



FARNHAM TOWN COUNCIL

Mr Roland Potter
Town Clerk

23rd November, 2006

TO: ALL MEMBERS OF THE COUNCIL

Dear Sir/Madam

You are hereby summoned to attend a **SPECIAL** meeting of the **FARNHAM TOWN COUNCIL** to be held in the Council Chamber, South Street, Farnham on **THURSDAY 30th NOVEMBER, 2006, at 7.00pm.**

The Agenda for the meeting is set out below.

Yours faithfully

A handwritten signature in black ink that reads 'R. Potter'.

Mr Roland Potter
Town Clerk

QUESTIONS BY THE PUBLIC

PRIOR TO THE COMMENCEMENT OF THE MEETING, THE TOWN MAYOR WILL INVITE MEMBERS OF THE PUBLIC PRESENT TO ASK QUESTIONS ON ANY LOCAL GOVERNMENT MATTER TO WHICH AN ANSWER WILL BE GIVEN OR IF NECESSARY A WRITTEN REPLY WILL FOLLOW OR THE QUESTIONER WILL BE INFORMED OF THE APPROPRIATE CONTACT DETAILS.

A MAXIMUM OF 15 MINUTES WILL BE ALLOWED FOR THE WHOLE SESSION.

AGENDA

1 APOLOGIES FOR ABSENCE

TO RECEIVE apologies for absence.



2 DISCLOSURE OF INTERESTS

TO RECEIVE from members, in respect of any items included on the agenda for this meeting, disclosure of any personal or prejudicial interests in line with the Parish Council's Code of Conduct and gifts and hospitality in line with Government Legislation.

NOTES:

- (i) Members are requested to make declarations of interest, preferably on the form previously emailed to all members, to be returned to wendy.coulter@farnham.gov.uk by 12 noon on the day before the meeting. Alternatively, members are requested to make declarations of interest on the form attached to this agenda and to hand to the clerk before the start of the meeting.*
- (ii) Members are reminded that any member of the Committee declaring a prejudicial interest is required to withdraw from the meeting unless he/she has obtained dispensation from the Standards Committee.*

3 STATEMENTS BY THE PUBLIC

The Town Mayor TO INVITE members of the public present, to indicate on which item, if any, they would like to speak.

At the discretion of the Town Mayor, those members of the public, residing or working within the Council's boundary, will be invited to speak forthwith, in relation to the business to be transacted at the meeting for a maximum of 3 minutes per person or 15 minutes overall.

Part 1 – ITEMS FOR DECISION

4 PLANNING APPLICATION WA/2006/2132

TO CONSIDER the Outline Planning Application for Land at East Street, Farnham.

Attached at **Appendix A** is a Preliminary Paper with proposed outline comments to be forwarded to Waverley Borough Council.

Attached at **Appendix B** are the notes of the comments from the Mayor's consultation meeting held on 2nd November, 2006.

Attached at **Appendix C** is a précis of the Question and Answer session with Crest Nicholson from the meeting held on 16th November, 2006.

Attached at **Appendix D** are the comments that Farnham Town Council has previously made to Waverley Borough Council on the Regeneration of East Street.

5 PLANNING APPLICATIONS WA/2006/2353 & WA/2006/2354

TO CONSIDER a Change of Use and Listed Building Consent for Brightwell House, East Street, Farnham.

Part 2 – ITEMS TO NOTE

6 PUBLICITY

To decide whether to issue a press release in relation to any item on the agenda and, if not the Town Mayor, which member should be quoted

Part 3 – CONFIDENTIAL ITEMS

There are no confidential items in part three.

The Town Mayor will close the meeting.

FARNHAM TOWN COUNCIL

Disclosure by a Member¹ of a personal interest or a prejudicial interest in a matter under consideration at a meeting (S81 Local Government Act 2000 and the Parish Councils Code of Conduct).

As required by the Local Government Act 2000, **I HEREBY DISCLOSE**, for the information of the authority that I have [a personal interest² [a prejudicial interest]³ in⁴ the following matter:-

COMMITTEE: SPECIAL COUNCIL

DATE: 30th NOVEMBER, 2006

NAME (Please Print): _____

Agenda Item / Minute Number	Subject	Personal	Prejudicial	Interest based on	Time of Disclosure

(Please continue on the following page)

Signed
Dated

¹ "Member" includes co-opted member, member of a committee, joint committee or sub-committee – section 83, Local Government Act 2000.

² A personal interest includes:

Any matter registered in the register of interests

Any decision which affects the well-being or financial position of a member or a friend or relative to a greater extent than others.

³ A prejudicial interest is a personal interest so significant that it is likely to prejudice the member's judgement of the public interest.

⁴ State item under consideration.

Agenda Item / Minute Number	Subject	Personal	Prejudicial	Interest based on	Time of Disclosure



FARNHAM TOWN COUNCIL

**EAST STREET , FARNHAM REDEVELOPMENT SCHEME – PROPOSED
FARNHAM TOWN COUNCIL COMMENTS IN RESPONSE TO PLANNING
APPLICATIONS WA/2006/2132 , WA/2006/2353 AND WA/2006/2354**

AUTHOR: <i>Nick Goddard</i> <i>Assistant Town Clerk</i>	PRESENTED BY: <i>Nick Goddard</i> <i>Assistant Town Clerk</i>
PRODUCED FOR A SPECIAL MEETING OF FARNHAM TOWN COUNCIL ON 30th NOVEMBER, 2006.	DATE OF REPORT: 23 rd November, 2006

<p>SUMMARY OF KEY ISSUES</p> <ul style="list-style-type: none">• The East Street Redevelopment Scheme covers a significant area which lies close to the historic town centre of Farnham; the area is outside the Farnham Conservation Area but does include the Grade II Listed Building Brightwell House.• In recent years, Farnham Town Council as a consultee, has provided regular feedback to Waverley Borough Council (the local planning authority which is responsible for determining planning applications) during the pre-planning application consultation period.• The Town Council has also engaged with the local community in order that members of both Farnham Town Council and Waverley Borough Council may be kept informed of the views of the people of Farnham. The most recent public meeting held by Farnham Town Council on this matter was the Mayor's Consultation meeting held at Church House, Farnham on Thursday 2nd November, 2006; a copy of the full transcript of this meeting incorporating comments and questions from speakers will be submitted to Waverley Borough Council together with agreed Farnham Town Council comments as approved at this meeting.• Formal planning applications (WA/2006/2132, WA/2006/2153 and WA/2006/2154) have recently been submitted to Waverley Borough Council by Crest Nicholson Developments Ltd and Sainsbury's Supermarket Ltd.• An additional meeting of the Environmental Services Committee was scheduled for Thursday 16th November, 2006 in order to provide Farnham Town Council members with an opportunity to receive a presentation from Crest Nicholson prior to formulating Farnham Town Council comments for transmission to Waverley Borough Council. Unfortunately, the Environmental Services Committee was inquorate and an additional meeting of Farnham Town Council was deemed appropriate to deal with this matter.
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- Members are requested to consider the attached officer report which has been prepared to assist members in formulating a response to the current planning applications relating to this important town centre site.

FINANCIAL IMPLICATIONS:

None

RECOMMENDATION: That

Farnham Town Council comments in relation to Planning Applications WA/2006/2132, WA/2006/2153 and WA/2006/2154 as identified in the attached report and approved, with amendment as appropriate, be submitted to Waverley Borough Council.

FOR FURTHER INFORMATION CONTACT:

Nick Goddard
Tel : 01252 823 195

FARNHAM TOWN COUNCIL
FULL COUNCIL
ADDITIONAL MEETING 30th NOVEMBER, 2006

EAST STREET, FARNHAM REDEVELOPMENT SCHEME – PROPOSED
FARNHAM TOWN COUNCIL COMMENTS IN RESPONSE TO PLANNING
APPLICATIONS WA/2006/2132, WA/2006/2353 and
WA/2006/2354

00.01 **Purpose**

- 1.1
- To detail the background and context of the East Street, Farnham Redevelopment Scheme
 - To note the comments and questions from speakers arising from the Mayor's Consultation meeting held at Church House, Farnham on Thursday 2nd November, 2006
 - To identify possible Farnham Town Council comments in relation to planning applications WA/2006/2132, WA/2006/2353 and WA/2006/2354 for members' approval and submission to Waverley Borough Council

00.02 **Background and context**

- 2.1 The current Waverley Borough Local Plan 2002 notes both the attractiveness of Farnham's historic town centre – *".... The quality of the historic environment in the town centre is very high and Farnham has retained all the charm of a country market town"* (paragraph 9.20 refers) and the existence of the Farnham East Street Area of Opportunity as an *"area of Farnham.....identified as one where opportunities exist for beneficial development"*. (paragraph 9.61 refers)
- 2.2 To address the challenges presented by the East Street Area of Opportunity, in 2002 Waverley Borough Council issued a Development Brief which confirmed that Waverley Borough Council would support a co-ordinated mixed use development in the Area of Opportunity provided that :
- the mixture of uses and scale of development will complement and support the vitality and viability of the existing Central Shopping Area and improve the quality of community facilities
 - development on the East Street or South Street frontages is sympathetic in scale, massing and design to neighbouring buildings, and the design of development elsewhere adds quality and interest to the townscape
 - linked areas of public open space are incorporated, including retention of Brightwell Gardens

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- An element of public art is provided
- a network of pedestrian and cyclist routes is created in north/south and east/west directions , including a landscaped route from East Street to the River Wey
- vehicular access other than servicing is restricted to the margins of the the Area of Opportunity
- appropriate off-site works are funded by the development; including pedestrian links to the Borough
- measures are incorporated to enhance accessibility of public transport; and
- a Transport Impact Assessment is prepared to demonstrate how the development will contribute towards achieving the objectives of the Farnham Movement Package (Developers were requested to refer to Surrey County Council's Local Transport Plan).

2.3 In addition, the Development Brief identified a range of existing buildings and uses which included:

- East Street frontage – predominately commercial premises
- South Street frontage – Sainsbury's store an adjoining decked car park along the western side of the site
- Core Buildings – The former Redgrave Theatre and Brightwell House , the Gostrey Centre, North Downs Community Healthcare Trust building(now vacant), and the WRVS building(now vacant)
- Core Recreation/Open Space - an open recreational area including the Bowling Green, Brightwell Gardens with mature trees and tennis courts running through the central core of the site to the River Wey
- Dogflud Way surface level car park – an extensive area of surface level car parking across the eastern side of the site
- Former Cinema site fronting East Street – a cleared site which is currently used as a privately managed car park

2.4 The above Development Brief was issued to developers who had expressed an interest in the project; Waverley Borough Council arranged a number of consultations events during 2002 to enable the public to contribute their views.

2.5 Following a tendering process, in October 2002 Waverley Borough Council selected a joint venture between Crest Nicholson Developments Ltd (formerly known as Nicholson Estates) and Sainsbury's Supermarkets Ltd as the preferred development

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partner for the East Street Regeneration Project; following a period of negotiation, a development agreement between the selected developer and Waverley Borough Council was signed in April 2003.

- 2.6 After their selection as the preferred developer, Crest Nicholson and Sainsbury's have engaged in further consultation exercises with the public and key stakeholders including the South East Design Panel and Waverley Borough Council Consultative Forums.

00.03 **Current position**

- 3.1 A formal outline planning application WA/2006/2132 has now been submitted by Crest Nicholson Developments Ltd and Sainsbury's Supermarket Ltd for a phased, mixed used redevelopment which includes the following:

- improvements to the current Sainsbury's supermarket store
- 10,197m² of retail, restaurant and café-bar accommodation (Classes A1/A3/A4)
- 294 residential units comprising 206 residential apartments for private sale, 46 residential affordable shared ownership apartments and 42 residential affordable rental apartments
- a modern 8-screen cinema (1,200 seat) cinema complex (Class D2)
- new public open space area including a new Town Square
- new landscaped garden areas and the refurbishment of the existing Brightwell Gardens
- new and underground parking facilities with provision of 694 cars
- associated highway and access works
- provision of infrastructure and landscaping
- shopmobility centre
- works to existing Gostrey Centre
- replacement facility for the existing Brightwell Bowls (Class D2)
- public conveniences

- 3.2 In view of the importance of this matter, a Town Mayor's Consultation meeting was held on Thursday 2nd November, 2006 at Church House, Farnham in order that Farnham Town Council members could receive the views of the people of Farnham.

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A copy of the notes of the Mayor's Consultation meeting is attached at Appendix B; the full transcript of the Mayor's Consultation meeting will be forwarded to Waverley Borough Council together with agreed and approved Farnham Town Council comments formulated at this meeting of the Town Council.

- 3.3 An additional meeting of the Environmental Services Committee was scheduled for Thursday 16th November, 2006. Whilst this meeting was inquorate, those Farnham Town Council members and members of the public present were able to hear a presentation from representatives of Crest Nicholson. (A coloured hard copy of this presentation will be available at the meeting and an electronic copy will be forwarded to members upon request). The presentation was followed by a question and answer session between Farnham Town Council members and Crest Nicholson's representatives. A précis of this question and answer session is attached at Appendix C.

00.04 Recommendations

- 4.1 Due to the iterative nature of the pre-planning application process and the evident importance of the East Street Redevelopment Scheme proposals for the town and local community, Farnham Town Council has previously commented upon and consulted with the public on this matter on a number of occasions; for ease of reference, copies of previously agreed Farnham Town Council comments are attached at Appendix D.
- 4.2 Taking account of previous Farnham Town Council comments as shown at Appendix D together with the presentation by Crest Nicholson's representatives and their response to Farnham Town Council members' questions at the meeting held on Thursday 16th November, 2006, the following possible Farnham Town Council comments are detailed as follows:

POSSIBLE FARNHAM TOWN COUNCIL COMMENTS

WA/2006/2132 Outline Planning Application for a phased , mixed used redevelopment scheme comprising 10,197 sq m of retail, restaurant and café-bar accommodation (Classes A1/A3/A4); 294 residential units(Class C3) ; An 8-screen cinema(Class D2); Basement car park for 694 cars; together with associated highway and access works; provision of infrastructure and landscaping; works to the Gostrey Centre and replacement facility for existing Brightwell Bowls Club(Class D2); following demolition and clearance of site.

General design : mass - Whilst noting the reduction in the amount of three and four storey accommodation within the scheme since the original proposals, Farnham Town Council remains concerned about the impact of a significant number of flat roofed buildings within the scheme given the characteristic irregular rooflines within the town. Every effort

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should be made to further minimise the amount of three and four storey accommodation and flat roofed buildings in particular so that the scheme is more in keeping with the inherent character of the town.

Frontages and pedestrian access

(a) South Street – The retention and proposed architectural improvements to the Sainsbury's store in its current location and the attempt to make the South Street frontage of the development more active is welcome. However, Farnham Town Council strongly believes that the permeability of the scheme in terms of improving pedestrian access to and from the scheme and the rest of the town centre still requires very careful consideration ; it is imperative that all pedestrian routes are inviting and attractive and are not susceptible to excessive wind flows – failure to address this result will in the scheme not being properly integrated with the existing town centre “offer” to the detriment of the overall vitality and viability of the town.

(b) East Street – The retention of the Marlborough Head frontage and the proposed improvements to the streetscene in East Street are welcomed.

Access by public transport

Farnham Town Council strongly believes that access to and from the scheme by bus should be made as easy as possible and supports the proposed bus only use for the designated part of East Street.

Number and type of residential units

Farnham Town Council remains concerned about the number of residential units; whilst recognising the need for smaller and affordable accommodation, the Town Council believes that inclusion of a high number of one bedroom apartments may not be appropriate. Farnham Town Council notes the intention to apportion the affordable housing between buildings and strongly believes that the affordable housing should be distributed throughout the development to ensure a proper mixture of tenure types in the scheme.

Parking – Whilst welcoming the principle of underground car parking, Farnham Town Council strongly believes that the technical design of the underground car parking must ensure that the facility can be operated, maintained and managed to a high standard without nuisance to residents or risk of closure throughout its design life. The adoption of a Secured by Design approach is vital to secure public confidence when using the car park and address legitimate community safety issues. The ongoing management of the car park must be sufficiently robust to ensure all users behave responsibly and with due thought and consideration to other users and residents at all times.

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Town Square

Farnham Town Council reiterates its strong belief that the Town Square should be sufficiently large to accommodate a diversity of public uses (including public events such as the Christmas Switch On , markets and displays of arts and crafts) and designed with appropriate infrastructure (such as electrical power points , space for portable seating/stages etc). It is vital that the Town Space and the surrounding open space are designed to allow all generations of the community to enjoy and benefit from the facility.

Construction issues

Farnham Town Council strongly believes that the provision of a temporary access road/bridge from the A31 Bypass must be provided and used for the transportation of materials to and from the site; failure to adopt this strategy will cause intolerable conditions on the already overstrained highways network in Farnham town centre.

Traffic impact

- (a) Farnham Town Council reiterates its very considerable concerns about the traffic impact of this major proposal ; it is evident that any permission relies upon the satisfactory submission of a full and proper Traffic Impact Assessment to the satisfaction of the highways authority;
- (b) The traffic generated by the cinema users and other traffic movements generated by the scheme require full and proper analysis to the satisfaction of the highways authority;
- (c) It is imperative that proper account is taken of Surrey County Council's Local Transport Plan and the implications of the Farnham Town Council commissioned Sustainable Town Urban Safety Management Study.

WA/2006/2353 Brightwell House, Brightwells Road, Farnham TC Change of use Brightwell House from Theatre (Sui- Generis) to Class A3/A4 café-bar/restaurant; rmoval, of existing extensions ; constructions ; construction of replacement extensions and general refurbishment(This application is tied to the outline planning application for the comprehensive redevelopment of the East Street Regeneration Area)

AND

WA/2006/2354 : Application for Listed Building Consent – Demolition of the attached Redgrave Theatre. Conversion of Brightwell House to form 2 No. Restaurant units Works to include a Single storey restaurant /café-bar, toilet and staircase extension to the north and west. New staircase

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and 2 No.new first floor windows in north elevation. Reinstatement of 3 No.original hipped roofs to the north end and hipped roofs over the existing bay windows in the southern elevation. Reinstatement of original chimneys, staircase and existing first floor window on the west elevation. Removal of latter partition walls and formation of new staff toilets at first floor; demolition of boundary walls , toilet block and cottage.

Farnham Town Council welcomes the general concept of restoring Brightwell House which currently stands in a very forlorn condition; in the event of the former Redgrave Theatre being demolished, Farnham Town Council strongly believes that provision for theatre facilities elsewhere in the town should be made.

00.05 Legal & Policy Implications

None

00.06 Financial Implications

None

00.07 **Recommendation : That**

the Farnham Town Council comments in relation to Planning Applications WA/2006/2132, WA/2006/2353 and WA/2006/2354 as identified in paragraph 4.2 above, approved, with amendment as appropriate, be submitted to Waverley Borough Council together with a full transcript of the Mayor's Consultation meeting held at Church House, Farnham on Thursday 2nd November, 2006.

FARNHAM TOWN COUNCIL

NOTES of a CONSULTATION MEETING between the Town Mayor and the local community of Farnham on the outline planning application submitted for the re-development of East Street held on Thursday 2nd November, 2006.

The Mayor of Farnham Cllr David Attfield arranged a consultation meeting with local people. The meeting was held in Church House, Union Road and 204 people were in attendance.

Set out below are the comments made by those who spoke.

Roger Steel – United Voice of Farnham

The proposals are not in keeping with the original development brief which said any redevelopment should respect the prevailing character of the surrounding area. So how could 294 dwellings 1200 seater cinema, shops and cafes be acceptable? All these houses in large footprint buildings which are 18m high 4 storey buildings. These plans will make money for Crest Nicholson but bring no benefit to Farnham – only new toilets. It turns the town into Milton Keynes.

United Voice of Farnham welcomes regeneration but not on the proposed scale. No building should be more than 3 storeys, only 120 units, 2/3 screen cinema, Gostrey Centre should be extended and the theatre and bowls club should be retained.

Mr B Davey – Farnham Building Preservation Trust

We want to see the sympathetic renaissance, but these proposals are not appropriate. They are not in line with the development brief which asked for the adjoining conservation area and Listed Buildings to be respected. This scheme is out of place and gives large mono blocks.

A government paper on urban regeneration in the South East acknowledges that Farnham has managed to keep up to date whilst retaining small scale buildings and has retained the special character other towns have lost. We have a duty to future generations and this scheme is clearly wrong – lets try again to get it right.

Mrs A Cooper – Farnham Theatre Association

The scheme wipes out part of Farnham's cultural heritage. There is no theatre, no small screen cinema. A theatre could be viable and Farnham should be proud

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to support a theatre. In Europe, many towns of Farnham's size have a theatre. Crest Nicholson plan to remove the theatre to replace it with an 8 screen cinema.

Mr E Boyle

The proposed multi-storey car park is massive and is the same as the combined car parks at Water Lane but underground. It will be dug out to 5m and will give 400 public parking spaces.

40% of the parking spaces are to serve the flats so there is no new provision for cinema and shops, giving overall parking deficit.

Two out of every three spaces will be next to a column and headroom will be restricted to 6'6".

People will have to walk 200 yards underground with trolleys on slopes which will be subject to flash flooding. The cost will be great.

The land above ground is taken up by flats to make income for the developer.

Crest Nicholson were selected because Waverley Borough Council believed their scheme would bring the most income to Waverley Borough Council.

Mrs A Thurston – East Street Action Group

We want to see regeneration but the scheme is wrong for Farnham.

The development brief suggested any scheme should be high quality and appropriate to the surroundings. There are too many 4 storey buildings giving an impression of an eastern European town.

On 22nd January 2004 Farnham Town Council asked for the scheme to be developed in character with the quality and history of the town centre.

Max Lyons – Local Resident, Developer of Lion and Lamb Yard, Chairman of the Farnham Society and Chairman of Local Residents Association.

Supports regeneration but objects to the extension of time and the size and form of the proposals. Lion and Lamb is a large development of 100,000 sq ft but all contained within 2 storeys.

Woolmead is 1000,000 sq ft in 3 and 4 storeys. The East Street proposals are 5-7 times the size of these with a huge amount over 4 storeys with the good bits

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going i.e. tennis courts, Bowling Green but the bad bits remaining i.e. Woolmead.

Mr M Murphy

Traffic and Parking issues. 518 existing car parking spaces will be replaced by 400 i.e. 118 shortfall. Crest Nicholson claim shortfall can be met elsewhere in underused car parks. The whole of the development will have no new car parking provision at all.

This scheme will be commercial suicide and a disaster for everyone.

Mr R Mansfield

Have been a civil engineer for 25 years and can point at some errors.

- the document is 'clever' in the way it promotes the scheme
- what are the traffic assumptions?
- Over 100 less spaces and no provision for trade deliveries
- Cinema users need 300 spaces

This will lead to the following:

- on street parking will increase
- the scheme will be unsuccessful and close down
- queues in Castle Street

All in all, a hideous set of buildings.

Mr M Langdon

Farnham has grown originally (i.e. Lion and Lamb) which is acceptable. But customers will be scared off this one which will be a commercial disaster.

- the transport assessment is inadequate
- there is a lack of appraisal
- Floor calculations are flawed
- Car Park will be full
- Traffic congestion will worsen as drivers drive round town for a space.

Mr K Ballard

Not a member of a group – just a concerned resident. Can we have a show of hands on do people support the scheme Yes/No.

Mr B Sell

Here as an individual and local resident but with apologies. As the Mayor in 1995, I asked Waverley Borough Council to tidy up East Street.

Mt J Morris – Trustee of Gostrey Centre

Lone voice supporting the scheme.

The silent majority just want to go ahead. This is a one-off opportunity for Waverley Borough Council to get some income. Waverley borough Council is a cash-poor Council and I don't want to pay more council tax. Gostrey Centre is bursting at the seams and a new centre is the only true community centre for everyone.

Very shortly over 40% of the population will be over 65. Fed up with the huffing and puffing. I support the project. If it doesn't go ahead Farnham will become a backwater and people will go to Aldershot, Guildford etc.

View as an opportunity.

Mr J Hyman

Local resident. We are wasting our time. Nothing tells me we have been listened to. This is all smoke and mirrors and does not sufficiently satisfy the contract. Next Tuesday go to the Burys in Godalming and show them what Farnham thinks.

Mr R Jessop – Brightwells Bowls Club

Club has been served notice to quit by 10th march, 2007. Only 18 (out of possible 57 members) voted in favour.

A verbal assurance has been given by Gill Ferguson that this can be extended to September. It is not feasible for the club to close mid-season because of competition on fixtures. We are highly respected club with 90 matches in the summer and yet Crest Nicholson say the green is little used. We want to remain at our present site.

Mr Price – Local Resident

A resident for 35 years and car user for 50 years.

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I would like to talk about buses. Bus services in the town are dire. All the plans relate to cars – nothing done about buses.

There should be a terminus for buses and taxis in the scheme.

Dr D Savage – Farnham Labour Party

Support regeneration but this scheme is too large, too dense and not in keeping – it is awful. Most people are against the proposals and lack of interest is not approval. It serves only to maximise income. Previous Tory Council may have thought the price was worth paying and not the Lib – Dems want to foist it on us. Ask them to be courageous enough to reject. A smaller scheme is trying to get out; with a plan that suits Farnham.

Mr N Morley

We've been here before and our voice was unanimous 2 years ago. What happened to the resolution of the last meeting? Waverley Borough Council wants to tell us what we want. N O P asked what local residents thought. I am an actor and I know there is a strong appetite for theatre in Farnham. This wasn't mentioned in the N O p survey. The Redgrave was badly managed and the productions didn't tell our story. It is now 45 miles to the nearest production theatre. We now have plays in churches and tents but they are still a success. Can we have a show of hands on "do we want a theatre".

Mr Whympers

Professional actor making a plea for the retention of the Redgrave. Joined the Redgrave in 1974 and performed in 23 productions. The Redgrave has a good rapport between audience and stage with good acoustics. We've been told that theatre will only happen in the Maltings but the Great Hall is no good for the spoken word. The people of Farnham own the Redgrave Theatre. It is not meant to challenge touring theatres. Young people could come along to practice their skills.

Celia Saunders

Will Farnham Town Council please make representations to Waverley borough Council on how much more pollution will be produced by the extra traffic generated by the scheme?

Could pressure be put on Waverley borough Council to reconsider the nature of the housing? It should be houses for families, not flats in the East Street scheme.

Mrs Lovell – Resident of South Farnham and Secretary of a Residents Group

There are too many flats. Housing Associations need homes for families. Certain Councillors are rolling over and not listening. I work in a local school and raised my family in the town. Local retailers are worried. Marks and Spencer is at the Meadows, Debenhams is at Farnborough, Aldershot is depressed. Please all attend the meeting at Waverley Borough Council on Tuesday next week and write to Steve Thwaites with your objections.

Local Resident

Was anyone from Waverley Borough Council invited to attend? If not, they should have been invited to hear our comments.

Michael Thurston – Rowledge Resident

Amazed at the 'spin'. The Local Plan, with 140 planning policies, is still relevant. 75/80 of these apply to East Street and 20 of them are broken by the development. How can this be acceptable?

Jim Pye – Local Resident, South Farnham

I endorse what's been said but we are preaching to the converted. Please all write to Steve Thwaites at Waverley Borough Council.

Sir Ray Tindle

People are unhappy with this scheme. We need more time, more explanation before being committed.

Councillors – you carry a heavy burden. Farnham is saying we need more time on this momentous project – change it, or stop it, before it is too late. The Herald is at your disposal however it can help seek views at no cost.

Tim Sealy – Local Resident

Local resident and actor. I worked with Farnham Repertory Company and applaud their remarks but add

- two trees are growing in the roof of the theatre – bit worrying
- construction traffic would clog up the streets for months
- only seen letters in the Herald against the scheme and don't believe those for the scheme have been unpublished

Rev A Tuck – Local resident and Rector of St Andrews

Haven't heard a single person have a good word to say.

It is difficult for the Council because they think if they abandoned Crest Nicholson's plans no other developer would be interested. But there is one not a million miles away who could work with Waverley Borough Council.

Leslie Parker

How does anyone know what the silent majority think? The acoustics at the Maltings are appalling – it is not a good place for performance.

Yvonne Hess – Retailer in East Street

I refurbished properties and believe the Redgrave has potential. I support regeneration but not this wholesale destruction.

Ken Kent – Local resident, developer and businessman

My developments have been acceptable. There is a lack of transparency. We don't know the value of the housing – it must be a huge figure.

I am for redevelopment but only over 2/3 storeys, like my Clockhouse development. This is huge overdevelopment.

I agree with Mr Morris that we need redevelopment but not this big – the developers are only interested in money. The Councillors need to go for a smaller scheme.

People want officers and the Executive of Waverley Borough Council to consider the views of the people of Farnham.

Councillor Genny Lane

I am a Waverley Borough Councillor and I have listened to what you have said.

Gordon Wickens

I would like Waverley Borough Council to open 2 telephone numbers

- Phone one number to vote yes (for)
- Phone the other number to vote no (Against)

Roger Godfrey – Local resident for 40 years and Chairman of Residents Association

The majority of people are of the same view as me that it should not go ahead.

There should be a resolution from this meeting not to extend time or give planning permission.

“This meeting calls on Waverley Borough Council to not extend the Long Stop date”. Seconded.

All in favour of the resolution – Unanimous.

Diane Sendall – Local resident

The redevelopment should be small and beautiful. This has too much concrete and is hideous.

Chris Gough – Local Resident

My family in Farnham go back many generations. My Great, Great Grandfather was Lord Treloar. This scheme crucifies the town.

Young Resident

Can we vote to appose this scheme?

Jenny Bray – Local Resident

Have lived near the hospital for 40 years. There are lots of pubs / eateries. Do we need more? Why are the rosebeds in Brightwells being attended to?

Alistair Murdock – Quantitiy Surveyor

There are two entrances to the car park – one on Dogflud and one on Brightwells Road near Faulkner Court.

If there is a queue to South Farnham (waiting for A31 traffic lights/trains) then a queue will form on the slopes in the car park allowing fumes to build up.

Jane Foxwell – Local resident passionate about Farnham

Want my children to enjoy an improved town. We have the best youth choir in the country – want the town to be protected.

APPENDIX B

With internet sales, retailers will have a question mark over their viability.

Chris Reed – Resident of Hale Road

The exhibition is appalling – no models, no-one to answer questions. Everyone is against it.

Mr Mansfield – Civil Engineer

Traffic is already congested and the reason is South Street / The Borough / East Street.

Tailbacks will go round the central gyratory.

Pedestrians will start crossing the town at about 10 am. Later on in morning congestion will be 140% - 150%. South Street traffic congested because of cars / pedestrians exiting car park. It won't be fully used if people don't want to queue. Why should local businesses suffer to make profits for the developer?

At the moment the traffic assumption is 10% more – it will be 15% more.

Mr J Hyman – Local Resident

What about:

- the bowling club
- urban analysis
- servicing and access
- height
- 1.6 plinth
- Flood maps allow for flooding up to union Road
- 6406m above sea level
- The New Orleans syndrome
- No bus stops
- 113 flats in block D4

Please demonstrate at next Tuesdays meeting at Waverley Borough Council

- say no to overdevelopment
- it's the wrong scheme
- will try to get TV networks and cameras there

The Mayor then put the following 2 requested votes from the floor

1. Show of hands of those against the current East Street redevelopment proposals
 - 1 Abstention
 - Remainder Unanimously for

APPENDIX B

2. Show of hands for a theatre in the redevelopment
 - 1 against
 - 5 abstentions
 - Remainder for.

FARNHAM TOWN COUNCIL

16th NOVEMBER, 2006

STATEMENTS FROM MEMBERS OF THE PUBLIC

**QUESTIONS AND ANSWERS FROM FARNHAM TOWN COUNCIL
MEMBERS IN AN INFORMAL QUESTION AND ANSWER SESSION
WITH CREST NICHOLSON**

Statements from Members of the Public

Mrs Jenny Brae – Lived in Farnham for over 40 years.

Crest Nicholson wish to kill the existing Farnham and create a concrete Farnham.

The members of the Public were told by the Chairman of the meeting, Cllr Lang, that there would be an opportunity for them to make a statement at the Special Council Meeting.

The Special Council meeting would be held on Thursday 30th November, at 7pm in the Council Chamber, South Street.

Jacqueline Stinton – Resident of Farnham for 30 years.

The proposed scheme is completely out of keeping with an old fashioned market town like Farnham. It is too big, some of the pictures look like prisons and it is completely out of keeping and the buildings are too tall. We are happy to have East Street regenerated but any regeneration in Farnham should be in keeping with the town. This scheme is not environmentally friendly as it will generate more traffic in a small town like Farnham. Farnham does not need huge stores like Debenhams and Marks & Spencer, Farnham needs small shops. The main point is that the scale of this scheme should be reduced.

Joan Casinon – Farnham Resident for many years.

In reference to the content of the Town Clerk's comment when he refers to the problems relating to the setting of the meeting at Church House. Into which category does the Town Clerk place the presence of the Reverend Tuck and Sir Ray Tindle at the recent Church House meeting? Do they come under those people that were influenced by the local radio station or local residents who are concerned about the future of Farnham in light of Crest Nicholson's proposed development?

Questions from Members of the Council to Crest Nicholson

Cllr V Scrivens

What will be the effect on the proposed development if there were no buildings more than 3 storeys, only 120 residential units, a 2&3 screen cinema, the theatre and bowls club retained? How would it effect the whole operation of Crest Nicholson's submission?

Crest Nicholson

The effect would be very dramatic. The current proposition funds many things. The underground car park is a huge cost. The scheme is carrying out a significant subsidy not only are we creating affordable housing but the scheme's value is going into further subsidise those affordable houses. We are paying for the new tennis courts, assisting with the additional parking at the Riverside and the funding of the Gostrey Centre. The project is making a considerable land value. The Borough Council has indicated that the way they will deal with this is to put all the value of this back into the amenities. In addition the Council has to fund the final land assembly because the Borough Council is not the owner of the land for the whole of this project. The reality is that what we currently have pays for all that. If a storey was taken away you would have to make some hard decisions. Don't know how many homes would be lost but perhaps the affordable houses should be lost? They don't make any value for us. If we did without those then that would not affect the rest of the development. Is it the right thing to do? No it isn't, perhaps we could do without the underground car parking?

Cllr J Maines

The underground car parking fills most of the footprint of the site. How, if some of that land you don't currently have possession of, how could you excavate the whole car park without demolishing everything that is already there?

Crest Nicholson

The land assembly would be completed before the development starts. We will not excavate right to the boundaries. There will be a sensible space between the underground car park and surrounding buildings. We have been advised by experts that the proposals are possible.

Cllr J Maines

What happens to the rest of Farnham during the development phase if you have to demolish all the existing buildings on the site?

Crest Nicholson

The underground car park will be phased. Phase 1a will be built first; this will leave the existing Sainsbury's Car park in operation for the public then phase 1b will be constructed. During this time the new public spaces in phase 1a will be used. There will hopefully be direct access for construction traffic onto the

A31. If that can be secured there will be no heavy traffic going through the centre of Farnham.

Cllr D Attfield

What area of the total footprint does the underground car park cover?

Crest Nicholson

The area of the car park is about 4.5 acres. The whole site is something close to 11 acres.

Cllr C Mansell

How many seats are there in the 8 screen cinema? How does the cinema with 2 large auditoria and 6 small auditoria actually work? What happens during a typical day or week in terms of the range of films and the number of people that will turn up and the implication on the associated resources such as the car parks and restaurants?

Crest Nicholson

The cinema will run films at different times. The big block busters will run in the large cinemas for two weeks and then will be moved to the smaller cinemas at different times to allow different people to see them. There is a comparison in Southport. The highest occupancy over a busy weekend, Easter weekend, was 65%. VUE the potential operators will be asked to make a statement on how they will operate and that will be published in the Herald.

Cllr J Maines

How will the buses turn right and come out along South Street?

Crest Nicholson

The buses will go straight across the junction at the Borough.

Cllr P Marriott

The bus routes are going in different directions. They are only going in one direction down the Woolmead. Could that not be made into a totally traffic free zone by the buses going on the same route in both directions?

Crest Nicholson

The present proposal has the buses going from West to East only down the Woolmead. Those going to the South will loop round the back of the Woolmead and come back down South Street. It would not be ideal for shoppers to have no buses through the Woolmead because they would have to walk through the Woolmead to get to East Street, it would not be ideal for the scheme either.

Cllr P Marriott

What if the buses stopped at the same bus stop?

Crest Nicholson

The bus companies might not like that proposal.

Cllr J Maines

How high are the buildings either side of the bus route coming into the East Street development? In places like that with 4 storeys they can create a wind tunnel.

Could the 4th storey of many of the buildings in the development be incorporated into the roof spaces with dormer windows? That would be more in the Farnham style.

The residential development is still 294 which is not accepted by people of Farnham and it seems to be nothing like the residential numbers prior to 2000.

Cllr V Scrivens

What happens during the period of construction? How is the earth to be moved? If you move it by lorry how are you going to reduce the lorry movements and how will it affect the traffic?

Crest Nicholson

The basement car park is less than the total footprint and is approximately a 1/3 of the site. In structural engineering terms it is not a huge undertaking. The earth coming out is low to medium quality greensand and is of little commercial value. It will be removed by the large commercial haulage trucks. It is anticipated that it will all go out across the river and directly onto the A31. None of the vehicles will go through the centre of Farnham. It is intended that it will be phased development; the 1st half will be constructed then used while the 2nd half is being constructed.

Cllr V Scrivens

The plan is to go out across the river? If that is the case then more should be made of it, I think it is an excellent concept.

Crest Nicholson

The plan is still being formulated but the idea will be for traffic to turn left into the site and left off onto the A31. We are working very hard to achieve it.

Cllr V Scrivens

How will you deal with the concern that there will be flooding in the underground car park?

Crest Nicholson

There is no danger of flooding. The river was remodelled in the 1970's to prevent flooding and there are floodwater ponds along Riverside. The entrance to the car park threshold is well above the 1 in 100 year flood level.

Cllr V Scrivens

What is the situation with renewables, what are your targets in terms of use of energy?

Crest Nicholson

The detail will be worked out but we are aiming for 10% with 'Eco Homes' 'Very Good' as a minimum. A total approach is required; it is not just about insulation but is about materials, transportation, controlling pollution, reusing water, we are looking systems to do that here. It is about land use, ecology, health, well being, and proper systems for ensuring that people live in a proper environment that is social as well as physical. It will all be done as it is essential and necessary.

Cllr V Scrivens

What are you going to do to improve the number of dwellings with more than one bedroom compared with one bed roomed dwellings?

Crest Nicholson

One bed roomed apartments in an area such as this tend to go faster than any other. Socially it is better for people to have more than one bedroom but the reality is that most people cannot afford more than one bedroom. The population in Farnham is older because young people cannot afford to buy in Farnham. That is not sustainable. The one bed roomed dwellings are aimed at young professionals and older people who are on their own. Some will encourage young people to come back to Farnham and older people to downsize. The accommodation is vital.

Cllr C Mansell

Could you give a suggested mix of the owners of these homes? Is it going to be downsizers? Do you see the investment community as having an interest in the Buy to Let? How many people would you expect to fill the 294 residential units? What is your thinking on crèche facilities?

Crest Nicholson

There is considerable potential for downsizers, there will be some singles and couples and there will be a growing number of divorcees. There will perhaps be a small number of Buy to Let, this is another tier of home ownership and it is a vital part of home ownership.

Cllr J Maines

How many people will occupy the 294 dwellings and how will you control the wind effect between tall 4 storey buildings?

Crest Nicholson

We expect about 450 people to occupy the 294 dwellings. We are actively looking for an operator for a crèche, the same one as the crèche operator we have in Camberley. A study is being carried out into the wind effects and landscaping and trees will be planted to reduce the wind tunnelling effects.

Cllr S Lang

Where will the affordable housing be situated, in one block or scattered throughout the development?

Crest Nicholson

Affordable housing will not all be in one block. They will mainly be in block D6 along the Dogflud frontage of D8 and some in D4(b) and D20.

Cllr C Mansell

The £5 CD will give you all the detail on all the floors on all buildings in phase 1(a) and all the affordable housing is colour coded.

Cllr V Scrivens

Will you be putting facilities for street markets such as electrical connectors and holes in the ground for poles etc? Will that be part of the proposal and part of the plan thereby allowing street markets to be part of the street scene, especially along East Street?

Crest Nicholson

If it wasn't in the detailed plan, it is now.

Cllr V Scrivens

How will the fumes from the car parks be dealt with? Is it a potential problem? Will you be looking at extractors or air flow? How do you perceive that to take place? Will you be looking at traffic lights at the entrances and exists of the car parks to ease traffic flow?

Crest Nicholson

Within the car parks there will be extractors so there will be no fume build up. If there is traffic queuing to exit out onto South Street then a traffic light system could help.

Cllr J Maines

What do the fumes do once they reach ground level? Will it affect the flats and residential units?

Crest Nicholson

We have built many of these developments and we have never had anyone complain about excess fumes. The number of cars leaving the car park at any one time will not cause problems with the amount of ventilation that the underground car park will have. The ventilation units will be silent otherwise homes will not be sold.

Cllr V Scrivens

Putting cars underground is an excellent idea in Farnham. There should be something special in Farnham because it deserves it. If we want our children to live in Farnham in the future we need to move with the times.

Crest Nicholson

This is absolutely right. If this development does not go ahead then you will still have the same problems in the future. We are doing as much as we can to encourage people into the town centre. We have an obligation to build within a certain form and density. It is easy to be critical.

Cllr C Mansell

What will the development bring with regard to the mix of new retailers?

Crest Nicholson

Shops have to be of modern dimensions. The large retail shops need large spaces. People drive to Guildford to these shops at the moment. Clothing shops are an issue. The restaurants and cafes will be overwhelmed because the town square will be such a great place. There will be 3 or 4 sizeable units and then smaller units. There is a long list of retailers enquiring about space in Farnham.

The development brief asks for a cinema and a club and an entertainment area. You will only see the size of the buildings if you are looking at them from above. You will not see the size of them from ground level. An 8 screen cinema is proposed because that is what the operator wants. The operator will sign up to operate the cinema for 20 years.

Cllr J Maines

There are 1000 seats in the 8 screen cinema with a maximum 65% occupancy. Where do you anticipate that these people are going to go?

Crest Nicholson

We predict that most of the cinema users will be using it in the evening. The car parking provided will be adequate to accommodate the people visiting the cinema.

Cllr P Marriott

How many retailers have signed up?

Crest Nicholson

No retailers have signed up yet. They will not commit until the plans have gone through and been approved. The deal with VUE is with the solicitors and is subject to planning approval.

You have to give the retailers some sense of security otherwise they will not be encouraged to come to Farnham.

FARNHAM TOWN COUNCIL

East Street Farnham Redevelopment Scheme Summary of views expressed by Farnham electors at a Special Town Meeting held on 11 March 2003

1. DENSITY, HEIGHT AND SCALE

- Gross overdevelopment. Huge blocks of flats and so many shops will swamp Farnham. It will resemble Basingstoke.
- Out of scale with the rest of Farnham. It is the Waverley Borough Council Development Brief that has called for this density
- The density is required to finance the underground car parking. Level of parking is required to accommodate density. The proposed development feeds on itself.
- Never has such a large scale re-development been planned for Farnham. Farnham's uniqueness is because it is small – the proposals will detrimentally change Farnham.
- Rare, valuable amenities like tennis and bowling facilities have become increasingly vulnerable. The value of these amenities to the quality of life should be recognised against the drive to maximise commercial value.
- The proposed scheme is motivated by profit for the rest of the Borough, not for the good of Farnham.
- The area is in need of re-development, and the commercial requirement is recognised. We must continue, in a constructive way, to achieve the best for Farnham.
- The proposed Town Square is inadequate in size.
- Government guidelines are being blamed for density issues.
- It must be recognised that the scheme must stack up financially

2. CONTENT

- Gostrey Centre provides community services to local people, extending years of independence, and giving respite to carers. It is 'bursting at the seams'. Status quo of replacing like with like amount of space is not acceptable.
- The Theatre has failed twice – so is the support really there?
- Arrogant and undemocratic to consider demolishing the Redgrave Theatre.
- Impassioned pleas for the restoration of the Redgrave Theatre to allow the New Farnham Repertory Company to bring repertory back to Farnham. Alleged petition of 7,000 names which it would be an 'outrage against democracy to ignore'
- If the Redgrave is demolished it will be the first theatre in the country to be demolished and not replaced since the war

- Waverley must take the blame for the dilapidated appearance of much of the area included in the re-development site
- A high density housing scheme should not be located near a night club
- Adequate new space must be provided for the tennis courts
- The proposed content represents change of use on a huge scale. The proposals will dwarf shops with housing and leisure facilities
- Reduce height of housing by one storey and replace with tennis courts on the roof
- One car parking space per dwelling is inadequate
- These proposals will result only in a high density housing project. Opinion expressed that there will be no new shops or facilities
- Parking space standards are inadequate
- A youth centre should be included for young people

3. TRAFFIC AND INFRASTRUCTURE

- The town is already gridlocked with traffic
- Traffic from the proposed development could not be accommodated
- Continuous gridlock will stifle any new development. Farnham will be ignored and will fall into rapid decline
- Moving the Health Centre and South Street Car Park will help reduce the gridlock
- The content has to make the scheme financially viable.
- A travel interchange area is required so that buses, taxi ranks etc are located together.
- Park and Ride Scheme should be introduced to reduce congestion.

4. WOOLMEAD AND OTHER ISSUES

- People are shocked that Woolmead is not included in the re-development site
- Waverley Borough Council has missed a significant opportunity by refusing to discuss inclusion of Woolmead
- An independent survey suggested that 87% of 450 'informed' respondents support a delay for proper evaluation
- Responses to an independent survey have to be challenged because only those with a strong view have been questioned.
- The Farnham Society views are encapsulated in a letter published in the Farnham Herald 7 March 2003. Support the Farnham Society rather than write individual letters
- Public consultation questionnaire was biased.
- The matter must proceed, so put reliance on the planning process. If delayed now, unlikely that a re-development will be achieved for many years
- New Farnham Repertory Company has used the proposals to support their desire for a theatre in Farnham
- Waverley Borough Council should let Farnham people have their say and be listened to for once
- Waverley Borough Council has tunnel vision and does not recognise that quality of life is at stake.
- Too risky to rely on planning controls to moderate the scheme



FARNHAM TOWN COUNCIL

Mrs Pat Evans BA (Hons) IPSM
Town Clerk

Email: pat.evans@farnham.gov.uk
Our Ref: PAE/jjs/E4

12 March 2003

Ms C Pointer
Chief Executive
Waverley Borough Council
The Burys
Godalming
GU17 1HR

Dear Christine,

East Street, Farnham, Redevelopment Scheme

You will be aware that a Special Town Meeting regarding the proposals for East Street Farnham Redevelopment was held last evening, 11 March 2003.

I enclose a copy of the notes taken at that meeting together with a summary of the views expressed by the public. As you will see, the following RESOLUTION was passed with 157 voting in favour; 24 against; and 6 abstentions:-

“This Town Meeting requires that the signing by Waverley Borough Council of the proposed conditional contract for the East Street , Farnham Redevelopment Scheme be deferred and the timetable extended to allow the public in Farnham to say whether or not the scale of the proposals is appropriate for the town”

Tomorrow evening, 13 March 2003, at 7pm a Special Farnham Town Council Meeting will be held at which a presentation will be made by representatives of Crest Nicholson and the Sainsbury Property Company on the current proposals displayed at the recent public exhibitions. The Farnham Town Councillors will also receive copies of the documents forwarded to you on the outcomes of the Town Meeting and will consider their own observations to be forwarded to Waverley. I hope it will be possible to despatch these to you on Friday 14 March, 2003, prior to Waverley's meetings next Monday, 17th March.

I have been liaising with your officers, and no doubt you will notify me if you find anything unclear.

I look forward to hearing from you on the outcome of the Executive's deliberations and their subsequent Waverley Council Meetings on 17th March, 2003

Yours sincerely

A handwritten signature in black ink, appearing to read 'P.A. Evans'.

Mrs P A Evans
Town Clerk

Enc

FARNHAM TOWN COUNCIL

Report to the Town Council 13 March 2003

East Street, Farnham Redevelopment Scheme

1. The Town Mayor called a Special Town Meeting to give an opportunity for the local electors of Farnham to express their views on the proposals to redevelop the East Street area of Farnham
2. The meeting was held on Tuesday 11 March 2003 in Church House at 7.30pm. Approximately 200 people were present.
3. The Town Mayor invited comments, not questions, on the themes which she had identified as common threads in letters she had received.
4. The themes identified were
 - DESIGN
 - Density
 - Height
 - Scale
 - Architecture
 - CONTENT
 - Amenities
 - Community facilities
 - Nightclub
 - Cinema
 - Theatre
 - Housing
 - Car Parks
 - Open Spaces
 - TRAFFIC AND SCHOOLS
 - OTHER
 - Woolmead
 - Shift of the Town Centre
 - Sustainable development

5. Using these themes as a template for discussion, the Town Mayor invited comments from the floor. A summary of these comments is attached
6. Members may wish to consider the summary of views expressed by Farnham Electors at the Special Town Meeting as a basis for their own comments
7. Members may also wish to identify additional issues on which they wish to comment.
8. At the conclusion of the Town Meeting the following motion was proposed and seconded.

“This Town Meeting requires that the signing by Waverley Borough Council of the proposed conditional contract for the East Street , Farnham redevelopment Scheme be deferred and the timetable extended to allow the public in Farnham to say whether or not the scale of the proposals is appropriate for the town”

It was carried: 157 for
 24 against
 6 abstentions

9. The Council will wish to consider whether it wishes to support this motion
10. The Council is asked to decide whether it wishes to submit observations to Waverley Borough Council, and if so to agree these observations, on the current proposals for the East Street Farnham Redevelopment Scheme

FARNHAM TOWN COUNCIL

East Street, Farnham Redevelopment Scheme

Set out below is a summary of the views expressed by Farnham electors at the Special Town Meeting on 11 March 2003. The members may wish to indicate their support or disagreement

Comment	Town Council View
<p>1. DENSITY, HEIGHT AND SCALE</p> <p>Gross overdevelopment. Huge blocks of flats and so many shops will swamp Farnham. It will resemble Basingstoke.</p> <p>Out of scale with the rest of Farnham. It is the Waverley Borough Council Development Brief that has called for this density</p> <p>The density is required to finance the underground car parking. Level of parking is required to accommodate density. The proposed development feeds on itself.</p> <p>Never has such a large scale re-development been planned for Farnham. Farnham's uniqueness is because it is small – the proposals will detrimentally change Farnham.</p> <p>Rare, valuable amenities like tennis and bowling facilities have become increasingly vulnerable. The value of these amenities to the quality of life should be recognised against the drive to maximise commercial value.</p> <p>The proposed scheme is motivated by profit for the rest of the Borough, not for the good of Farnham.</p> <p>The area is in need of re-development, and the commercial requirement is recognised. We must continue, in a constructive way, to achieve the best for Farnham</p> <ul style="list-style-type: none"> • The proposed Town Square is inadequate in size • Government guidelines are being blamed for density issues • It must be recognised that the scheme must stack up financially 	

Comment	Town Council View
<p>2 CONTENT</p> <p>Gostrey Centre provides community services to local people, extending years of independence, and giving respite to carers. It is 'bursting at the seams'. Status quo of replacing like with like amount of space is not acceptable.</p> <p>The Theatre has failed twice – so is the support really there?</p> <p>Arrogant and undemocratic to consider demolishing the Redgrave Theatre.</p> <p>Impassioned pleas for the restoration of the Redgrave Theatre to allow the New Farnham Repertory Company to bring repertory back to Farnham. Alleged petition of 7,000 names which it would be an 'outrage against democracy to ignore'</p> <p>If the Redgrave is demolished it will be the first theatre in the country to be demolished and not replaced since the war</p> <p>Waverley must take the blame for the dilapidated appearance of much of the area included in the redevelopment site</p> <p>A high density housing scheme should not be located near a night club</p> <p>Adequate new space must be provided for the tennis courts</p> <p>The proposed content represents change of use on a huge scale. The proposals will dwarf shops with housing and leisure facilities</p> <p>Reduce height of housing by one storey and replace with tennis courts on the roof</p> <p>One car parking space per dwelling is inadequate</p> <p>These proposals will result only in a high density housing project. Opinion expressed that there will be no new shops or facilities</p> <p>Parking space standards are inadequate</p> <p>A youth centre should be included for young</p>	

<p>people</p> <p>Comment</p>	<p>Town Council View</p>
<p>3. TRAFFIC AND INFRASTRUCTURE</p> <p>The town is already gridlocked with traffic</p> <p>Traffic from the proposed development could not be accommodated</p> <p>Continuous gridlock will stifle any new development. Farnham will be ignored and will fall into rapid decline</p> <p>Moving the Health Centre and South Street Car Park will help reduce the gridlock</p> <p>The content has to make the scheme financially viable.</p> <p>A travel interchange area is required so that buses, taxi ranks etc are located together.</p> <p>Park and Ride Scheme should be introduced to reduce congestion.</p>	
<p>4. WOOLMEAD AND OTHER ISSUES</p> <p>People are shocked that Woolmead is not included in the re-development site</p> <p>Waverley Borough Council has missed a significant opportunity by refusing to discuss inclusion of Woolmead</p> <p>An independent survey suggested that 87% of 450 'informed' respondents support a delay for proper evaluation</p> <p>Responses have to be challenged because only those with a strong view have been questioned.</p> <p>The Farnham Society views are encapsulated in a letter published in the Farnham Herald on 7 March 2003. Support the Farnham Society rather than write individual letters</p> <p>Public consultation questionnaire was biased.</p> <p>The matter must proceed, so put reliance on the planning process. If delayed now, unlikely that a re-development will be achieved for many years</p>	

Comment	Town Council View
<p>New Farnham Repertory Company has used the proposals to support their desire for a theatre in Farnham</p> <p>Waverley Borough Council should let Farnham people have their say and be listened to for once</p> <p>Waverley Borough Council has tunnel vision and does not recognise that quality of life is at stake.</p> <p>Too risky to rely on planning controls to moderate the scheme</p> <p>Farnham has a 1500 year history with many Listed Buildings. High quality architecture is crucial</p> <p>Waverley Borough Council planning applications currently being assigned to agency staff</p> <p>Ensure the tennis club is allocated enough space.</p> <p>Concern that contract will be signed before any impact assessments are carried out.</p> <p>We want Farnham Town Council to have a consensus view on our behalf as the residents of Farnham</p> <p>If contract is entered the Developer's 'take' from the scheme will be fixed and this will limit the opportunity to scale down the scheme Get the best for Farnham, not the best for Waverley.</p>	

FARNHAM TOWN COUNCIL

**MINUTES OF A SPECIAL MEETING OF FARNHAM TOWN COUNCIL HELD ON
THURSDAY 13th MARCH 2003 AT 7PM IN THE COUNCIL CHAMBER, SOUTH
STREET, FARNHAM**

- * Cllr P M Marriott (Town Mayor)
- * Cllr C A Cockburn (Deputy Town Mayor)
- * Cllr P G Burden OBE
- * Cllr M A Clark
- * Cllr V Duckett
- * Cllr P M Frost
- * Cllr C G Genziani
- * Cllr J M Harris
- o Cllr P Hornsby
- * Cllr P D T Howd
- o Cllr W A Livesey
- * Cllr D S Morgan
- * Cllr M W Norris
- Cllr E R Patti
- * Cllr V K Scrivens
- * Cllr C J Slim
- o Cllr S D Steel

* Present

o Apologies for absence

C 627/02 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. Hornsby, Livesey and Steel.

C 628/02 **DISCLOSURE OF INTERESTS**

Councillor Scrivens declared a personal interest in agenda item 3, East Street Farnham, Redevelopment Scheme; Councillor Scrivens spoke and voted on the item.

C629/02 **EAST STREET, FARNHAM, REDEVELOPMENT SCHEME**

The Town Council received a presentation by Crest Nicholson, Waverley's chosen development partner, on the current proposals for the East Street, Farnham, Redevelopment Scheme.

Presentations were made in turn by

- Ian White, Managing Director, Crest Nicholson
- Jonathan Hill, Architect, Scott, Brownrigg and Turner
- Nick Jones, PPS Public Consultation Consultants

Terry Prescott (Development Manager) and Bruce McCarther (Project Manager) of Crest Nicholson were also present.

Following the presentation, members of the Council asked questions and the Mayor thanked Crest Nicholson for their informative presentation.

Members received the outcomes of the Special Town Meeting held on 11th March 2003 and

RESOLVED: **Unanimously that**

- (a) **Farnham Town Council notes the comments of the Special Town Meeting held on 11th March 2003 (copy attached to record minutes).**

Proposed by Councillor V K Scrivens and seconded by Councillor C Slim and

RESOLVED: **That**

- (b) **Farnham Town Council supports the RESOLUTION passed at the Special Town Meeting held on 11th March, 2003 i.e. “This Town Meeting requires that the signing by Waverley Borough Council of the proposed conditional contract for the East Street, Farnham, Redevelopment Scheme be deferred and the timetable extended to allow the public in Farnham to say whether or not the scale of the proposals is appropriate for the town”.**

A recorded vote was requested for RESOLUTION (b) which was as follows:-

For	Against	Abstention
Cllr M A Clark	Cllr P G Burden	
Cllr V Duckett	Cllr C A Cockburn	
Cllr J M Harris	Cllr P M Frost	
Cllr P M Marriott	Cllr C G Genziani	
Cllr M W Norris	Cllr P D T Howd	
Cllr V K Scrivens	Cllr D S Morgan	
Cllr C J Slim		
Total For 7	Total Against 6	No Abstention

It was further Proposed by Councillor C Slim and seconded by Councillor V K Scrivens and

RESOLVED: That

- (c) **The people of Farnham have expressed their views to Farnham Town Council in writing and at a public Meeting on 11th March, 2003. It is clear from this that they consider the current haste to proceed to contract to be precipitative.**

Everyone is unanimous in agreeing that the area under consideration, the so-called East Street Area of Opportunity, is in urgent need of regeneration, particularly in the light of the deplorable state of the cinema site, the Redgrave Theatre/ Brightwells House and even the existing Health Centre.

Farnham Town Council resolves to inform Waverley Borough Council that what the people of Farnham have strongly said they demand to see in that area is:-

- (1) Development consistent with the character, style, quality and scale of the historic town centre; in particular no buildings above 3 floors in height.**
- (2) Improved amenity facilities including**
 - Larger and better premises for the Gostrey Centre**
 - Youth Centre**
 - Cinema**
 - Theatre**
 - Bowling Club that is sustainable in the current location (in terms of its existing grass-laid green) and with improved club house.**
 - Tennis courts that are left where they are or relocated to a suitable site (one that is not waterlogged or with overhead cables) and with at least the same or better facilities.**
- (3) Car parking that provides at least one space per household as well as spaces for shoppers, and users of the sports centre.**

(4) A traffic impact assessment that is undertaken for any proposed development before planning application.

(5) Retention of existing open spaces.

The Town Mayor closed the meeting at 10.05pm

Date

Chairman

C630/02 FACILITY TO SPEAK AFTER THE END OF THE MEETING

(a) Individuals

Mrs Thurston – there are currently only five four-storey buildings in the Town Centre. After the contract is signed then it will be extremely difficult to change any of the plans.

Mrs Scrivens – Modern architectural practice requires that environmental impacts must be done before a planning application is submitted. No environmental report has been done.

Mr Boyle – attended all the Waverley Borough Council Meetings and had heard a ward councillor from Farnham say that one of the virtues of the Crest Nicholson scheme was that it freed up money for Godalming, Haslemere and Cranleigh.

(b) Representatives of Properly Constituted Organisations

Mr Morris representing the Brightwells Gostrey Centre – a core problem is that decent community development is not catered for in current proposals. If the Gostrey Centre is not enlarged then there are serious doubts as to whether it can continue. Additional space is required.

FARNHAM TOWN COUNCIL

MINUTES OF AN ADDITIONAL TOWN COUNCIL MEETING HELD ON WEDNESDAY 16TH JUNE, 2004 AT 7PM IN THE COUNCIL CHAMBER, SOUTH STREET, FARNHAM

- * Cllr S Scrivens (Town Mayor)
 - Cllr M A Clark (Deputy Town Mayor)
 - * Cllr D J Attfield
 - Cllr P G Burden OBE
 - * Cllr C A Cockburn
 - * Cllr S Farrow
 - Cllr (Mrs) P M Frost
 - Cllr R D Frost
 - * Cllr C G Genziani
 - * Cllr J M Harris
 - * Cllr S A G Lang
 - Cllr J E Maines
 - * Cllr (Mrs) A E Mansell
 - * Cllr C H Mansell
 - Cllr P G Marriott
 - * Cllr (Mrs) P M Marriott
 - * Cllr M W Norris
 - * Cllr V K Scrivens
-
- * Present
 - Apologies for absence

QUESTIONS BY MEMBERS OF THE PUBLIC

Prior to the commencement of the meeting, the Town Mayor invited members of the public present to ask questions on any local government matter to which an answer would be given or a written reply would follow, or the questioner would be informed of the appropriate contact details.

Questions and statements relating to Agenda Item 4 – East Street, Farnham, Proposed Re-development were made by:-

Mr C Talbot-Hammond, Farnham Chamber of Commerce.

Mrs M Neville, West Street Residents Association.

Mr D Wylde, New Farnham Repertory Company and East Street Action Group.

Mr M Murphy, Farnham Resident

Mrs A Thurston, Farnham Resident (Mrs Thurston's question related to the rules governing Councillors, both at Farnham and Waverley).

Major B Sell, Farnham Resident

Mr J Hyman, Farnham Resident.

Comments were noted by Members, answers were given where appropriate and the questions were referred to the relevant authority where appropriate.

THE BUSINESS ON THE AGENDA COMMENCED AT 7.15PM.

C 077/04 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor (Mrs) P M Frost, Councillor R D Frost and Councillor P G Marriott.

C 078/04 DISCLOSURE OF INTERESTS

Councillor (Mrs) A E Mansell declared a personal interest in Item 4 – East Street, Farnham Proposed Re-Development; she is the Waverley Borough Council representative to the Gostrey Centre and the wife of the Waverley Borough Council East Street Portfolio Holder.

Councillor C H Mansell declared a personal interest in Item 4 – East Street, Farnham Proposed Re-Development; he is the Waverley Borough Council Portfolio Holder for East Street, Farnham Proposed Re-Development.

Councillor (Mrs) P M Marriott declared a personal interest in Item 4 – East Street, Farnham Proposed Re-Development; she is the Farnham Town Council representative on the Farnham Swimming Baths Trust.

Councillor (Mrs) S Scrivens declared a personal interest in Item 4 – East Street, Farnham Proposed Re-Development; she has an interest in a shop in Cambridge Place.

Councillor V K Scrivens declared a personal interest in Item 4 – East Street, Farnham Proposed Re-Development; he owns a shop in Cambridge Place which is registered in the Register of Interests and he is also a Farnham Town Council representative on the Farnham Swimming Baths Trust.

C 079/04 TOWN MAYORS ANNOUNCEMENTS

The Mayor's announcements related to the Honours List. The Mayor congratulated the following three individuals upon the inclusion in the Honours List as follows:

Mrs Jean Parratt received an MBE for services to the community.
Mr George Baxter received an MBE for services to the community.
Councillor (Mrs) A E Mansell received an MBE for services to the homeless.

C 080/04 STATEMENTS BY THE PUBLIC

The Town Mayor Invited Members of the public present who resided or worked within the Council's Boundary to speak forthwith in relation to the business to be transacted at the meeting. The following statements all related to Agenda Item 4 – East Street, Farnham, Proposed Re-development and were noted by the Councillors:-

Mr Thurston, Farnham Resident
Mr M Murphy, Farnham Resident
Major B Sell, Farnham Resident
Mrs M Neville, Farnham Resident
Mr D Wylde, Farnham Resident
Mr J Hyman, Farnham Resident

Part 1 – ITEMS FOR DECISION

C 081/04 EAST STREET, FARNHAM PROPOSED RE-DEVELOPMENT

Councillor M W Norris proposed and Councillor C A Cockburn seconded and it was

RESOLVED: That

The Council would go into Committee in order to debate Item 4 – on the agenda - East Street, Farnham Proposed Re-Development.

Councillor (Mrs) P M Marriott took the position of Vice Chairman for the ensuing meeting.

Together with the advantage of the Masterplan presentation by Crest Nicholson/Sainsbury's at the Farnham Town Council Meeting held on Monday 7th June, 2004, the meeting considered the Resolutions of the Planning and Traffic Committee held on Thursday the 1st April, 2004, and

RESOLVED: That

The previous resolution of the Special Council Meeting held on the 22nd January, 2004 be reaffirmed:

That Farnham Town Council reiterates its Resolution of March 2003, that: “what the people of Farnham have strongly said they demand to see in the East Street area is development consistent with the character, style, quality and scale of the historic town centre; in particular no buildings above 3 floors in height”.

Although minor improvements have been made, Farnham Town Council has received no information to indicate convincingly that a substantially smaller scheme has been negotiated, on a scale which will be acceptable to the people of Farnham, with major reductions in the housing and office elements.

Farnham Town Council therefore requests an absolute assurance from Waverley Borough Council that they will:

- (a) defer the decision to grant landlord’s sanction for the present Masterplan;**
- (b) return to the negotiating table to agree substantial reductions with the developers;**

For – 8; Against – 0; Abstentions – 3

Taking account of the presentation to the Special Town Council meeting held on Monday 7th June at 2004, the meeting reconsidered the itemised resolutions of the Planning and Traffic Meeting held on 1st April 2004 and

RESOLVED: That

- (1) The number of housing units in the current proposal is unacceptable and should be substantially reduced to a number as small as is feasible;**

For – 10; Against – 0; Abstentions – 2

- (2) Any reduction in the number of housing units should result in the removal of the proposed building D5 to ensure clear views to the river;**

For – 9; Against – 0; Abstentions - 3

- (3) The Town Square should be enlarged in size so that there is a significant area of public open space as required in the Development Brief;**

For – 10; Against - 0; Abstentions - 2

- (4) Building heights within the scheme are kept down, especially as they approach the riverside area;**

For - 10; Against – 0; Abstentions - 2

- (5) Parking is either underground or semi-basement parking as appropriate but in any event Waverley Borough Council should actively work on the principle that there should only be one car-parking space per residential unit, as applies in other parts of the town;**

For – 10; Against – 0; Abstentions - 2

- (6) Brightwell House should be restored and the garden walls and cottage be retained;**

For – 10; Against – 0; Abstentions – 2

- (7) Waverley Borough Council be requested to undertake a feasibility study for using the Redgrave Theatre as a community facility or interim cinema.**

For – 10; Against – 0; Abstentions - 2

- (8) If possible the Redgrave Theatre be retained, but if this is not feasible, there should be provision for theatre facilities elsewhere in the town**

For – 10; Against – 0; Abstentions - 2

- (9) The scheme should contain other public facilities such as a street market (with the appropriate facilities), a cinema, a young peoples' centre, and Shop Mobility provision with the Gostrey Centre adjacent to it; these facilities to be provided in the first phase of the construction programme.**

For – 10; Against – 0; Abstentions – 2

(10) The Marlborough Head Public house should be retained as a landmark;

For – 9; Against – 0; Abstentions – 2.

(11) If possible discussions should be held with the landowners of the Woolmead so that it can be included in the debates on the proposals;

For – 9; Against – 0; Abstentions – 2.

(12) Farnham Town Council takes the view that any dividend from a successful scheme should be in the form of improved public facilities within Farnham, rather than a cash sum for Waverley Borough Council;

For – 9; Against – 0; Abstentions – 2

(13) Farnham Town Council seeks assurance that Waverley Borough Council will ensure that the future consultation will be meaningful and involve Farnham Town Council and that steps are taken to ensure the process of analysis will be clear and transparent.

For – 9; Against – 0; Abstentions – 2

(14) Farnham Town Council questions whether the process relating to the Questionnaire is proper. The presentation of the Questionnaire appears to be grossly biased in favour of the Development. The availability and distribution of the Questionnaire is not secure which could distort the results. The detailed analysis should be made publicly available.

For – 9; Against – 0; Abstentions – 2

RESOLVED: That

The Farnham Town Council RESOLUTION be sent to National Opinion Polls (NOP), Crest Nicholson/Sainsbury's, Waverley Borough Council and all Waverley elected members and be made available on the Town Council Website.

The Meeting noted with thanks the public's attendance and the opportunity to hear public views prior to debate on this important matter.

C 082/04 WAVERLEY BOROUGH COUNCIL STANDARDS COMMITTEE

The Meeting considered the nomination of a second representative on the Waverley Borough Council Standards Committee for the Council Year 2004/2005.

Nominations had been received from:

- Bramley Parish Council – Phil Scattergood
- Witley Parish Council – Peter Singleton

The Town Council's choice of candidate was Peter Singleton.

C083/04 PUBLICITY

As the press was present, it was agreed that no press releases were required.

The Town Mayor closed the meeting at 9.12pm.

Date

Chairman

**FARNHAM TOWN COUNCIL'S STATEMENT ON EAST STREET
REDEVELOPMENT SCHEME , FARNHAM AT 2ND DEVELOPMENT
CONSULTATION FORUM TO BE HELD ON THURSDAY 14TH JULY 2005**

Traffic/Transportation issues

- Farnham Town Council strongly believes that the traffic impact assessment of the scheme should take adequate account of the current findings of the Urban Safety Management study commissioned by the Town Council with the support of Surrey County Council as highways and transportation authority. Farnham Town Council welcomes the opportunity to share information and work with Waverley Borough Council's development partners in identifying actions to address traffic issues in Farnham.
- Farnham Town Council strongly believes that the scheme should form an integral, safe and welcoming part of the existing town centre and not be segregated from the rest of the town in any way. It is imperative that safe and attractive pedestrian links with the rest of the town are secured to support local and national policies of encouraging less reliance upon the private car; easy access to the scheme by public transport and/or taxi must be provided.
- Farnham Town Council believes it is imperative that the technical design of the underground car parking ensures that the facility can be maintained and managed to a high standard without risk of closure throughout its design life. In addition, innovative design, lighting and robust on going management by adoption of a Secured by Design approach is essential to secure public confidence when using the car park and to address legitimate community safety issues.
- Every effort must be made to minimise additional vehicular movements both during the construction phase and upon completion of the scheme.

Assessment of flooding issues

- Farnham Town Council strongly believes that robust assessment of flooding and a rigorous and comprehensive Environment Impact Assessment of the scheme are of critical importance to the development of this key town centre site. This is particularly relevant given the fact that the River Wey is "perched" in its current position in the Farnham Area and consequently great care will be required when considering the overall impact of the scheme on the local water regime.

- Farnham Town Council seeks assurance that the Environment Agency and Waverley Borough Council will ensure that public consultation on flooding and other aspects arising from the Environmental Impact Assessment of the scheme is both thorough and effective in addressing the concerns of local people.

Wider environmental/sustainable issues

- Farnham Town Council repeats its strong belief that the scheme should be subject to rigorous sustainable and environmental scrutiny. It is essential that the scheme is planned and phased in a way which minimises the environmental impact of both construction and the longer term legacy of the scheme.
- The scheme should accord to the best practice in terms of sustainable construction and have particular regard to the principles of good design in accordance with the Surrey Design Guide.
- Farnham Town Council strongly believes that every effort must be made to adopt sustainable methods of construction and urges the adoption of the “Very Good” standard as cited in the EcoSE manifesto as a minimum for the scheme.
- Farnham Town Council highlights the importance of meeting the needs of all sections of the community, particularly those of young people - the provision of facilities for whom was identified as a high priority in the recent Farnham Healthcheck. The scheme must foster a genuine spirit of wide community benefit and social inclusion through features such as an attractive and accessible town square so that all sections of the local community may enjoy the facilities offered.

Examples of other schemes

- Whilst Farnham Town Council acknowledges the importance of learning from best practice, it is imperative that the final designs for the scheme are sympathetic and complementary to Farnham’s unique character and sense of place – the imposition of contemporary design, albeit good, which does not respect Farnham’s character would not be acceptable to Farnham Town Council and the people of Farnham. Farnham Town Council repeats that it is imperative that the scheme is designed to genuinely become part of the wider offering which Farnham town centre affords residents and visitors alike.



FARNHAM TOWN COUNCIL

Roland Potter
Town Clerk

Direct Dial: 01252 823195

Email: nick.goddard@farnham.gov.uk

Our Ref: ATC/NG e/4

Your Ref:

15th September, 2005

Mr. John Anderson
Development Control & Policy Manager
Waverley Borough Council
The Burys
Godalming
Surrey
GU7 1HR

Dear John

EAST STREET DEVELOPMENT, FARNHAM

I write to advise that at an additional meeting of the Town Council's Plans Panel held on 8th September, 2005 following a presentation from Mr. Paul Hogston and Mr. John Murdock of Scott Brownrigg Architects on **design options, architecture and public realm issues** agreed Farnham Town Council comments were identified as follows:

AGREED FARNHAM TOWN COUNCIL COMMENTS

Farnham Town Council believes that the outer facing parts of the development should be of a traditional design sympathetic to the adjoining street scenes. A high standard traditional design for the large building D9 facing South Street is considered more appropriate than a striking contemporary design.

Whilst a more contemporary approach would be welcomed for building D4, it is imperative that the final design is sympathetic to the setting of Brightwell House.

Thoughtful design of the frontages to the main elevation to large blocks, especially building D4, is critical to ensure that a regimented form of development is avoided; the long frontages should be varied to create visual interest and reduce the impact of large blocks. In addition, the roof lines should reflect the irregular nature seen in the rest of the town.

As raised by South East Design Partnership (Kent Architecture) in their comments, Farnham Town Council believes that where possible the frontages should try and reflect the visual impression created by the plot sizes in the rest of the town.



The design of building D5 should be traditional and a design reflecting Farnham's Georgian character, and in keeping with the original look of Brightwell House, would seem more suitable than a mill style design.

The design of building D8 which includes the cinema wrapped with residential on outer sides together with cafes on the elevation facing the town square is welcomed.

Farnham Town Council believes it is important that the overall scheme is as attractive and interesting as possible and endorses the view of the South East Design Partnership (Kent Architecture) that the introduction of competition of architectural design should be considered to counter the risk of a too uniform style of development evolving.

The provision of a town square, of simple design and constructed with high quality materials, capable of flexible use (including Farmers' Markets', Christmas Switch-on, arts and crafts displays, outside entertainment and other civic activities) is welcomed. It is imperative that the town square is inviting during the day and evening, serving the needs of the wider community of Farnham and contributing towards greater civic pride in the town. Imaginative use of lighting and high quality water features should be considered.

The provision of tranquil gardens of horticultural interest in Brightwell Gardens is welcomed. Farnham Town Council strongly supports the engagement of the local community in the planning of this and other public areas; the opportunity to use the skills and ideas of students of the University College for the Creative Arts, local crafts people and artists, local school children and people of the town is strongly endorsed. The incorporation of an imaginatively designed toddlers' play area is welcomed.

Farnham Town Council supports the display of a high quality public art feature at the end of the Brightwell Gardens adjoining the existing Bowling Green.

In the event of the bowling green being relocated, Farnham Town Council reiterates that this area must be designed and maintained for public enjoyment and be incorporated into a wider area of high quality public realm.

Farnham Town Council strongly supports the provision of high quality trees of an appropriate species and size in the scheme; every effort should be made to retain the Walnut Tree.

Farnham Town Council urges the provision of high quality public conveniences to a standard equalling the recently refurbished facilities in the Ashley Centre, Epsom.

Farnham Town Council strongly believes that the design, lighting and on-going management of the car park will required very careful and detailed thought; every effort should be made to ensure that the highest quality of lighting , including the winning of natural light , possibly via the town square. Pedestrian access to and from the car park must be easy and the access areas should be clearly defined and well maintained at all times.

I trust the above comments will be forwarded to the developers to inform their thinking and confirm that am e-mailing this letter to planconsult@waverley.gov.uk for ease of reference.

Yours sincerely

Nick Goddard
Assistant Town Clerk
(Environment & Administration)



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