

NORTH WEST FARNHAM RESIDENTS ASSOCIATION

COMMITTEE MEETING

Tuesday 11th February 2014 at 8 pm

Present:

Dennis Banks (DB)
Stewart Edge (SE)
Graham Leach (GL)
Penny Marriott (PM)
Keith Miller (KM)
Tony Ostime (TO)
Julie Russ (JR)
Guy Stephens (GS)

Apologies: Dave King and Harriet Ellis

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Treasurer's Report: (DB)

The basic bank balance is £373.21, the Instant Access Account balance is £7,934.81. CPRE is paid £34 annually.

St Francis Hall has been booked for Wednesday 18th June and Thursday 16th October, PM will gather councillors for the meetings.

PM

Subs are due on 1st May when the newsletter is distributed. David Hepper does not know which part of Crondall Lane he is supposed to collect from but from now on he should cover the top end. KM suggested having a list of areas and who covers them and offered to put a list on the members section of the website. DB will send a list to KM. KM pointed out that, although people look at the website, there is very little new information on it. The Facebook page is doing well.

**KM/
DB**

GS said he had not done very much to the Facebook page but people put comments on it and check comments rather than going through the e-mail on the website. There is a link to the Facebook page from the website but it is necessary to have a Facebook account to see much of it.

Fields and latest report: (SE)

A flyer concerning the Neighbourhood Plan and a survey concerning it has gone out from Farnham Town Council and one of the issues is what can be done to get people to complete the survey. The closing date is not stated but SE has found out that it must be submitted before 5th March. Before he received the flyer, SE expressed concern that the current version of the Neighbourhood Plan does not have any key plans in it including policies that people could comment upon. Councillors said that it was necessary to establish a basis on which policies are made first. The survey is a set of leading questions and presents the preferred positions, but these are not the preferred policies.

We are in a vulnerable position. There are 4 or 5 proposals to build in Badshot Lea and at least 1,000 houses in Cranleigh. In the absence of a Core Strategy the rules

are interpreted locally and developers are trying to get in now. SE put it to Carol Cockburn

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that the local plan is subsidiary to the Waverley Plan. Farnham Town Council have assured themselves that if a Neighbourhood Plan is in existence then at least something is there but they do not have the numbers of houses which would be in the Waverley Plan. It has been stated many times that we do not want houses on greenfield sites but there are not enough brownfield sites available and the SPA means that housing numbers are restricted unless sufficient Suitable Alternative Green Spaces (SANGS) can be found. For Waverley BC to be able to say that houses need not be built on greenfield sites they have to have enough brownfield sites. The Council have used incorrect figures so that what they have done is not valid.

We are waiting for Taylor Wimpey to put an application in for building on the Hop Fields. If the Hop Fields are developed then it is possible that the owner will sell the rest of the fields because the new residents would make it difficult for him to grow crops. The Neighbourhood Plan should state in its policies that houses should not be built on greenfield land but Carol Cockburn has said that the policies will be written after comments on the Neighbourhood Plan are received.

Waverley Borough Council have contacted land owners calling for land as part of another review of what land is available. Coxbridge, owned by Surrey County Council, may be developed – this is land close to West Street and not some small areas further away from it. SE suggested leaving a buffer zone between development and Hazell Road and this has been accepted. He has tried to get the opinions of Hazell Road residents but had no response. The survey suggests that the maximum number of houses built on this site should be 250 but we are not certain how much land is available for development. SE said he will find out how much land is available and check on the number of houses.

SE

In the survey and other draft documents SE uses the phrase “local green space” which is the correct jargon. He has made a case for local green space but this cannot be made for the whole of the land at the rear of the University for the Creative Arts as it is too large. SE will draft a survey response on behalf of the Residents Association and e-mail it to PM. Members should also complete the survey themselves.

SE

It is not known exactly how many houses will have to be built in Waverley each year but the figure of 450 in the Core Strategy has been rejected as too low. SE has suggested that 5,000 houses should be built at Dunsfold and then the numbers will not have to increase in Farnham, Godalming, etc. Waverley BC’s view of Dunsfold has not formally changed but people who said it should not be developed are now re-considering and asking how many houses could be built there. A rail link and other facilities will be necessary if 5,000 are built. Waverley BC have said there should be a Green Belt review but if only 2,500 houses are built at Dunsfold they may have to find greenfield sites as there will be too many to fit into the space they have available. Most of the land around Milford and Godalming is Green belt.

Are Waverley BC looking at sites from a cost point of view and will this bias their selection (because of infrastructure, etc)? It is a hornet's nest of who pays for what.

There are certain circumstances when Waverley can decide where houses should be built, eg, if they have insufficient land to meet the requirements for house building, and then the Neighbourhood Plan would not be taken into account. Waverley will be looking

at the assessments on the suitability of sites. Waverley's Core Strategy is based on a

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need of 450 – 480 houses per year.

Facebook:

GS set up Facebook 3 to 4 months ago and has not done a lot since. It has started to give people an outlet through which to engage and participate and is very transparent. Comments have been received from people living near the fields and photos will be also be put up. This committee has a lot of knowledge but it just stays within the committee and it might be a good idea to get it out in the open. Facebook gives this opportunity as it could open up issues and explain things so that people take more interest.

AOB:

PM said that Pat White has received complaints about dogs fouling the footpaths in Byworth and Marston Roads. Waterproof, sticky signs can be obtained from Keep Britain Tidy if a donation is made to them. Pat White has asked people if signs could be fixed to their fences.

SE asked if the issue of a 20 mph speed limit in Beavers Road has been raised in the past. PM will ask Surrey County Councillor Pat Frost about the speed limit.

PM

Date of next meeting: Tuesday 13th May.