

Thakeham Homes Meeting

31st May 2022 – West Horsley Village Hall

Present: For Thakeham: Chris Brake, Adrian Lee, Rory Kelly, Elliott Firth, Cecilia Taylor

For WHPC: Chairman Best; Cllrs Murray, Young and King; Deputy Clerk

Traffic routes through the village – Activities will be ramping up over the coming months. Signage is up, directing traffic to come up East Lane and The Street and then right into Long Reach. The Long Reach entrance will be used predominantly during these early stages until the entrance onto East Lane has been formed. Thakeham waiting for more information from Surrey Highways regarding traffic flows and the possibility of a circular route – in via East Lane and out via Long Reach. Thakeham still in consultation with GBC re CTMP and awaiting a Road Safety Report for Long Reach. The one for East Lane entrance has been completed.

West Horsley Councillors reported recent damage to overhanging trees along Long Reach, caused by high vehicles delivering to the site. Suggested that Surrey CC carry out an assessment of overhanging trees along site routes.

Contractor Parking – Councillors expressed the importance of contractors not using the Horsley Meadows SANG for parking. Thakeham assured that there was ample parking on site and that all subcontractors would be instructed to report to the site Gate Guard who will guide them to on-site parking.

Site hoarding – Councillors requested that this be of a discreet nature, coloured green or black.

Site signage – Potential name for site of ‘Manor Woods’. Signs would be erected at both entrances. Street names to be decided in consultation with West Horsley PC. Small, yellow site signs to be positioned on street lamps to direct visitors to site.

SANG works – The existing ponds to be dredged later in 2022, to clear debris and increase efficiency in surface water drainage. Improvement plans to Ben’s Wood include thinning out and a tidy up of self-seeded trees, additional hedging planted and existing hedging repaired, to improve screening for neighbouring properties. Any improvement works to the SANG must be completed before the first occupation.

Flooding – Drainage schemes incorporated in the development will significantly improve the current situation locally. Existing gullies and drains are being cleared out and re-dug. Much of the surface water that flows through Ben’s Wood will be directed in the new SUDs system.

On site presence – Thakeham to erect an on-site Sales cabin/office which will be attractively landscaped into the site.

Site boundaries – The ‘deer run’ between hedges bordering the site and Woodside, belongs to the residents and not Thakeham.

Affordable housing – There is no social housing on site.

Communications – Councillors requested that Thakeham ensure all neighbouring residents receive any updates/flyers. West Horsley Deputy Clerk added to mail list and to ensure that regular updates are posted to the WHPC website. Councillors also requested that details of key activity dates or changes to the timetable be communicated in a timely manner.

Landscaping/Planting – Designs currently being drawn up and will be forwarded to WHPC for consultation.