PEASLAKE COMMUNITY COUNCIL

Meeting held on Monday 2 November 2026 in Peaslake Memorial Hall at 8.00pm
The meeting was chaired by Zoe Fowle and attended by 15 Peaslakers

Welcome & Introduction

Present: Gerry Reffo (Minutes), Adrienne Golightly, Zoe and Ted Horton, Julie Barham, Janette Weller, Simon Hallett, Tania Florent, Drew Nicholson, Sara Dangerfield, Lesley Perry, Nicola Anstey, Marion and Jeff Jones, Andrew Clayton.

Apologies

Nick Wells, Martyn Warrell and Jane Williams

Actions from last meeting

Any actions not progressed will be picked up in December.

Treasurer's Report

The current bank account balance is £351.26. During the past month, the PCC received a £150 donation from the proceeds of Peaslake Fair and incurred expenditure of £201.60 for a two-year Wix licence for website maintenance.

PCC Matters

A formal PCC Constitution was unanimously approved. It sets out the purpose of the PCC and its financial and administrative arrangements.

Jane Williams is stepping down as Treasurer, with the PCC expressing its grateful thanks for her contribution. Zoe Fowle was unanimously appointed as the new Treasurer. Adrienne Golightly and Amanda Cobbett were also unanimously appointed as bank signatories, alongside Zoe.

There was discussion about whether the PCC should act as the insurer for Peaslake Fair. It was noted that, as the PCC has no formal committee, it is not in a position to take responsibility for running the Fair. Lisa Rabinowitz is consulting Zurich Insurance about event insurance for charities and the options available. This will inform a meeting with the four beneficiary charities to discuss a way forward.

Peaslake Fair Donations

Janette Weller (Fair Treasurer) confirmed that Peaslake School, Friends of the Hurtwood, Peaslake Community Fund and Peaslake Village Hall have each received a donation of £2,175. A further £150 has been donated to the PCC towards administrative expenses.

New Spanish Language Classes

Alessandra Daidone, a local resident and Peaslake Player, is starting informal, conversation-based Spanish classes in the Village Hall on Thursday mornings, 10am–12 noon. An evening class is also planned.

For further information, contact Alessandra on WhatsApp: 07901 210205.

Village Organisations

Friends of the Hurtwood – A talk on Winter Wildlife in the Hurtwood will take place on Tuesday 10 November at 7pm. Around 70 people have registered, and further residents are welcome. Discounted tickets are available for Friends of the Hurtwood members.

Peaslake School – The School AGM will take place on Wednesday 11 November at 7.30pm. All residents are warmly invited.

The annual Concert by Candlelight will take place at St Mark's Church on Saturday 12 December, featuring a jazz and swing band. Tickets are available through the Peaslake School website.

- On Tuesday 15 December, Drew Nicholson and a team of volunteers will bring a Christmas tree down from the Hurtwood to the Village Centre and put it up. Followed by:
- 2.30 pm School Nativity play (Finishes 3.15pm)
- 3.15 pm kids/families in to HW Inn (if they wish) for pizzas and tea
- 4pm Children Hanging the decorations and switching lights on
- 5.30 pm Village gathering evening at HW Inn commences
- 6.30 pm Carols -

Peaslake Players – Voice & Verse will take place on Friday 13 November at 7.30pm. This informal evening will feature poetry, spoken word, Irish folk and other live music, alongside food, drink and good company. Tickets cost £12 and include pizza, nibbles and dips. The bar will be open throughout. A few tables remain available; bookings can be made through the Peaslake Players website.

Peaslake Village Hall – The annual Winter Warmer will take place on Saturday 21 November, 10.30am–2.30pm. Attractions include bric-a-brac, books, Christmas gifts, a Christmas carol singalong, teas and coffees, homemade cakes, mulled wine, mince pies and a raffle. It's a jolly occasion for everyone to get together and support the Village Hall.

Ditch Maintenance

Friends of the Hurtwood and Mark Beaumont were thanked for clearing the drainage ditches on Pitch Hill. This has significantly reduced the amount of silt washing down the cemetery path into the village. Zoe was asked to investigate whether this work could be repeated this year.

Water and silt also run down Radnor Road. Zoe was asked to establish whether Friends of the Hurtwood could clear drainage channels on Hombury Hill to help alleviate the problem. If this is not permitted under the land agreement, residents have asked Shere Parish Council (SPC) to consider helping. Tania will raise this with the Council, if necessary.

Residents were also reminded that they are responsible for maintaining and clearing ditches adjacent to their properties.

Shere Parish Council

Pond Lane Car Park – Planning permission has been granted to resurface the car park using a permeable surface and install a French drain. Further information on the start date will follow.

Peaslake Farmyard Development – Notes of the meeting held on 12 October are available on the SPC and PCC websites.

Tania confirmed that residents' questions following the meeting had been put to English Rural Housing (ERH). She summarised the main points arising from the meeting, which was attended by ERH, its flood engineers and builders:

Housing

- All 10 properties will be available for rent at social rent levels. There will be no shared ownership properties.
- Indicative rents quoted by ERH are £116 per month for a one-bedroom property, £139 for two bedrooms and £158 for three bedrooms. These are equivalent to Guildford Borough Council's 2025/26 social rents.
- Applicants must be on the housing register. Priority will be given to applicants with a local connection, in the following order: Peaslake, the wider Parish and adjoining villages. After this, properties will be made available across the wider unitary authority area. SPC expects sufficient applicants to come from the first three categories.

Flood Risk and Drainage

- ERH has shared its Flood Risk Assessment (FRA) with councillors but has not permitted its publication to the public.
- The FRA draws on publicly available government information and flood maps, focusing on 1-in-100 and 1-in-30-year flood events. SPC has resubmitted local flooding reports from SPC and PCC and asked ERH to take these into account. ERH are now also liaising with the SCC flood team.
- The FRA confirms that the farmyard is at high risk of surface water flooding but at low risk of river, sea and groundwater flooding.
- The existing farmyard provides approximately 143 cubic metres of natural surface water storage. Development will remove this capacity. ERH proposes to compensate by constructing a large drainage ditch (swale) and underground pipework, providing 146 cubic metres of replacement storage.
- To accommodate predicted increases in rainfall, underground storage tanks will also be installed.
- Both the underground pipework and the storage tanks will hold surface water and release it at a rate of one litre per minute.
- ERH had initially proposed locating the swale on the Community Garden site but has now agreed to site it within the development.
- ERH confirmed that its assessment considers flood risk within the development site but <u>not</u> the impact on surrounding areas.

Sewage

- ERH has not yet received permission from Thames Water to connect directly to the sewage system. ERH considers that 10 properties will not have a significant impact.

Maintenance and Flood Prevention

- Residents will be responsible for the service charge, which will include maintenance of the flood attenuation measures.
- Simon emphasised that the essential issue is ensuring that maintenance is carried out. Gerry agreed and stressed the need for an effective mechanism to ensure this happens and to prevent downstream flooding.
- ERH have now closed the comment section on their website. They will not respond to comments individually, but will group them by theme and report on them.

Design

A resident questioned how well the proposed house designs would fit into the village and asked whether local residents could be involved in the design process. Tania explained that ERH was delivering social housing to national building standards, but that financial constraints would limit what could be achieved. She added that landscaping would help soften the appearance and feel of the development.

Grey Belt – Tania reported that neighbouring Parish Councils are preparing objections to the Grey Belt proposals and have invited SPC to join them. SPC has signed a resolution calling for the immediate suspension of greybelt assessment for land around villages, pending completion of a full spatial strategy as part of a considered, evidence-based Local Plan. It has also written to the Secretary of State for Housing, Communities and Local Government and to our MP to communicate our adoption of this resolution. Our MP and Surrey County Councillors are due to meet Parish Councils on 20 November to discuss the issue.

Any Other Business

20mph Speed Sign – A resident asked SCC to repair the 20mph speed sign that has fallen down opposite Danceramics.

Pursers Lane Speed Limit – A resident asked for an update on the proposed reduction of the speed limit on Pursers Lane to 30mph.

Gerry explained that the matter had been on the agenda for the September SPC meeting, held in Peaslake. Councillor Hughes had agreed to follow it up and report back. No progress was reported at the October meeting, when it was suggested that Peaslake should have requested the 30mph limit when other speed limits were being reduced.

Gerry clarified that councillors had originally requested 30mph on Pursers Lane and 20mph on Eastview (correction it was 20mph for Eastview only) and that this was reflected in the original plan submitted by SCC to SPC. Councillors will raise the matter again at the next Council meeting on 5 November.

Pursers Lane Flooding – Residents asked about the flooding outside Appletrees. Following representations to our MP, Councillor Hughes has confirmed that SCC would design a solution during 2026/27 and fund its installation in 2027/28.

The first flooding incident of the winter occurred on 23 October 2026. Gerry has requested a replacement flood warning sign from SCC but was told that an engineer had visited and found no flooding at the time, which wasn’t very helpful.