

North West Farnham Residents Association

Annual General Meeting

**Thursday June 20th 8 pm 2013
St Francis Hall (off Three Stiles Road)
Followed by the Local Councillors' Forum**

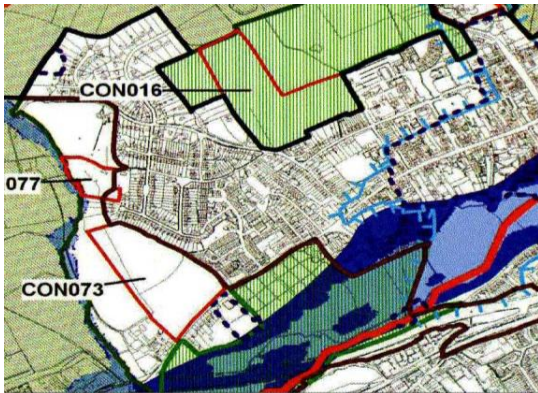
Dear Member

Newsletter 55

The Annual General Meeting will be held on Thursday 20th June and we will be welcoming the Town Mayor, Mr. Patrick Blagden (Borough and Town Councillor) and our newly re-elected Councillor Mrs. Pat Frost (Surrey County Council) and I am sure that we shall have the usual lively and informative debate. Anyone who would like to come but needs some extra help or transport can phone our secretary, Harriet Ellis, on 01252 714480.

Chair and Committee Report

Once again the fields in North West Farnham continue to be under threat. The whole structure of planning has changed with the passing of the Localism Bill and the



publication of the National Planning Policy Guidelines. As you may be aware this Bill states that a developer who applies for planning permission has the presumption of approval unless it is against the policy of the planning authority and in particular the policy as stated in the neighbourhood plan. There have been several developments during the last few months. Waverley has produced a Local Development Framework or LDF which will be the basis for planning and development in Farnham and the rest of Waverley in the next years. We won't

know until the acceptance of the LDF what it will say about housing numbers for Farnham but although the LDF will state how many houses are to be built in Farnham, it is the neighbourhood plan, which is being drawn up by Farnham Town Council, which will specify where these houses can and cannot be built. It is the last chance to ensure protection in for the fields so it is very important that we express our views to our Town Councillors and that we are involved in the preparation of the neighbourhood plan before it is published. The draft plan is on the Town Council website now and a link to it is on our North West Farnham website now so I would urge you to look at it as soon as possible. The fields can only be included in the neighbourhood plan as open green spaces if there is reason for their inclusion. According to the governments National Planning Policy Framework or NPPF the specific points listed below, in Paragraphs 76 and 77, are suitable reason for designating land as Open Green Space.

Para 76 says clearly that 'local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Para 77 says 'The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

If we wish any of our fields to be included in the neighbourhood plan then we have to make the case for them under the headings above and we need to do this quickly. The Beavers Road fields do have more chance of this as it has already been recognised as an Area of strategic visual importance, there are many ancient and historical trackways across it which, along with its previous amenity use, gives a strong case for designation as an open green space. The case for the other areas (CO 73 and 77) is more difficult but we would welcome any information from you about points which we might use for this. We will be discussing the topic in great detail at the AGM so please come along and hear from our committee member Stewart Edge. I apologise for using most of this Newsletter on this topic but it is an urgent matter which affects us all in the North West area as we try to protect our green and rural character.

Other Matters We still need to be aware of any planned developments in other parts of our Ward such as the development of the Travis Perkins site. The website provides a link to the planning applications in Waverley and if you click on the Castle Ward applications it will give you a list of all the applications in our area. For those of you without a computer, word of mouth works just as well so if you have any information about an application near to you, please contact any member of the committee and let us know and then we can circulate it more widely to other members who may wish to be involved. There is always a problem with traffic in Farnham, as was said in the previous newsletter it is either going too fast or not going at all. We would like to say thank you to all the Speed Watch volunteers, who are still in operation in the area, whatever the weather. They continue to record cases of excessive speed but hopefully our presence there helps to keep some of the speed down. We are hoping to continue this activity and as usual we need more volunteers to help spread the load. Please contact the Speed Watch coordinator, Chris Cleland, on 01252 733134 if you have any views to express or feel you can spare some time. Our website has been running for over two years now and one of our committee, Mr. Keith Miller, is the 'webmaster'. It is well visited at over a hundred hits per week and it has been very useful in communicating changes and developments as we hear of them. We are really keen to provide a good service to you all and we would like to tackle issues that are important to you so please log on either at home, at the Library or in the locality office in South Street, and tell us what they are. The site address is **www.nwfarnham.org.uk**.

Finally may I remind you that this year's subs are due and your friendly neighbourhood collector will be around soon to collect them. They remain at £2.00 a household. If you have any matters you would like to raise at the meeting please let us know and I am looking forward to seeing you all on June 20th.

Penny Marriott

May 2013.