

Netherne on the Hill: The Village Plan 2011-2016

A Proposal by NothRA - November 2011

Background

In 1996 MJ Gleeson Plc was given planning permission by Reigate and Banstead Borough Council to build a new village on the site of the former Netherne Hospital comprising a residential development of about 440 houses including a 30 unit retirement complex, a nursing home, a management- business centre, a shop, a public house/restaurant and recreational open space.

The design brief in 1998 and the Section 106 Agreement (1999) excluded the retirement complex, (the former church), a recreational hall, and a contribution to public transport (2 minibuses). In about 2002, the developer decided to convert the former church to a Leisure Centre (swimming pool and gym). In about 2004, the house build was increased and today there are about 580 housing units at Netherne.

The vision of Netherne on the Hill was of a “sustainable” community with the estate grounds and community facilities owned and managed by the residents - members of Netherne Management Ltd (NML). The handover of NML to resident’s control took place in early 2011; the property transfer included extensive areas of land, some of which has development potential - but the village is far from sustainable. Resident’s now have a unique opportunity to complete the job and develop a community where everyone will enjoy living and NML Directors have invited NOTHRA to propose a 5 year village development plan.

Scope This paper presents an interim development plan which has been prepared following consultation with residents during 2011. It presents a new vision, identifies appropriate objectives and proposes supporting projects.

Our Vision

A SELF-RELIANT AND VIBRANT COMMUNITY – A CLEAN, GREEN, SAFE AND HEALTHY VILLAGE

Our Village Netherne on the Hill, Surrey’s newest village, is located in an attractive natural environment in close proximity to strategic transport links and employment opportunities. It is surrounded by countryside and has good access to areas of outstanding natural beauty. However, there is a need to confirm the needs of the residents and, in partnership with Local Authorities, develop sustainable, affordable plans to make the village a better place in which to live while protecting the quality of life for future generations.

Vibrant Communities are made up of people who enjoy opportunities to live life to the full, live in safe places, enjoy good health and have good social and support networks. Our hope is that Netherne residents will work together to create a strong, harmonious and inclusive community with a culture of volunteering - building a community where we “live within our means”.

Our Objectives

Security –

- Increase the number of people who feel safe in the Village.
- Develop schemes to prevent littering and noise nuisance, and tackle environmental crime and anti-social behaviour.
- Improve safety for pedestrians and all road all users.
- Seek improvements to help to reduce crime.

Education, Recreation and Entertainment -

- Provide facilities for early years learning so we unlock our children's potential.
- Provide facilities and options for young people so that the right activities and resources can be provided to help them develop their potential.
- Provide/improve community facilities and options for participation in sport, cultural and entertainment activities.

Health

- Improve access to medical services.

Housing

- Provide quality housing to meet the needs of all sections of a balanced community.

Transport

- Develop a transport system to increase access to public places and transport networks that reduce car usage.
- Develop a school travel scheme so that all pupils can travel to school easily and safely.
- Improve parking facilities.

Business and Employment

- Create employment opportunities within the village.

A Green, Clean Environment

- Reduce pollution in the Village to improve the appearance of our environment. Help everyone to take responsibility for conserving water and energy.
- Promote effective renewable energy sources to help combat climate change.
- Increase the efficiency of community buildings to reduce the amount of water and energy wasted.
- Improve access to the green spaces for leisure, learning, and enjoyment. Encourage involvement in environmental education and conservation projects..
- Increase pride and interest in our local heritage.
- Design wildlife habitats into estate lands. Increase the re-use of materials where possible.

Proposed Projects

The following projects are proposed to progress the objectives listed above:

Security –

- Re - energise Neighbourhood Watch with Surrey Police - NothRA Coordinating.
- Illuminate footpath from Rookery Mead to Netherne Drive (350 mtrs) .
- Educate Netherne young people through a Youth Group to reduce vandalism, litter, noise complaints etc.
- Install strategic CCTV to deter major crime.

Education, Recreation and Entertainment

- Establish a self - supporting Parents – Toddlers Soft Play Group.
- Provide accommodation for a Pre School (Trial start expected in 2012 using Village Hall.
- Primary School – review need for Reception / Year One school in 2015..
- Youth Activities - Provide facilities for a Youth Group and After School Club – accommodation, football pitches, Skate Park /BMX track, Youth Shelter etc.
- Uniformed Youth Organisations - Provide accommodation for Scouting etc.
- Develop Village Hall for sporting and entertainment activities – improve lighting, non slip floor and under-stage storage. Increase parking space at village hall.
- Construct new building on site of former Bowls clubhouse to accommodate: Social club – with bar, restaurant/coffee shop, TV sports viewing and snooker area; a committee meeting room / library/ bridge etc. Also providing Pre School accommodation for 40 children and Soft Play area for Toddlers and changing rooms for youth soccer.
- Allocate land for allotments / gardening club.
- Provide picnic tables and benches.

Health

- Review need for clinic accommodation in 2015

Housing

- Utilise development land for provision of housing for over 60,s wishing to downsize.

Transport

- Develop the Community Bus scheme to cover school transport and support Youth Groups etc.

Business and Employment

- Identify skills /services available from residents and establish Directory
- Consider retail outlets - market garden, café/coffee shop, hair dresser; Care Home.

A Green, Clean Environment

- Nothra to organise frequent litter picks, with Youth Group participation.
- Provide Water butts on community buildings
- Investigate wind /solar energy systems for community buildings and measures to increase insulation.
- Establish a nature reserve on the amenity grounds (tipping fields).
- Construct more paths for walkers; rescue the orchard.
- Establish a museum area in village hall (History of Netherne.)
- Label significant trees on The Village Green
- Develop the green recycling facilities._