

THE YATELEY SOCIETY

NEWSLETTER No 16
November 1983

Editor: E J Tipton 873378

Dear Member

"Tries Hard, But Could Do Better"

Have you ever thought how The Society's internal machine operates, how it prepares its programmes and how it reaches the public? Since we are a voluntary organisation we don't have any staff to call on, just a dedicated team who have come together with definite and positive aims in mind.

At the heart of the organisation is an Executive Committee with four officers and eight members. Each member has a precise job, such as the Conservation Officer or Programme Co-ordinator, and in addition there are a number of duties regularly carried out by non-Executive members, such as the Editor or Press Officer. The latter are in all cases attached to Sub-Committees who meet and work on agreed objectives and report on action taken. The Executive meets every month to transact business and receive all these reports. Indeed, this smooth running operation leaves but a mere ceremonial role for the Chairman!

Well, not quite perhaps. There are two things that worry us at present. For the most part The Society does work remarkably well, with a continued increase in members, income and activities over the last three years. But the number of jobs to be done exceeds the number of workers; and the attendance at meetings has often been inexplicably low. Now the first may be said of all societies, but in our case not only is it putting intolerable pressure on some, it may threaten our presence as a credible body. The second symptom makes us seriously consider whether we are providing what members want: do we all endorse the short-term objectives we have set ourselves?

So what are we doing about this? Having perceived the problem the Executive are now tackling it. Ideas are being canvassed for more social events, increased fundraising efforts, a membership drive, a new public relations approach, more involvement in working groups, a questionnaire, increased co-operation with kindred bodies, and a modified Committee structure.

The last-mentioned adjustment has in fact already started. From now on the monthly business meeting will be replaced by less frequent Executives, interspersed with new 'policy meetings.' Business meetings can be uncreative and repetitive, and fewer meetings will enable the Sub-Committees to develop their roles better. The Lectures and Walks & Visits Sub-Committees will be abolished and their functions subsumed within the PR Sub-Committee. A new Social Events Sub-Committee has been formed. The Planning Sub-Committee remains unchanged.

The Executive policy meetings will provide a fresh assessment of our goals, but their outcome will stand or fall on the response from members. As a town we have an interesting and mixed population, from those who were born here to those who use it as a dormitory. We need to have a much larger 'opinion poll' to back us and help us plan effectively. We also need many more teamworkers if our burgeoning Society is to go forward vigorously. The Executive have identified the need; now it is

up to members to respond. I hope this note inspires you to write or telephone me. If you feel you could join the Society's management team, I shall be delighted to hear from you. The Society needs much more active supporters.

Edward Dawson, Chairman

YATELEY IN THE DISTRICT PLAN

by Ted Brooks

At a Public Inquiry held in March of this year, members of The Yateley Society presented detailed objections to proposals in the Draft Hart District Plan for further extensive house building in Yateley over the next five years.

The basis of these objections was that Yateley has sustained massive residential development over the past 20 years and has seen population growth in excess of that experienced in many New Towns which were properly planned for rapid growth. Yateley by contrast has been rapidly expanded in an ad hoc manner and now has the population of a small town whilst facilities remain little more than those available to the original village. If further community facilities, improved shopping, added recreational areas etc. are ever to be provided, then their planning must be now, and must take precedence over yet more houses since there is virtually no more land available for any provision.

Alas! Yateley is in Area 8, a growth area encompassing that triangle of land between Reading, Basingstoke and Aldershot which has been earmarked by government planners as the ideal location for major residential expansion. The recently published report of the DoE Inspector for the Inquiry expresses sympathy with our views and even recommends that a number of our ideas be adopted; it also recommends that the development of Monteagle Farm should be allowed to proceed.

In view of this recommendation, which will almost certainly be included in the Hart Local Plan, The Society, together with The Yateley Residents Association, sought a meeting to discuss Yateley issues with Hart District Council's Planning officials. At this meeting, Mr Tony Crowson, newly appointed Director of Planning, and Cllr Robin Cowan, Chairman of Hart's Planning Committee, willingly (and bravely) faced a wide ranging barrage of questions and entered into a frank exchange of views concerning Yateley's problems. Discussion covered not only the planning for the immediate future, but also ideas for the 1990's, Consortium Developments' mini New Town schemes, and Hart's nationwide campaign for withdrawal of the recent government circular "Land for Housing" which threatens to allow indiscriminate development wherever builders see fit. We must thank these gentlemen for giving us their time and consideration, and can only sympathise with their plight in having to face many more such sessions from groups similar to ourselves with similar problems in other parts of Hart District.

Since two Public Inquiries have now supported the development of the Monteagle Farm site, it seems we must bow to the inevitable. However, the problems of Yateley are now being recognised and some positive consideration is being given to their easement by Hart planners. The mistakes of the past cannot be wiped out, but our meeting at least fosters a belief that there is a new willingness on the part of our local Planning Authority to listen to and even consult with the local population in trying to improve the future quality of Yateley life.

CHANCES FOR ECOLOGISTS

by Irene Draper

At the October meeting of the Ecology group it was decided to change our name to the 'Natural History' group. Members feel that our original title may give a wrong impression of our aims and activities. We welcome people with a general interest in natural history as well as those with specific knowledge. Meetings are held on the third Thursday of the month in Room C.1.3 at the Yateley Centre from 7.30pm - 9.30pm with a break for coffee - bring your own mug.

So a change of name - and a change of leader. As a result of Susan Dawson's family commitments and Liz Preedy's departure, I have agreed to take on the organisation of the group whilst Susan will act as group consultant.

Yet a third change: During the past year, under the guidance of Michael Holroyd, some members have been making a record of butterflies seen around Yateley. We hope to continue with this project next year and Dr Richard Guest has agreed to take over the keeping of these records from Michael. Any butterfly information from other Society members should be passed on to Dr Guest, "Gatekeepers," Beaver Lane, Yateley.

The group will not meet in December, but for the January meeting on Thursday 19 January members are invited to bring along slides and photographs of natural history subjects for discussion. In February, on Thursday 16, the Butterfly Survey will be the topic, in preparation for the resumption of the survey in March.

AND A WELCOME

To Fergus Russell, who has agreed to take over the position of Lecture Organiser from Gordon Peake. Mr Russell's name will be known to some of you as Distribution Manager for the Parish Magazine and we are delighted to welcome him as a co-opted member to the Executive of The Yateley Society. The lectures are the regular Society events designed especially for 'public consumption' and are attracting growing audiences. Over 80 people attended Dr Gorinsky's "Herbs" evening and the detailed preparations for each evening take considerable time and persistence. Gordon Peake has had these responsibilities ever since The Society's inception and his contribution to The Society has therefore been considerable. We are most grateful for all that Gordon has done and look forward to a continually varied programme under Fergus's direction.

HISTORY GROUP

The History group's meeting on Thursday 8 December will take the form of a Members' Evening. Members will give short talks on aspects of Yateley history or explain how they have solved problems encountered in their researches. The evening is of course open to all Society members and any interested friends and should give some enlivening glimpses of Yateley past and present. Would all contributors please contact Michael Holroyd before the meeting (Yat 872439.)

MATERIALS FOR HISTORY

by Michael Holroyd

Dr John Porter, tutor to the WEA "Yateley History Project," is producing a series of packs of resource materials on the history of North-East Hampshire. The packs are particularly designed with a view to classroom use, but are of interest to anyone attracted by the area's history.

The first in the series, on the theme "Heathland Villages," is now available and will be the subject of a talk by Dr Porter to the History group of The Society on Thursday 12 January 1984.

This first pack comprises five large sheets on the topics of village settlement patterns, making a living, local government, rural housing, and travel. Each sheet contains a selection of extracts from maps, documents and other source materials. The pack comes in a plastic folder with a set of explanatory notes. Copies will be obtainable on 12 January from the author, or beforehand from Michael Holroyd (Yat 872439.) The price is £1.50.

RECORDING OLD YATELEY

by Geoff Hoare

In collaboration with Jean McIlwaine I have been photographing old postcards etc. of Yateley, its people and events. Jean has amassed a great variety of material, including oil paintings, watercolours and pencil sketches (including two from the mid 19th century) as well as postcards and personal photographs from a variety of sources, Sidney Loader of course being a major contributor.

With over 200 negatives and more in the offing, an indexing system was obviously required. I now have a card index system operating so that when photographs are required for a Society exhibition or for some other purpose it is a simple matter to locate the required negative and have copies printed. In a large number of cases the original prints have been donated to The Society but it is normally preferable to use a copy for display purposes.

The scheme has been extended to record some present-day views of interest, such as the Green Lane site, and the Hall Lane/Reading Road junction before the road improvement. During the recent redecoration of The White Lion the legend "Cooper and Sons" reappeared on the front of the building and lath and plaster work was exposed; all this was recorded on film. On the debit side though, the western end of The Royal Oak disappeared before I was aware of what was happening.

Finally, if anyone knows of other old pictures or drawings of Yateley, perhaps it could be arranged for me to borrow and copy them. All originals will of course be returned safely and The Society will undertake not to infringe any copyrights. Also, if anyone spots a subject which seems as though it should be recorded, please let me know (Yat 879428.)

BARTHOLOMEW ARLETT AND BLACKWATER GREEN

by Michael Holroyd

An important incident in the history of Yateley Common took place in 1826. This was described by Rev C. D. Stooks in 1905, in his "History of Crondall and Yateley." Stook's account however was based only on the vestry minutes and omitted some important facts.

The Minutes record that Bartholomew Arlett was reported to be "enclosing nearly three acres on Yateley Common near Blackwater where Blackwater Fair is usually held." Mr Arlett claimed that he had been given permission to enclose this land at the Crondall manor court. The vestry denied that the manor court had authority to give this permission, and resolved that "the said enclosure if persisted in must be pulled down to assert the

rights of the copyholders," but the minutes do not relate how the story ended.

An inspection of the manor court records in Hampshire Record Office has now helped to fill in further facts. Mr Arlett was the owner of Frognore Park and the park had evidently been previously extended at the expense of the common. The enclosure which caused the trouble in 1826 was of Blackwater Green, which occupies the north-east corner of the junction of the A327 with the A30. The court records show that the lord of the manor had indeed sold the land in question to Mr Arlett. This would not in itself entitle him to enclose the land, which was subject to common rights, although it has sometimes been claimed that a manorial court having a jury of copyholders to represent the commoners could give permission to enclose.

However, whether by force of legal argument or by pressure of public opinion, the vestry appears to have won the day and Blackwater Green remained unenclosed and part of the common. Very recently however Hampshire County Council has been given permission to take part of it for a roundabout - a move which has proved more difficult to resist.

CHRISTMAS STALL

by Mary Hocking

On Saturday 10 December The Society has booked a stall at the Yateley Centre's Christmas Market in the hopes of boosting our funds. We need your help in two ways to make this a success: Firstly by supplying us with things to sell; and secondly by helping to sell them.

We hope to sell homemade cakes, biscuits, sweets and preserves; toys and books, not necessarily new but in good condition; and anything which could be termed 'Christmas gifts.' We will be setting up the stall at 8.00am on Saturday 10 December; the market opens at 9.00am and closes at 3.00pm. If you can spare an hour or so within these times to help man the stall, please let me know as soon as possible.

If you can contribute items for the stall please give to me or John Barker. We are willing to collect items if necessary, but preferably not on the Saturday morning.

Mary Hocking
30 Connaught Close
(Yat 875158)

John Barker
21 Wyndham Close
(Yat 875445)

And on the evening of the same day ...

CHRISTMAS FARE

See the special edition TH* poster supplied with this Newsletter to all members at absolutely no extra cost!

If you've never been to a Society gathering, do consider coming to this one. With good food and spirited entertainment, we can promise you a delightful evening. And you can discover what interesting and companionable people from all over Yateley are being drawn into this Society.

[*TH is of course Tony Hocking, who produces all the posters for the lectures, which, we hope you will have noticed, have got larger and brighter. Next time you see one, stop and look at the detail. Tony's imagination has some most entertaining quirks.]

X/83 X/83 X/83 X/83 X/83 X/83 X/83 X/83 X/83 X/83

Since the summer the DoE has sent out a steady stream of pronouncements which, if implemented, will seriously weaken planning restraint policies in rural areas. You may have heard of the infamous draft circular X/83 for example, but there are two X/83's and four draft circulars. What can all these papers mean?

To stimulate debate and counter confusion we publish below our:

"Clearthinking Layman's Guide to Planning in the 80's"

1. X/83 DoE Draft Circular - LAND FOR HOUSING

This is intended to replace DoE Circular 9/80 ["Land for Private Housebuilding"] and supersede Annexe A of DoE Circular 22/80. Some of the advice to Local Authorities (LA's) merely repeats earlier instructions but the new advice reflects demands from the house building industry. X/83 contains:

- a requirement for LA's to have a 2-year supply of land "immediately available" for housing, with a general 5-year supply whose locations are identified
- planning permission for major sites to be given readily even though a Structure Plan may be under review. (This down-grading echoes C23/81 which stated that a Local Plan "in the offing" could not be used as a reason for planning refusal.)
- 6 criteria of "availability" to be applied by LA's making it virtually impossible for them to demonstrate that land is available. This will result in more ad hoc land releases of the developers' choosing.
- any absence of a 5-year supply or a 2-year immediate supply will mean that planning permission must be given automatically unless there are "clear planning objections" - which are nowhere defined
- most housing will continue to be on new sites
- instructions to LA's to collaborate with house builders to produce studies of land availability. These to be updated every 2 years thus concentrating staff attention on this one aspect of planning. This is a special privilege to builders who can thus put forward their views regularly and have them recorded in a document which will be a "material consideration" at any planning inquiry.

2. X/83 DoE Draft Circular - GREEN BELTS

This would replace MHLG Circular 50/57 and is similar in tone to its predecessor. It will:

- downgrade the strategic function of green belt land as the restraint to urban sprawl by reducing County involvement
- require long-term needs to be defined in fixed boundaries
- make boundaries flexible around existing built up areas
- offer no advice on what goes on inside green belts.

3. -/83 DoE Draft Circular - INDUSTRIAL DEVELOPMENT

This mirrors the advice in 22/80 and predicts yet another circular with detailed advice which will:

- strictly confine conditions which LA's can impose on developers
- require specific provision for industrial development in rural areas
- urge use of unused urban areas for development
- allow departures from existing approved Plans.

4. /83 DoE Draft Circular - GOOD DESIGN AND DEVELOPMENT CONTROL

This reinforces 22/80 in order to promote so-called "good design." It aims to:

- limit the role of LA's in refusing planning permission on grounds of appearance or over development
- encourage "good design" by giving freedom to architects and designers.

5. DoE Circular 22/83 - PLANNING GAIN

Issued as a draft in March 1983, this is now final. It restricts the grounds on which LA's can obtain benefits for the community via "Section 52 Agreements". Obligations imposed by LA's must be confined to aspects:

- enabling the development to go ahead
- where cash payments will contribute to the cost of essential facilities
- otherwise "clearly related" to the proposed development.

6. CONSORTIUM DEVELOPMENTS LTD

In July 10 major builders announced a private sector initiative for the construction of up to 15 new settlements in South East England. No details of location have been released but CD envisage:

- each village of 5 - 7,000 houses on up to 700 acres, 12--15000 people
- one third of sites would be on Metropolitan Green Belt
- using underused land where possible i.e. old minerals or airfield sites
- providing balanced communities having facilities such as shops, schools and pubs
- that the provision of necessary infra structure will be the LA's responsibility.

There is no mere coincidence in the proximity of these announcements, one to another. They show central government allying with the volume house builders to achieve almost unlimited development of green field sites - with few actual facilities provided. If these Drafts are adopted LA's will have been robbed of all arguments against the developers. Hart District Council is leading the campaign to combat the Drafts and foil Consortium Developments, one of whose projected sites is believed to be at Hook.

Yateley Society Planning Team

November 1983



CHRISTMAS SOCIAL EVENT



The
Yateley
Society

SATURDAY
10 TH
DECEMBER



!THERE WILL BE MUSIC!

THE GROUP 'IN HARMONY' WILL
SING FOR YOU AND WITH YOU

COME ALONG FOR AN
ENTERTAINING EVENING



8PM - 11:30 PM

YATELEY CENTRE DRAMA HALL

SUPPER WILL BE SERVED

- BRING YOUR OWN DRINK (AND GLASSES)
PLEASE

TICKETS £3 FROM:

CAROLINE POWELL YAT 875706

MAISIE HOARE YAT 872948

JOHN BARKER YAT 875445

BOOK
NOW!

~ OR BY THURS 1 DEC LATEST!

THE YATELEY SOCIETY

PROGRAMME: DECEMBER 83 - FEBRUARY 84

- Thursday 1 Dec Planning Monthly Meeting 8.00pm Room C.1.3 Yateley Centre
- Sunday 4 Dec Heather Seed Spreading - on the pipeline scar on Yateley Common. All volunteers welcome. Just bring a plastic bag to collect seeds in.
Meet at Wyndhams Pool car park at 2.30pm
- Thursday 8 Dec History Members Evening. Members of the group will talk about particular interests and discoveries.
(See Newsletter) 7.30pm Room C.1.3 Yat Centre
- Saturday 10 Dec Christams Market 9.00am to 3.00pm Yateley Centre
- Saturday 10 Dec CHRISTMAS SOCIAL EVENT 8.00pm til 11.30pm Drama Hall
(See poster - and book your tickets now!)
- Sunday 11 Dec Walk Water Birds led by Irene Draper. 2.15pm NB
Meet at bridge on Darby Green/Swan Lane
SU836609

Thursday 15 No Natural History

JANUARY 1984

- Thursday 5 Jan No Planning
- Sunday 8 Jan Walk Winter Trees in the Conservation Area
10.30am Meet outside Barclays Bank, Yateley
- Thursday 12 Jan History "Heathland Villages" by Dr John Porter
7.30pm Room C.1.3 Yateley Centre
Dr Porter will describe some source materials for the study of the history of rural settlement and village life in North-East Hampshire.
- Thursday 19 Jan Natural History Monthly Meeting Bring your photos and slides of natural history interest.
7.30pm Room C.1.3 Yateley Centre
- Thursday 26 Jan ANNUAL GENERAL MEETING 7.30pm Room C.1.1 Yateley Centre
- Thursday 2 Feb Planning Monthly Meeting C.1.3 Yateley Centre
- Sunday 5 Feb Walk Hornley Farm: a walk around the boundary of this ancient settlement, led by Michael Holroyd
2.30pm Meet at the end of Woodside, beyond Starveacre (SU840587)
- Thursday 9 Feb History Joint meeting with members of the NEA Yateley History Project.
7.30pm Room C.1.3 Yateley Centre
- Thursday 16 Feb Natural History Butterflies 7.30pm Room C.1.3 Yat Centre