

BRA Planning Meeting

24.01.19

MVDC Local Plan

Councillors present

Clare Curran, Simon Edge, Metin Huseyin. Richard Moyes

Peter Seaward outlined the purpose of the meeting which was to better understand the impact of the forthcoming MVDC local Plan on Bookham.

Explanation was given for the Government's determinations about the housing numbers with figures of 4400 from brownfield sites and 2200 from greenfield being the current understanding. Councillors explained that this was changing and more increased densities of housing in brownfield sites was now being sought with the objective of diminishing the need to release more greenfield.

MVDC are examining a selected number of greenfield sites which would deliver the volumes of housing needed, and the BRA suggested that both Bookham Fields and Preston Farm, would be included in this list. Councillors could not comment on this speculation.

Should one of these sites be released plus the expectation of more housing through infill within Bookham a further 500 to 1000 dwellings might be built over the plan period. It was unclear what the planning occupancy per household would be used and this was to be sought from MVDC

Action BRA

A discussion then followed on what constraints would arise if this volume of development took place.

Education. It was felt that Primary school capacity within Bookham, could be increased to accommodate these numbers and Clare Curran believed that SCC modelling suggested that also at Secondary level especially with the increased HoE capacity there would be enough places to accommodate this growth. This view was disputed because of the uncertainties within both the Guildford and MVDC local Plans.

Action Gather more info from HoE, Discuss with Admissions team at SCC. Seek MVDC view on overall Secondary capacity throughout Mole Valley. BRA and Councillors.

Increased Brownfield development, small sites and windfalls.

There are now no large brown field sites in Bookham and most development over the past ten years has been by infill of a small scale. Little or no new infrastructure has resulted and if more small sites and windfall make up the majority of Bookham's brown field contribution then this trend apart from the use of CIL would continue. An alternative and probably equally unacceptable way forward was to release one large greenfield site as here adequate infrastructure and larger sums of 106 money could become available.

Action Councillors

Employment.

It was agreed there were no constraints.

Business

Increase population should bring benefit to the High Street but only if the supporting infrastructure grew in line with the volume. This meant easier parking, better traffic and parking management, and opening the High Street at both ends to make Church Road and Lower Shott become more integral to the shopping centre.

Action BRA and SCC Road Planners.

Parking improvements Councillors

Drainage and Environmental

The recent Environment Agency report to be made more widely available.

The flooding issues associated with the spring line running to the south of Bookham to be considered carefully especially should Bookham Fields be released. Recommendations made in the Atkins report to be used by MVDC in their Planning consideration.

Bookham Stream. Long term solutions to the problems associated with this feature should include piping the whole length from Childs Hall Road to Sole Farm Avenue.

Regular and effective gulley maintenance would ensure less expensive remedial road repairs.

Action, Councillors, BRA and Bookham Flood Forum, SCC Highways

Health

Primary Care should be considered by looking at Bookham, Fetcham and Effingham as a combined population area. All are served by two and half practices (Some Effingham residents used Horsley). Capacity of one practice is full (Eastwick Park) and although Fairfield claims it can take at least another 1000 patients this was disputed by those attending the practice. Changes to primary and secondary care were discussed and it was felt that more primary care surgery space was required.

Action Councillors with NHS England.

Other constraints not discussed. Power sub stations and Broadband capacities.