

Terms of Reference

The Terms of Reference for the Weydon Lane SIG are set out below:

- a. To identify the scope of work, cost-range and time-scale required to bring the Weydon Landfill site from its present state to one at which its development for recreational purposes would be feasible.
- b. To identify the options for such development, as well as the technical, environmental and planning challenges involved, and the cost range for each such option;
- c. To identify the necessary timing and funding strategies that would be appropriate for the realisation of each development option;
- d. To consult other stakeholders and the local community on the issues identified.
- e. To report findings back to the Executive in September 2015 at the latest, alongside any recommendations for follow-up in the immediate term.

Brambleton Park Proposals

Brambleton Park Group

Proposals for the Waverley Council Special Interest Group for the Weydon Lane landfill site, following Council SIG Meeting 13th Nov 2015, Waverley Council, Godalming.

Author: Jonathan Austen, 19th Nov 2015

General notes

The site has been vacant and neglected for over 30 years, with no improvements made in that time, despite past promises to residents.

Many improvements, e.g to the perimeter, can be made without clay cap augmentation.

Corporate Overview & Scrutiny Committee was expected: *“To report findings back to the Executive in September 2015 at the latest, alongside any recommendations for follow-up in the immediate term”*

Clay Cap

The main dilemma is the impasse with regards to emissions and the clay cap at the site.

The site has a clay cap and venting trench and has been monitored since 1981 with no abnormal findings.

The key question is the integrity of the clay cap. It would appear (to the layman) that there is no problem at all with the cap as it stands – it has been in place for many years with no problems. We would like to suggest the council gains full assurance that the current cap will be viable for the foreseeable future once it has been partially augmented.

Trees

It was suggested at the meeting that tree-planting was not viable. There have been a number of studies showing that it is possible for trees to be planted and grow successfully on former landfill sites.

The Forestry Commission has restoration guidance for landfill sites, with *“with great potential to support woody vegetation as part of sustainable reclamation”*:

<http://www.forestry.gov.uk/fr/infd-5wqd6d>

Further information of tree-planting at landfill sites:

<http://www.merseyforest.org.uk/files/landfillreport1004.pdf>

Also, if trees were a problem, why have the existing trees not been removed?

Extract from CGL site description, 2013: *“The site is generally covered with grass and a variety of trees and shrubs. “*

Pond

The underlying clay and its settlement over time has created seasonal ponds. Localised clay cap augmentation could create a central seasonal pond, filled by rainwater.

It cannot be raised above the site as suggested at the meeting as gravity dictates it must be lower than its surroundings. The clay cap augmentation should be designed to facilitate the pond-filling process.

CGL report

The five options from the CGL report are:

1.	Do nothing. Leave everything as it is.	£0
2.	Close the site off completely from public access.	£75,000.
3.	Formalise current use with localised clay cap augmentation.	£71,000
4.	Create a formal park.	£2.75M
5.	Develop as a sports facility.	Over £3.5M

Our Proposals

We propose option 3 from the CGL list as it is the most viable, cost effective and rapid choice to bring the area in to public use as it should be. Additional augmentation could be carried out to ensure the long term viability of the site, at a greater cost. This may increase the cost to approximately £150k(est), but this is still less than 10% of the cost of options 4&5 and should be considered.

The Brambleton Park Group opposes options 4&5 above (in the short term at least) on the grounds that:

1. The extra 1m of clay required for the site would cause major disruption to the area.
2. The existing grassland would be destroyed, along with new trees that have self-seeded in the last 30 years.
3. There is no evidence that there is any problem with the existing cap that could not be remedied with localised cap augmentation.
4. Residents, who have become accustomed to the area, would be upset by unnecessary destruction to wildlife.
5. Spending of such large sums purely on a clay cap are excessive and unnecessary.
6. Funding of approximately £3m for such work is unlikely to be available in the near future.

Therefore we consider a **two phase** approach to be the most sensible.

Phase 1, completed before the end of 2016

Improvements that can be made regardless of the clay cap dilemma:

- Removal of old fencing from the north and south sides.
- Rubbish bins. Required as the site is has been used as a rubbish dump due to its current appearance.
- Renaming of the area.
- Installing seating areas. The seats can be positioned in areas on the raised south side that would not be affected by any later cap augmentation.
- Creation of new public entrances. Currently the entrances are very poor and not official in any way. Clean, welcoming public entrances would, by themselves, improve the area.

Phase 2, 2016-2017

Assuming the SIG makes a decision to go ahead with augmentation work

- Clay cap augmentation where deemed appropriate after expert site survey.
- Circular path around the land – this path would be raised slightly, should not be tarmac. It should allow drainage and fit in with the naturalistic surroundings.
- Landscaping and grassing of part of the land so it can be walked on more easily.
- Planting of trees and shrubs to enhance the natural environment and add interest.
- Removal of some/all gas monitoring points. (How long does monitoring need to continue for?)
- Create a large central wildlife pond.
- Make the area accessible to the old and young. Older residents are deterred by the uneven surfaces.
- Installing Public Park signs.

Questions for the SIG

1. Could we be given an estimated date for the publication of an initial report from the SIG.
2. If there is a problem with the existing clay cap, why does option 3 from CGL, above exist?
3. Could we be provided with names of the SIG members.
4. Please provide historic and ongoing costs for site monitoring from CGL.
5. Is it necessary to continue monitoring with the existing high number of monitors? The site has been monitored for many, many years and a number of them must surely be superfluous to requirements.
6. Could we have estimated timescales for the consultation and for work to be approved, funded and commence?

Brambleton Park Proposals

Welcome to Brambleton Park

Brambleton Park is a 10 acre piece of land currently known as 'Weydon Lane Landfill site' in Farnham, Surrey. This website is for anyone interested in its future and contains all the facts and current status of the land.



MP Jeremy Hunt and Farnham Town Council and support the project. On 25th November 2014 Brambleton Park was discussed at Waverley Council's Corporate Overview & Scrutiny Committee. The Committee agreed to recommend the creation of a Special Interest Group to the Executive. The overwhelming response has been that the project should go ahead and would be of benefit to the local community.

CGL report released After a very long wait, the 49 page report from CGL was released in 2014. The purpose of the report was to give Waverley council options and costs for developing the area.

Current Position The Waverley Council

Special Interest Group(SIG) for Brambleton Park consulted with interested parties on proposals for the area on 19th Nov 2015. The Brambleton Park group presented their case. The SIG is due to report back with its findings and proposals in March 2016.

It is proposed that the aims of the Group are:

- a. To identify the scope of work, cost-range and time-scale required to bring the Weydon Landfill site from its present state to one at which its development for recreational purposes would be feasible.
- b. To identify the options for such development, as well as the technical, environmental and planning challenges involved, and the cost range for each such option;
- c. To identify the necessary timing and funding strategies that would be appropriate for the realisation of each development option;
- d. To consult other stakeholders and the local community on the issues identified.
- e. To report findings back to the Executive in September 2015 at the latest, alongside any recommendations for follow-up in the immediate term.

A number of local interest groups will be invited to participate in the SIG.

Our Proposal The 4.3 hectare (10 acre)

site could very easily be transformed from its current poor state into a beautiful natural park and recreation area, possibly including sports fields, for the local community. The site is perfectly positioned in an area of south Farnham surrounded by housing with no other parks in the immediate vicinity.

The options presented in the report are:

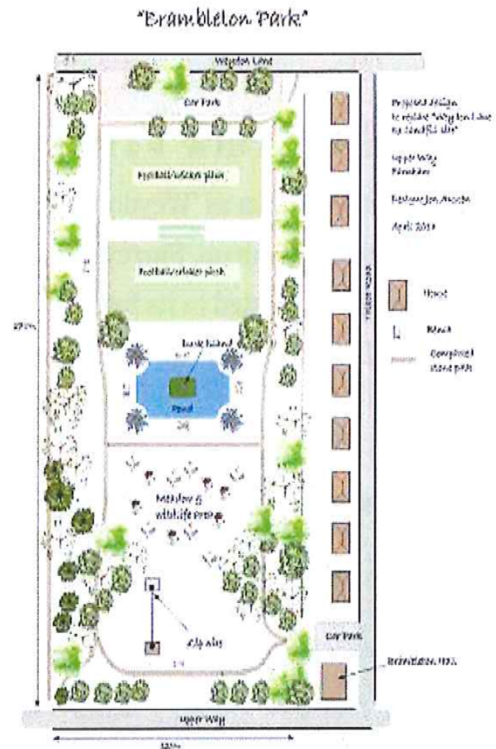
Cost

1. Do nothing. Leave everything as it is.
£0
2. Close the site off completely from public access.
£75,000.
3. Formalise current use with localised clay cap augmentation.
£71,000
4. Create a formal park. No available funding.
£2.75M
5. Develop as a sports facility. No available funding.
Over £3.5M

Options 4 & 5 require full clay-cap augmentation by the importation of 36,000m³ of clay and soil. All options have ongoing costs of between £10k and £20k per annum.

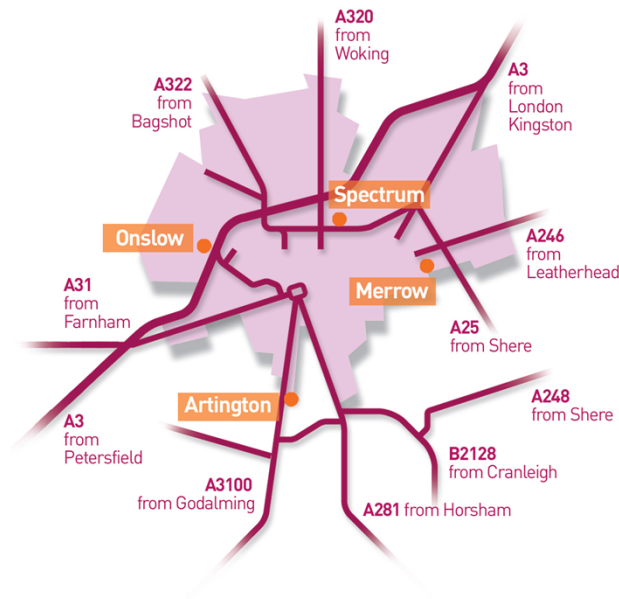
- We can clearly see that of the five options presented, numbers 1 and 2 are not options as something must be done with the site.
- Numbers 4 & 5 require millions of pounds and thousands of tons of soil and so are unfundable and unrealistic for many years.

The only viable solution, as Goldilocks (who didn't need a 49 page report) said, "I'll have the one in the middle please, that's just right!"

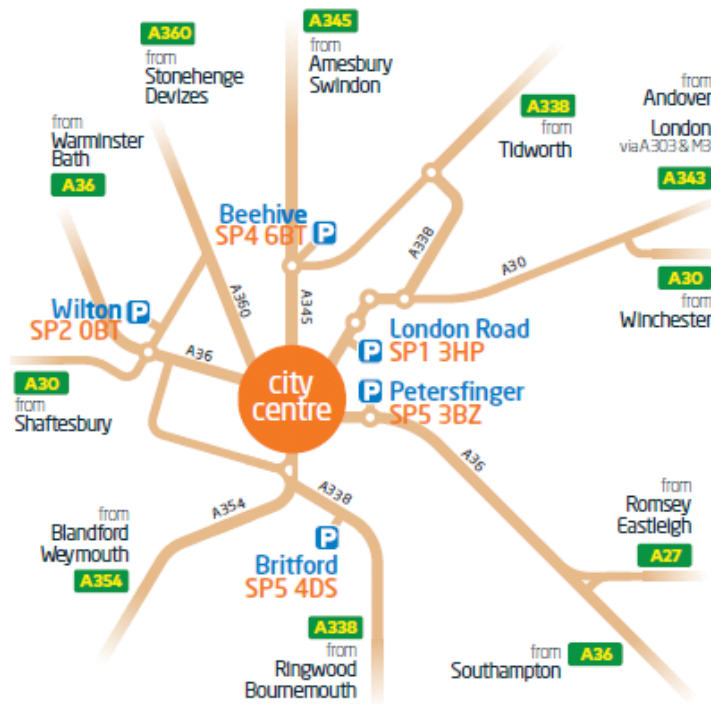


History The land was used previously as a rubbish dump. It was closed and covered over in 1976, and has been virtually untouched since. The area is mainly rough grass with some boggy areas, a few shrubs and a number of mature trees on the borders. The area is dotted with gas monitoring pipes. The land is not officially open to the public, though unofficially it is used mainly by dog walkers. Waverley Council have stated that no bins are provided as currently it is not recognised as a public space. The land was originally acquired by Farnham Urban District Council under the Physical Training and Recreation Act 1937 and there was a covenant contained in the transfer that the land was to be used as a public open space. No buildings can be built there so the tiny gas emissions are irrelevant to its use as a park.

Radial car park locations in successful Park & Ride schemes



Guildford Park & Ride – car park locations



Salisbury Park & Ride – car park locations