

## Ashtead Neighbourhood Forum

Ashtead Community Vision – working towards a Neighbourhood Development Plan (NDP)  
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### ASHTEAD FORUM STARTS CONSULTATION ON NEW BUILD SITE PROPOSALS

Ashtead Neighbourhood Forum has launched a consultation into the potential development for housing of ten sites in and around the Village. Each of the sites has been put forward by landowners and has been assessed by the Forum's working group, Ashtead Community Vision (ACV) whilst bearing in mind the recent Green Belt Boundary Review (see page 2).

Once residents have had their say on the Site Assessments, ACV will then review all the comments, amend the assessments where necessary and put their findings back to the Forum. The Forum will review, amend as necessary and agree the assessments before their submission, along with all residents' comments, to Mole Valley District Council by 23 May.

While Mole Valley's councillors have the final decision on the sites, the voice of Ashtead residents will have been presented loudly and clearly and, thanks to help from professional planners, in a manner consistent with good planning practice – so residents' views will have significant weight.

Once the council has reviewed the Forum's sites as well as those from other parts of Mole Valley, then the most appropriate will be included in the council's draft Housing & Traveller Sites Plan which should be published towards the end of this year. Once ultimately approved by the Secretary of State the Plan will provide the basis of new development in Mole Valley for the next 20 or so years.

The Ashtead Forum's job has been to take a close look at ten different sites put forward by local landowners (see page 2). This process has been closely supported by MVDC's



*Consultation in action: ACV Open Morning attracted over 200 residents to view green belt proposals*

planning department who are naturally keen to ensure consistency in similar work being done across all areas in the district.

Like the initial Green Belt Boundary Review exercise undertaken by the Forum, the site assessments have had to take into account a wide range of issues but applying them to much smaller areas. It includes relevant planning history, access, travel, landscape, biodiversity, heritage and local infrastructure.

#### Community engagement essential

Crucial to the whole neighbourhood planning process is the involvement of local residents – some of who might be directly impacted by the sites. Controversy has already been stimulated by the Forum's view that the Green Belt could be changed to accommodate development in the Farm Lane area. Now proposals are being put forward by landowners keen to develop their land in that area as well as others who have land in and around Ashtead.

As with the Green Belt Boundary Review residents now have the

opportunity to comment a second time on development in their area so re-enforcing any support or opposition to development.

The mechanism set up by ACV to secure residents' views has so far proved powerful thanks to the support ACV has had from community groups such as ARA, SAVE and local publications including 'The Local'. As a result, responses to consultations have exceeded expectations with hundreds of residents putting forward their views on the Green Belt.

#### How to make your voice heard

You can comment on the site assessment programme through an online survey at:

[www.ashteadcommunityvision.org.uk](http://www.ashteadcommunityvision.org.uk)

Also there is to be an open morning to be held at the Ashtead Peace Memorial Hall on the 29<sup>th</sup> March.

**The consultation period runs from February 24<sup>th</sup> to April 6<sup>th</sup>.**

## THE TEN SITES PUT FORWARD BY OWNERS:

Site Name	Location
Lime Tree Lodge	Farm Lane
Ashtead Garden Centre	Pleasure Pit Road
Murreys Court	Agates Lane
Old Chalk Pit	Pleasure Pit Road
Land at Farm Lane	Farm Lane
Sylvacote & Avenue Cottage	Park Lane
Land South of Ermyn Way	Ermyn Way
Chase Farm	South of the Warren
Land South of Sandpipers	South of The Warren
Land at The Pines	Farm Lane

Details of the assessments of each site, which have been undertaken by ACV and presented to the Forum are available on line at:-

[www.ashteadcommunityvision.org.uk](http://www.ashteadcommunityvision.org.uk)

The survey will seek comprehensive views of residents concerning potential development on each of the ten sites. ACV is encouraging residents to provide as full an explanation as possible behind support or opposition to development on any of the sites.

## GREEN BELT BOUNDARY REVIEW HEADS OFF TO MOLE VALLEY DC

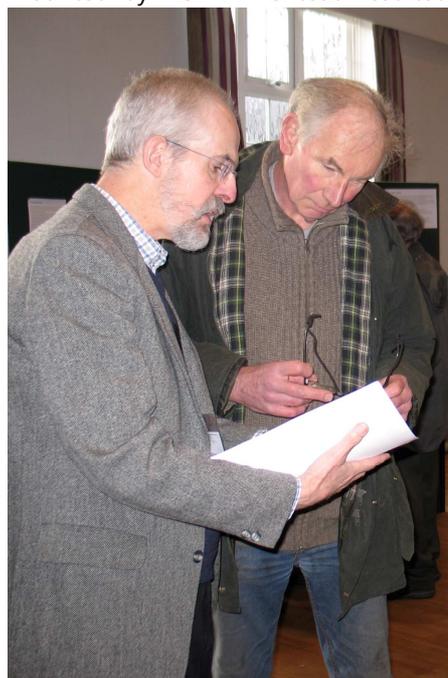
So the hard work is coming to an end and residents have been out in strength to express their feelings about Ashtead's Green Belt Boundary Review (GBBR).

That feedback has been received, the document amended and Ashtead Neighbourhood Forum is ready to submit its findings to Mole Valley District Council (MVDC). It is the council which has the responsibility for altering the green belt boundaries and so potentially allowing new development to take place.

The Green Belt consultation exercises mounted by ACV in Ashtead resulted

in over 1,500 responses across two principal and two smaller surveys – a truly remarkable result given the challenges of reaching and engaging with as many residents as possible.

the Green Belt in Area F, which is land to the south-west of Ermyn Way bordered by the M25. The most controversial potential change to the Green Belt is in the Farm Lane area



*Open day: Jack Straw of MVDC planning department discusses some of the finer points*



*Open day: Mike and Caroline King filling in the survey at APMH*

Apart from the enthusiasm of residents and the efforts of the volunteers the huge response can be put down to the support given to the Forum by local publications and organisations who have made their communication channels available to ACV – to them we all owe a great deal of thanks.

But what of the final outcome? The final GBBR survey showed that just over 60% of respondents supported the Forum's Green Belt Boundary Review Report for limited changes to

where opposition to any change is strongest with just over 40 per cent of respondents supporting change and just under 50 per cent saying 'no' to any change – the rest offered no opinion.

As far as next steps are concerned, the GBBR document will now be sent to MVDC where it will be reviewed and possibly amended before becoming part of the Housing & Traveller Sites Plan which is to be published in late 2014.

### Acknowledgements

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