

## **'The Ashtead & Leatherhead Local' magazine.**

[www.ashtead-leatherhead.com](http://www.ashtead-leatherhead.com)

'The Ashtead & Leatherhead Local' (The Local) magazine proved to be one of the main channels of communication for ACV's activities relating to the NDP. The local has a distribution footprint of 10,000 copies which are sent directly to home in Ashtead, leatherhead, Fetcham and Langley Vale.

It says on its website that its aims are three fold:

*"Firstly, to provide the local community with news and information on what's going on in the area; secondly, to ensure that our local charities and organisations get their message across to readers, ensuring excellent, free of charge exposure to help them raise much-needed funds (this is why around 30-40% of the magazine is given to them); and, thirdly, to provide local businesses with value for money advertising to ensure that the community is aware of the services that they provide and to 'keep trade local', ensuring that our community continues to thrive."*

The Local proved to be a very powerful ally to the ACV and the Forum given its editor allowed us to write an article of 500 words each and every month from June 2013 onwards. This meant around 34 articles – some 17,000 words – were written about issues related to the NDP process and delivered to residents each and every month.

Back copies of the articles can be found here:

<http://www.ashtead-leatherhead.com/back-issues.html>

The monthly article series continues into the run up and through the consultation period in January/February 2016. The two most relevant articles are appended below on the two following pages:

# Ashtead Community Vision

## Ashtead's Neighbourhood Development Plan - First Look!



The soon to be published draft Ashtead Neighbourhood Development Plan (NDP) contains 16 different policies covering a wide range of development issues.

Housing dominates. One policy covers "Balancing the housing mix" - so if 5 or more dwellings are to be built on new sites then the NDP wishes to see a mix of 1,2, and 3 bed houses with a bias against 4 or more bed properties. With infill and smaller sites, the NDP seeks 1,2, and 3 bed homes with no more than one 4 bed home to be built (unless there was more than one 4 bed home on the site hitherto).

The NDP calls for housing developments on sites in the central area of Ashtead to be accessible, adaptable, attractive to, and suitable for those seeking to downsize. Developments are to be visually integrated with their surroundings and designed to reflect the character of the local area and street scene.

Car parking is an issue and the NDP seeks to ensure that new residential developments have adequate car parking on site. If land at Murreys Court were to be used for housing, the NDP requires public footpaths to be built to link to Agates Lane and Skinner's Lane so providing direct pedestrian access to The Street.

On the economy, one policy seeks to designate Barnett Wood Lane shops as a 'Local Shopping Area' to match the designation of The Street and Craddock's parade. The NDP also seeks to ensure that the Leg of Mutton & Cauliflower, The Brewery Inn, and The Woodman public houses should be regarded as valued community facilities and any loss should be resisted.

The NDP also calls for a new convenience retail store on the disused garage site in The Street, with access only from The Street and with limits on its overall size.

On the environmental front, the NDP seeks to protect development on school playing fields which it sees as a valuable community facility not restricted just for school use. Where schools seek to expand it suggests that lost playing fields must be replaced with new sites in Ashtead.

The NDP says that all development proposals must retain or replace existing trees and hedges and that they take account of the character of the surrounding area; larger developments must include a mix of building styles appropriate to their surroundings. All developments should be designed to include gardens and green space that maintains or enhances the character of the local area.

On infrastructure, the NDP supports the expansion of primary care provision in Ashtead including the change of use of residential land or commercial premises. It also seeks to encourage improved footpaths where new developments are built providing they are in keeping with the area. The document lists 16 valued community facilities saying that any loss will be resisted unless it can be proved there is no longer any demand for any one of those facilities.

*John Morgan  
ACV member*

*You can find out more about ACV  
and the Forum's work at:  
[www.ashteadcommunityvision.org.uk](http://www.ashteadcommunityvision.org.uk)  
[https://www.facebook.com/pages/  
Ashtead-Community-Vision/](https://www.facebook.com/pages/Ashtead-Community-Vision/)  
<https://twitter.com/ACVComms>*

# Ashtead Community Vision

## *Ashtead - Demolishing suburbia*



OK, so you're not too interested in planning issues as you don't think they'll affect you?

Well, given Ashtead is a pretty built up area already it's not surprising that most might find the Neighbourhood Development Planning (NDP) process a tad uninteresting.

I guess I too could be lulled into a false sense of security which I've now come to realise could be a very big mistake. Why so? Because you've only got to take a long stroll around Ashtead Village to see significant infill developments, including the destruction of what appear to be perfectly good suburban homes, to see that the future of the village is very much up for grabs.

The truth is that our Village is situated on such fantastically high priced land, that knocking down and rebuilding is a very good option for developers - be they building companies looking to make a turn or homeowners looking to turn what is probably their biggest asset into a more promising long-term investment. Many a folk, including myself, have developed our own homes with a loft conversion here, an extension there. However, the desire to knock down and start from scratch becomes ever more compelling as residential land prices soar.

Let's not get too nimby about this, knocking down to build anew is often a good thing. Insulation in new homes is so far in excess of homes built, in say, the 1930's that modern living in new properties has considerable

comfort as well as long-term energy saving advantages. And for Ashtead's older folk looking to trade down, new style accommodation would be most welcome.

So what's this all to do with the NDP?

As has been said in this column before, the NDP aims to put in place policies which our local planning authority Mole Valley District Council can utilise in order to have more control over what developers may wish to do within Ashtead. The draft NDP, which is being published by the Ashtead Neighbourhood Development Forum, is open to public consultation from the 18<sup>th</sup> January through to the end of February. Copies of the NDP are available in the Woodfield Lane Library. Also, on the 6<sup>th</sup> February, the Forum is holding an open morning at the Ashtead Peace Memorial Hall so that those who do not wish to use the internet can provide their feedback on the report via written submission. It's planned that a number of Forum Members will also be available to try to answer any questions.

For the rest of us, you need to go to the Ashtead Community Vision (ACV) website in order to support, amend or comment on the draft NDP. There, you will find a survey which provides a series of 17 questions about the various proposed policies and one general question about the NDP as a whole. This is your opportunity to have some say over the policies which could determine the future of your Village.

*John Morgan  
ACV member*

*You can find out more about ACV  
and the Forum's work at:  
[www.ashteadcommunityvision.org.uk](http://www.ashteadcommunityvision.org.uk)  
[https://www.facebook.com/pages/  
Ashtead-Community-Vision/](https://www.facebook.com/pages/Ashtead-Community-Vision/)  
<https://twitter.com/AcvComms>*

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