Newsletter

April 2025 | Issue 7

An exciting project with big challenges

Regenerating Parkside is a really complex project, potentially a significant redevelopment of the area, and there are several matters we need to be certain of before we can talk to you about what could be possible.

So please rest assured, despite the lack of communication, we have not pushed on with any decision making without you.

Since joining, our Project Manager Nancy Waterhouse has been looking at the historic information in the files and agreeing with our consultants, Ridge, what areas need further investigation.

It is clear that there are some very big challenges to overcome to allow us to move forward with this exciting project.

Being flood aware

The Council is working with the Environment Agency which is now introducing new flood maps nationally and we are waiting for a piece of flood modelling work which will inform our plan-making and ensure when we start to develop any scheme plans, they will meet the Environment Agency requirements.

Pylons and power cables

The Council is also in contact



with UK Power Networks (UKPN) to establish if it is technically and financially possible to move the overhead cables underground and if so, the proposed new routes this could take.

This is a massive scheme which would benefit the wider area.

Turn over

Introduction



Hello! My name is Nancy Waterhouse and I've recently joined Runnymede Borough Council. I will be leading on the project to try and achieve a regeneration of the Parkside and Braeside area.

Firstly, I must apologise that there has been no communication or update since Issue 6 of the Newsletter was sent out in August 2024, which was all about communication. Unfortunately, Mark Bawden left Runnymede for new ventures and the post remained vacant until I joined. The irony of the lack of communication since then is not lost on me and now that I am in post, keeping you informed and communicating with you is one of my key priorities.

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Improving where your family lives

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Removing overhead cables has to take place between substations and therefore, in this case, it would mean re-routing underground cables which currently run overhead from West Byfleet, through Fulbrook School playing fields and through our estate up to Heathervale Way.

Although this work covers a much wider area which we do not own, we want to take this opportunity to look into whether we can move the pylons and overhead cables for the long term benefit of this area and these negotiations will be very complex.

The time line for this massive infrastructure project will be decided by UKPN and therefore, this also has to be factored into any discussions about the area.

If the pylons can be removed this work will affect the order in which other work can happen.

Grant funding research

At the same time, the Council is also speaking to the relevant Government department to find out if there is any potential grant funding for this project.

We need to clearly understand these two key elements which will impact on us being able to create and develop proposals for new homes and community facilities.



The cost of regeneration of the area will need to be paid for by building more homes in the area so in simple terms, we need to know all the costs of managing the flood risk and the overhead cables before we can start the process of replanning the area.

Although our consultants Ridge and our Housing team will meet with the Council's planning officers to understand the restrictions and opportunities within the area, until we have resolved the flooding risk and we know the overhead cable position only some of the basic principles can be discussed.

Meeting with residents

Whilst this work is ongoing the next steps over the coming months will be for the Council to come and meet with you, the residents, and the users of Heathervale Park, to hear your views on the principle of redevelopment. We would like to hear your thoughts and aspirations for your community. This is so we can work together with residents to deliver new energy efficient homes, with community facilities that serve everyone's needs in the best possible way. You are the key to making this project a success.

Get in touch

If you have ideas that you would like to share or questions to ask about the work we're doing, please get in touch.

Call us to talk on 01932 838383

www.runnymede.gov.uk/parksideregeneration

Visit the Civic Centre in Addlestone

parksideregen@runnymede.gov.uk

New homes would be less expensive for people to run



The majority of the homes in the proposed regeneration area were not built in traditional brick construction but used a concrete panel system, which is now past its life expectancy.

These homes do not meet the thermal efficiency standards of accommodation that the Council aspires to provide.

New homes will be designed to be highly efficient using up to date technology and insulation, making them cheaper to run and more thermally efficient.

A mix of tenures will be provided to ensure a balanced community remains.

We are definitely not going to build on the open space but as part of the project would like to improve the open spaces and community provision and buildings within Heathervale Recreation ground.

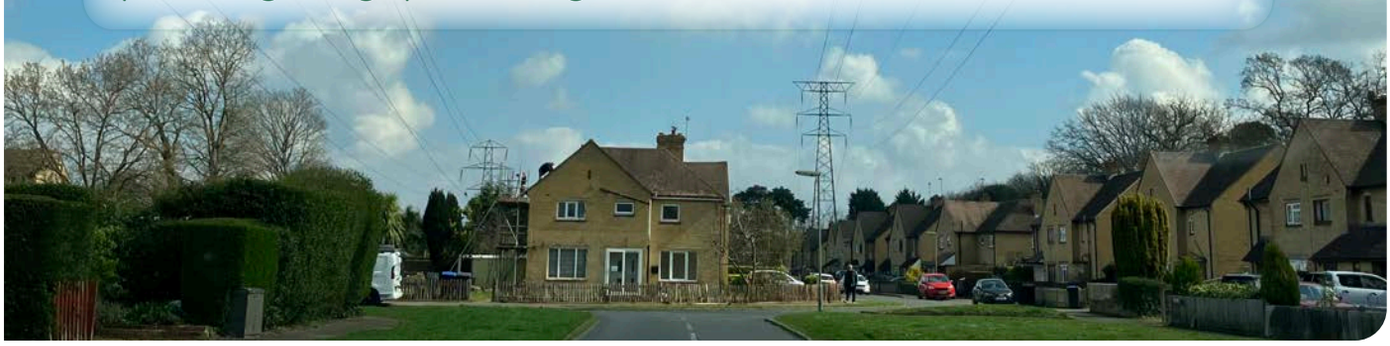


Our vision for Parkside

We're seeking to regenerate the Parkside area, to create a modern place to live which includes attractive homes and streets.

The new Parkside will be a place where people know their neighbours and enjoy the environment they're in, where communities form and are empowered to work with the Council and other parts of the public sector to create a good quality of life.

We hope Parkside will be a great example of how to re-create an important residential area – adding more housing to make it viable and to home people on our waiting list – whilst still providing living space and good services.



Look out for our next newsletter which will have updates on everything we're doing.

Leftovers?



Do you love food? Buy seasonal produce, cook it up and ***caddy the leftovers*** for collection by your Council waste crews.

It's really important to keep food waste out of your blue lid recycling bin. Putting food in with dry recycling risks stopping the whole bin's contents from being recycled.

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Help at home, whatever your age

Independence for you, peace of mind for your family.



Community Alarms
Personal alarm service providing emergency assistance and support.

Social Centres
Providing a lively, friendly atmosphere for our older residents.

Meals at Home
Nutritiously balanced hot meals delivered directly to your home.

Community Transport
Door-to-door transport service to appointments and social activities.

Home Improvement Agency
Access grants to support home improvements, adaptions and repairs.

Sign up today
01932 425865

Search our websites for wellbeing services

Surrey Heath Borough Council

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Keeping you up to date at open events



We're holding three public events to keep everyone in the Parkside community up to date. We hope you can drop in and see us.

At the events you'll be able to:

- Find out about the progress we're making on plans to regenerate Parkside and provide comfortable new homes.
- Have your say on features you would like in Heathervale Rec.

Parkside progress

We are still at an early stage of the regeneration and new homes programme.
It's known as 'pre-planning' because it involves the work we need to do before we put in a planning application to the Council's separate planning committee for permission to carry out the work.

Some of this work involves looking at the potential heights, and locations of the buildings and development areas.

Due to the challenges we are facing, this is taking longer than originally expected.

We feel it is important to show you exactly what we have been working on behind the scenes and the issues we need to overcome.

Residents may be aware that the area is currently in a flood zone.

The Environment Agency has updated its flooding maps and as a result we are having to carry out further work.

Heathervale Rec

We want to hear your views on what you would like in Heathervale Recreation Ground.

A new all wheel facility is coming later this year but we are considering other new features and changes as well.

Come and talk to us

Thursday 17 July
1-6pm,
1st New Haw Scout Hut,
Broomfield Road (behind social club)

Friday 18 July
11am-4pm,
2nd New Haw Scout Hut,
Heathervale Way

Saturday 19 July
9am-noon,
2nd New Haw Scout Hut,
Heathervale Way.

At all three events, Council staff will be on hand to talk to and information will be on display.

We hope you can come along and meet us in person, but if you are unable to make it, please share your views by emailing parksideregen@runnymede.gov.uk

You can also visit the Civic Centre in Addlestone from Monday 21 July to Friday 15 August where you will also be able to leave comments and suggestions.

We will also ensure that the website is updated with the information too.

To request this newsletter in a different format, or for anything else we can help with, contact us on Listening@runnymede.gov.uk 01932 838383 or visit the Civic Centre, Addlestone, KT15 2AH.

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New all wheel park this year!

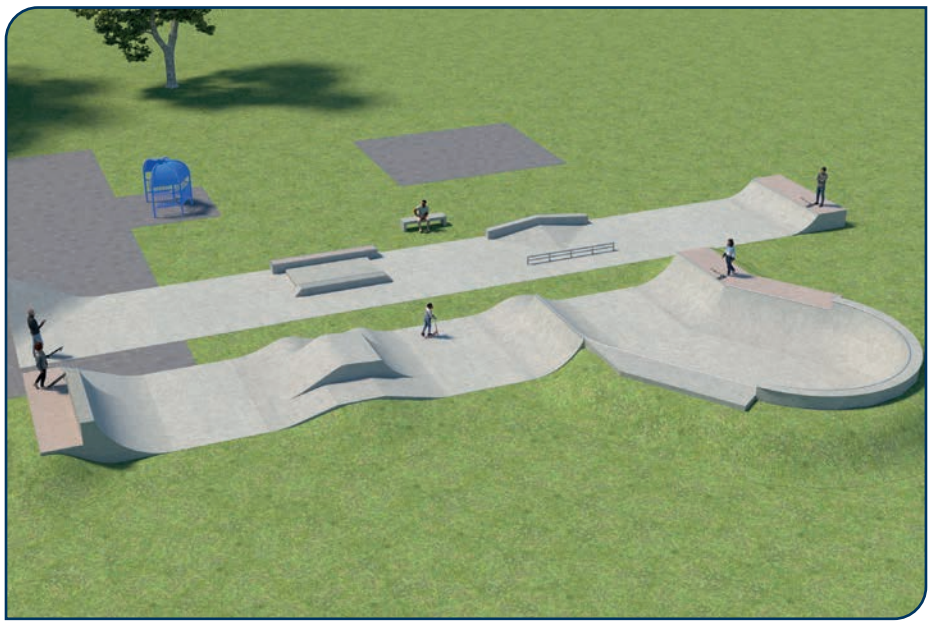
The Council has secured planning permission and funding for the provision of an All Wheel Park, a replacement of old skateboard park that was in Heathervale Rec.

The all wheel park will cater for skateboard, scooter and bike riders alike.

We are currently preparing for the work to be carried out and will update you again when firm dates for a start on the site are known.

Our proposed contractors, Bendcrete has been making skate parks for more than 24 years. They continue to develop and innovate ideas and have produced some of the most popular skate parks around the UK and Ireland.

Having started using concrete, they have researched using many methods and techniques.



There are limitations to pre-cast concrete layouts so as skate park design evolves, they now use a sprayed concrete method which is hand finished to allow more organic and flexible designs.

Features will include a street plaza area and a jump and flow area, with extended quarter pipe, flat bank, driveway, jump box, camel bumps, spine ramp, bowled half pipe/mini ramp and an extended bowl pocket.

Who is the bat man?

During May and June, you may have seen people sitting in chairs looking up at the sky at dusk and through the night.

They were carrying out updates to Bat Surveys carried out last year.

All bats are protected under strict regulations and we need to ensure we do not damage or destroy any bats or their breeding sites and resting places as part of any proposals for regeneration.

Bats can live in buildings, in loft spaces, under uneven roof tiles, hanging tiles or timber cladding. They can also live in trees, loose bark and ivy.

As part of any development proposals we will need



to ensure bats are considered and protected.

We will carefully design habitats and lighting of buildings and green spaces to reduce impacts and provide enhancements to encourage roosting in new buildings, such as bat bricks and boxes.

Electric Vehicle Charge Point consultation

You may have received a flyer through your door from Connected_Kerb and Surrey County Council with important information about proposals for six new electric vehicle 'charge points' on Parkside.

This initiative has come directly from Surrey County Council and they want to hear your views.

If you didn't get a flyer, copies will be available at the open events mentioned on page one.

We encourage you to scan the QR code, email contact.centre@surreycc.gov.uk or visit www.connectedkerb.com/surrey and leave your feedback.

Any planning application that the Council submits for the regeneration of Parkside will include electric vehicle charging points to ensure new homes meet the required standards.

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Thank you!



Thank you to those of you who came along to our Open Events in July.

It was lovely to meet so many of you, and to be able to update you on what we have been working on in the background, along with the challenges we are looking to overcome.

Your views and ideas are much appreciated, and we still encourage and welcome your feedback, especially ideas for Heathervale Recreation ground.

Please email us at

parksideregen@runnymede.gov.uk

We are looking at your suggestions and will update you in a later issue.

The display boards from the July event are being recreated for the councils regeneration website and will be available along with previous newsletter issues soon.

Connect with us

www.runnymede.gov.uk/parkside-regeneration

parksideregen@runnymede.gov.uk

Warm wishes for the festive season and a happy New Year.

More updates to come in 2026.

Electric Vehicle Charge Point consultation

Surrey County Council and Connected-Kerb have agreed to pause the creation of six spaces on Parkside until the regeneration designs have moved forward.

We will continue to work with SCC to find a location to provide these six additional spaces in the most suitable convenient area.

When the redevelopment is completed, the new homes will have EV charging points.



To request this newsletter in a different format, or for anything else we can help with, contact us on Listening@runnymede.gov.uk 01932 838383 or visit the Civic Centre, Addlestone, KT15 2AH.

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Flood investigation update

Our consultants, Aegaea, are carrying out the additional modelling requested by the Environment Agency.

This is needed for the Rive Ditch and to understand how water flows through the area, its connection with the canal, and the potential regeneration area.

Modelling includes data from local rain gauges and the river gauge at West Byfleet Bridge, a detailed survey of the river channel, Thames Water surface water sewers and historic flooding records.

The modelling will produce new mapping showing the flood extent, depth and hazard for a range of flood events, including impacts of climate change over the lifetime of the development.

You can see an example of a Rive Ditch here...



Bat update...

Daytime surveys were carried out in October surrounding Heathervale Way to identify locations where bats may be living.

We'd like to thank all residents for kindly allowing our team access to your gardens and for permitting inspections of roofs and fascias/ soffits.

Our team will return between June and August, the key period for monitoring bat activity, to check whether any bats are emerging after their hibernation period.



Soil surveys

Soil testing around the proposed regeneration area will start soon to ensure the ground can manage surface water runoff.

Here's a brief overview of the process:

1. **Soil Testing:** This involves testing the soil's ability to absorb and retain water, which is vital for the design of soakaways and other drainage systems.

2. **Trial Pits:** These are dug to represent the soakaway and filled with water to simulate typical soil moisture conditions.

The time taken for the water level to drop from 75% to 25% is used to design the soakaway.

Tests will be done at various locations, and we will write to you if access is needed to your property. Holes are refilled once testing is completed.



Equipment example