase in excess of 25% since 1991. This figure is calculated from the following developments:

- Brownfield:

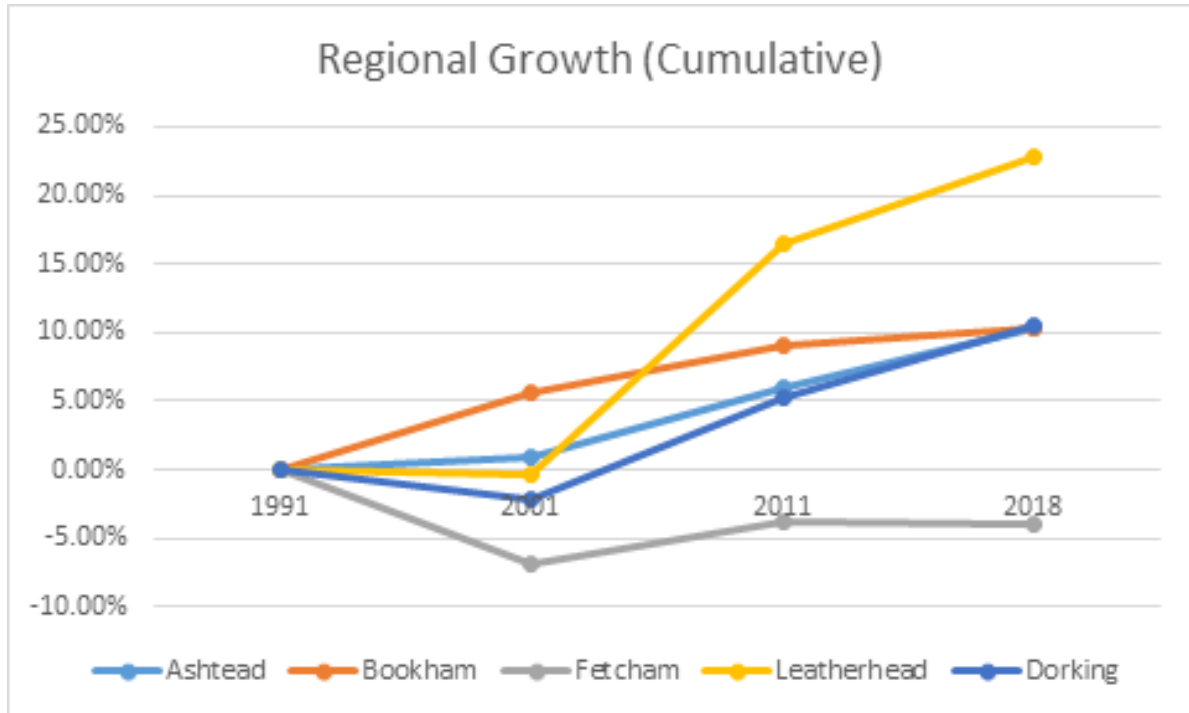
- 265 dwellings over the period covered by the Local Plan
- Green Field:
 - SA09: Preston Farm (Bookham North) – 250 dwellings
 - SA10: Bookham Fields (Bookham South) – 164 dwellings
 - SA11: Chalk Pit Lane (Bookham South) – 11 dwellings
 - SA12: Lower Shott (Bookham South) – 5 dwellings
 - SA13: Land to the rear of Hunter's Moon (Bookham North) – 5 dwellings
- i.e. a total of 700 dwellings, each with an average of 2.3 residents

The figure Bookham Population provides a graphical illustration of both historical and predicted growth.



MVDC has provided an estimated population for each of the twenty-one wards in Mole Valley for the year 2018. The BRA believes the estimated population of Bookham North to be in error (it shows a decrease in population of 97 residents compared to that of the 2011 census); MVDC agrees that this figure is difficult to justify, and may be in error. The BRA believes the true figure to be more in line with a linear projection of the growth seen over the period 1991~2011; however, for the purposes of this analysis, a mid-point value is used between the BRA's estimate and that provided by MVDC.

Using both census data and the estimated population provided by MVDC (adjusted as described above), it is possible to show the population growth experienced by Bookham and its surrounding area (Ashtead, Fetcham, Leatherhead, and Dorking) over the period 1991~2018 (using 1991 as the reference). The figure Regional Growth (Cumulative) shows the percentage growth of Bookham compared to its neighbouring regions.



From this figure it can be seen that, despite taking slightly different paths, Bookham, Ashtead and Dorking have each grown by similar proportions. By contrast, the population of Fetcham has declined almost continually since 1991, and the population of Leatherhead has grown most significantly. It is also to be noted that both Leatherhead and Dorking are major towns in the region, whilst both Bookham and Ashtead are villages.

It is a simple matter to calculate the population density of Bookham in terms of residents per hectare from 1991 to 2033 using the figures shown above for the developments proposed for Bookham by the Local Plan.:

1991:

- Total population (Bookham North + Bookham South) = 10422
- Total area of Bookham = 1106.43 hectares
- Population density = $10422/1106.43 = 9.4$ persons per hectare

2033:

- Total population ~13100
- Population density = $13100/1106.43 = 11.8$ persons per hectare

It should be noted that this figure does not make any allowance for the effective increase in population density that will occur as a result of the re-development of the HoE site by GBC on the border of the village, adding a further 311 dwellings (715 residents).

Delving a little deeper into the population metrics for the two Bookham wards reveals a significant disparity in growth accommodated and predicted over the period 1991 to 2033. The location of the proposed Green Field developments in Bookham North/South has been presented above (and taken from the Local Plan). If it is assumed that the brownfield developments would be equally distributed between Bookham North and Bookham South a prediction of the 'densification' of the two wards may be calculated.

1991:

Bookham North population density:

- $4908 / 433.21 = 11.33$ persons/hectare

Bookham South population density:

- $5514 / 673.22 = 8.19$ persons/hectare
- Population growth as a result of proposals in the Local Plan:

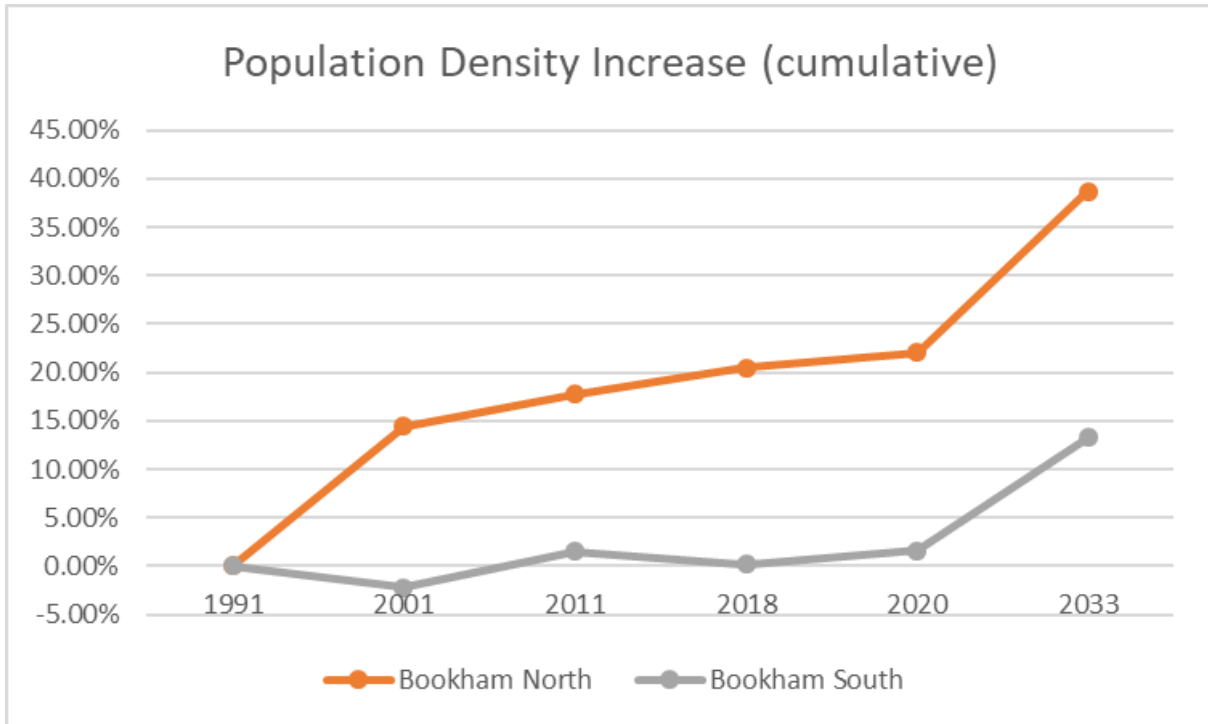
Bookham North:

- Brownfield development:
 - $(265 / 2) * 2.3 = 304$ additional residents
- Green Field development:
 - SA09: Preston Farm:
 - $250 * 2.3 = 575$ additional residents
 - SA13: Land to the rear of Hunter's Moon:
 - $5 * 2.3 = 11$ additional residents
- Total number of additional residents = 890
- Predicted population density:
 - $(5914 + 890) / 433.21 = 15.7$ persons/hectare

Bookham South:

- Brownfield development:
- $(265 / 2) * 2.3 = 305$ additional residents
- Green Field development:
- SA10: Bookham Fields:
- $164 * 2.3 = 377$ additional residents
- SA11: Chalk Pit Lane:
- $11 * 2.3 = 25$ additional residents
- SA12: Lower Shott (Bookham South) – 5 dwellings:
- $5 * 2.3 = 11$ additional residents
- Total number of additional residents = 718
- Predicted population density:
- $(5526 + 718) / 673.22 = 9.3$ persons/hectare

Hence, it can be seen that whilst the population density of Bookham South increases from 8.2 to 9.3 persons/hectare (an increase of ~13%), over the same period the population density of Bookham North increases from 11.3 to 15.7 persons/hectare (an increase of ~39%). The increasing population density of the two wards is illustrated in the figure Population Density Increase (cumulative).



The BRA believes that this backward and forward looking view provides evidence to support the assertion that Bookham North has been, and will continue to be affected disproportionately if the Local Plan is implemented in its current form. Furthermore, the above calculations do not accommodate additional population increases that will be caused by a significant development (re-development of HoE) on the border of the village(s).

9. Appendix Two: Additional School Places Model



Local Plan -
Bookham additional

Scenarios worksheet:



Adobe Acrobat
Document

| New housing in the Bookham Villages - Impact from Mole Valley on School places over period 15 years | | | | | | | | | | | | | | | |
|---|---------------------------|----------------------------|--------------|--|-----|--------------------------------|-----|-------------------------|-----|----------------------|----|-----------------------|----|----|--|
| for Mole Valley, 2018-2023 | | 0.25 | | Pupil yield factor of 0.25 per new home of 2 or more beds (over reception + 6 years) | | | | | | | | | | | |
| Secondary | | 0.2 | | Pupil yield factor of 0.2 per new home of 2 or more beds (over 5 years) | | | | | | | | | | | |
| Infill housing phased | | 33.4% | | of total target in a 5 year period | | | | | | | | | | | |
| =60 over 7 years compulsory secondary ed/2062 | | +0.2 | | Hence infill scenarios from Mole Valley part of HoE catchment will be ~100 + 200 (or 300 depending on infill scenario) | | | | | | | | | | | |
| ** NB re GBC infill of 140 assumed below is very low. The Guildford villages have only just been inset into the Greenbelt so, in addition to in-catchment greenfield site allocations, Guildford settlements will be subject to high infill levels. | | | | | | | | | | | | | | | |
| 2.5 yr building period | | | | | | | | | | | | | | | |
| ADDITIONAL Pupil Admission Numbers (PAN) | | | | | | | | | | | | | | | |
| Start of plan = 2018 | | | | | | | | | | | | | | | |
| Plan Phase 1 2018-2023 Plan Phase 2 2024 - 2028 Plan Phase 3 2029 - 2033 | | | | | | | | | | | | | | | |
| Homes in Plan Phase 1 Homes in Plan Phase 2 Homes in Plan Phase 3 | | | | | | | | | | | | | | | |
| Infill scenario Primary Secondary Primary Secondary Primary Secondary Primary Secondary Primary Secondary | | | | | | | | | | | | | | | |
| I1 | Infill 200 | 200 | Spread | 50 | 40 | 67 | 17 | 13 | 67 | 17 | 13 | 67 | 17 | 13 | |
| I2 | Infill 250 | 250 | Spread | 63 | 50 | 83 | 21 | 17 | 83 | 21 | 17 | 83 | 21 | 17 | |
| I3 | Infill 300 | 300 | Spread | 75 | 60 | 100 | 25 | 20 | 100 | 25 | 20 | 100 | 25 | 20 | |
| I4 | Infill 350 | 350 | Spread | 88 | 70 | 117 | 29 | 23 | 117 | 29 | 23 | 117 | 29 | 23 | |
| I5 | Infill 400 | 400 | Spread | 100 | 80 | 133 | 33 | 27 | 133 | 33 | 27 | 133 | 33 | 27 | |
| I6 | Infill 450 | 450 | Spread | 113 | 90 | 150 | 38 | 30 | 150 | 38 | 30 | 150 | 38 | 30 | |
| I7 | Infill 500 | 500 | Spread | 125 | 100 | 167 | 42 | 33 | 167 | 42 | 33 | 167 | 42 | 33 | |
| GBC Catchment impact (relevant for secondary) | | 1000 | | Spread | | 200 | | 333 | | 67 | | 333 | | 67 | |
| GBC 950 on GB + 140 infill | | | | | | | | | | | | | | | |
| Sites etc | | | | | | | | | | | | | | | |
| Site impacts | | Houses when | | Primary PAN | | Secondary PAN | | Start of plan 2018-2021 | | by 2025 | | Overall impact by 203 | | | |
| BK-001 | 18-BK-001 Lower Shott | 5 | Plan Phase 2 | 1 | 1 | 0 | 0 | 0 | 5 | 1 | 1 | 0 | 0 | 0 | |
| 9 | 18-BK-017 Chalk Pit | 11 | Plan Phase 2 | 3 | 2 | 0 | 0 | 0 | 11 | 3 | 2 | 0 | 0 | 0 | |
| 10 | 18-BK-010 Hunters Moon | 5 | Spread | 1 | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 2 | 1 | 1 | |
| 11 | 18-BK-015 Bookhams Fields | 164 | Plan Phase 1 | 41 | 33 | 164 | 41 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12 | 18-BK-008 Preston Farm | 250 | Plan Phase 1 | 63 | 50 | 250 | 63 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | |
| MAX MV Site IMPACT | | 433 | | 108 | 87 | 416 | 105 | 84 | 18 | 5 | 4 | 2 | 1 | 1 | |
| Scenarios | | | | | | | | | | | | | | | |
| Scenario Refs | | Total Housing for scenario | | Rounding | | As first are occupied | | Ahead of second phase | | Ahead of final phase | | | | | |
| I3 + (BK-001 + BK-017 + BK-010) | | 321 | | 80 64 | | P100 out by 2 - Sec out by 2 | | 102 26 21 | | 118 30 24 | | 102 26 21 | | | |
| Low infill & small sites | | | | | | | | | | | | | | | |
| I7 + (BK-001 + BK-017 + BK-010) | | 521 | | 130 104 | | Sec out by 1 | | 169 42 34 | | 185 46 37 | | 169 42 34 | | | |
| Max infill & small sites | | | | | | | | | | | | | | | |
| I3 + BK-015 | | 464 | | 116 93 | | P100 out by 1 | | 264 66 53 | | 100 25 20 | | 100 25 20 | | | |
| Low infill & Bookham Fields | | | | | | | | | | | | | | | |
| I5 + (BK-001 + BK-017) + BK-015 | | 580 | | 145 116 | | P100 out by -1 | | 297 74 59 | | 149 37 30 | | 133 33 27 | | | |
| Medium infill, small sites & Bookham Fields | | | | | | | | | | | | | | | |
| I3 + BK-008 | | 550 | | 138 110 | | P100 out by 4 - Sec out by 5 | | 350 88 70 | | 116 29 23 | | 100 25 20 | | | |
| Low infill & Preston Farm | | | | | | | | | | | | | | | |
| I5 + (BK-001 + BK-017) + BK-008 | | 666 | | 167 133 | | P100 out by -1 | | 383 96 77 | | 149 37 30 | | 133 33 27 | | | |
| Medium infill, small & largest site | | | | | | | | | | | | | | | |
| I5 + (BK-001 + BK-017 + BK-010) + BK-008 + BK-015 | | 835 | | 209 167 | | P100 out by -1 | | 549 137 110 | | 151 38 30 | | 135 34 27 | | | |
| Medium infill & ALL sites | | | | | | | | | | | | | | | |
| I7 + (BK-001 + BK-017 + BK-010) + BK-008 + BK-015 | | 935 | | 234 187 | | P100 out by -4 - Sec out by -2 | | 583 146 117 | | 169 42 34 | | 169 42 34 | | | |
| Max infill & ALL sites | | | | | | | | | | | | | | | |
| GBC impact, low MV infill & Bookham Fields | | 1464 | | n/a 293 | | Sec out by 1 | | 597 119 433 | | 87 433 | | 87 433 | | | |
| GBC impact, low MV infill & Preston Farm | | 1550 | | n/a 310 | | | | 683 137 433 | | 87 433 | | 87 433 | | | |
| GBC impact, Medium MV infill & ALL MV sites | | 1835 | | n/a 367 | | | | 882 176 484 | | 97 468 | | 94 468 | | | |

10. Appendix Three: Team Members and Contributors

The following people have been actively involved in the communications campaign to encourage Bookham residents to respond to the Future Mole Valley Draft Local Plan and/or have contributed content to this document. We would also like to record the significant effort has been put in to the communication campaign and the detailed research that has been undertaken to ensure that the BRA response to the Draft Local plan consultation is a valid statement of concerns and MVDC actively take in to account these concerns in the next stage of the Consultation.

Team Members and Contributors (in no particular order):

- Peter Seaward (BRA Chairman): Sites and Green Belt
- David Cox OBE (BRA Education Lead): Education
- Julia Dickinson (BRA Education): Education
- Michael Agius (BRA Vice Chairman and BRA Roads and Drainage Lead): Roads and Drainage
- Geoff Tranter (BRA Strategic Planning Lead): Health
- Keith Whale: Village Centre
- Dr Chris Holmes: Population
- Les Huett (BRA Publicity Lead): Response document production, on line and print media communications
- Nigel Smith (BRA Planning Lead): Sites
- Judy Smith (BRA Planning): Health
- Bob Lennox: Sites and Green Belt
- Dan Coffin (I Live in Bookham.com): On line and print media communications
- Richard Davey (I Live in Bookham.com): On line and print media communications
- Glynis Peterkin (Chair – Ashtead Residents Association): Local Plan Policies

11. Appendix Four: About the Bookhams Residents' Association

The Bookhams Residents' Association (BRA) was established in 1926. The BRA is a voluntary membership organisation that is open to all Bookham residents and is independent of all political parties. The purpose of the BRA is to provide a consultative link between residents, councillors, public authorities and utility services.

Out of a population of approximately 11,000 residents the BRA has a membership of 3,000 households which represents 7,000 residents i.e. approximately 60% of Bookham's population.

The BRA is a Company Limited by Guarantee. Registered Company No. 10053863.

End.