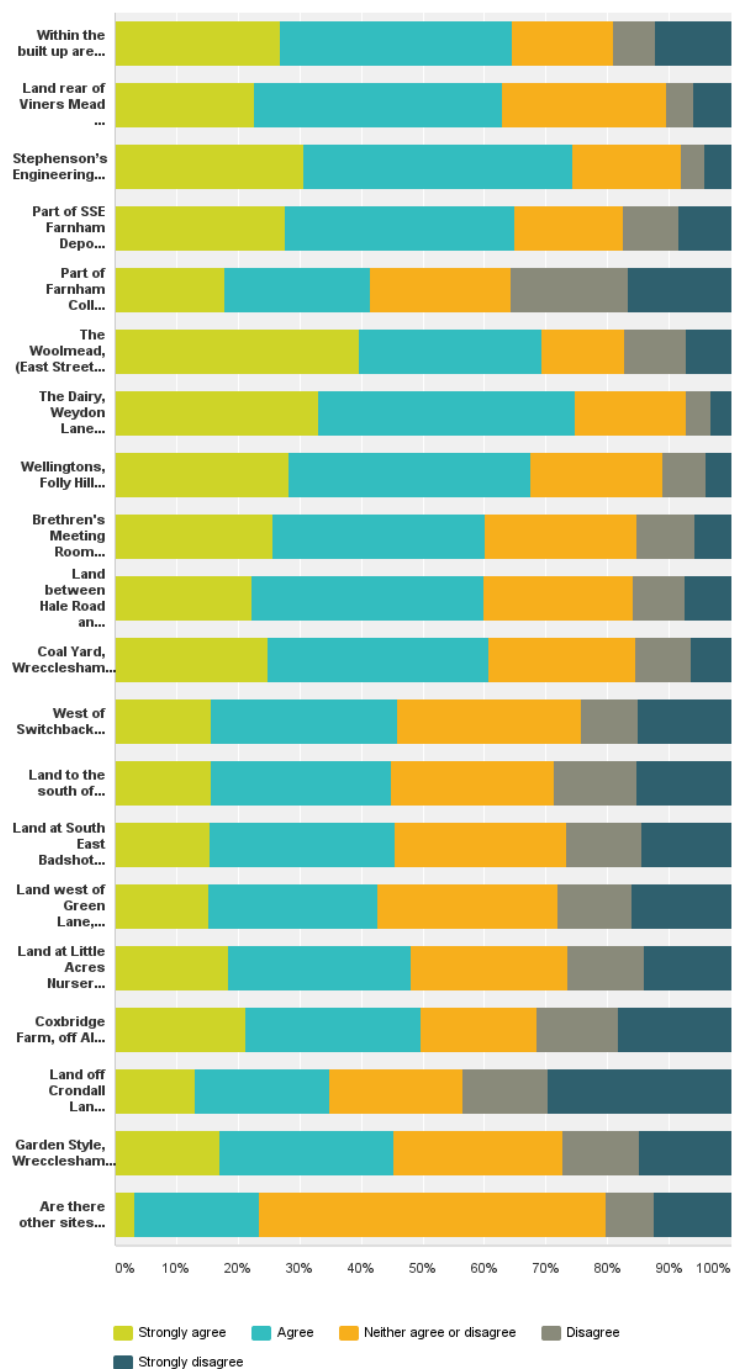


# DRAFT FARNHAM NEIGHBOURHOOD PLAN (REGULATION 14) RESPONSE TO CONSULTATION

## Housing

**Q25 What are your views on the following location options for new housing over the next 20 years? Please comment on each option:**

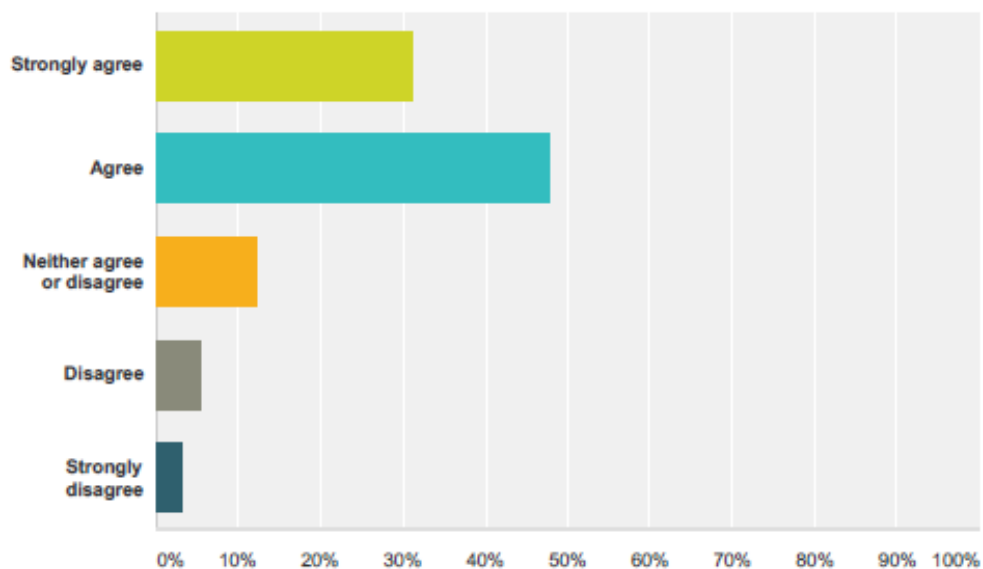
Answered: 1,009 Skipped: 253



	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Total
Within the built up area boundary of Farnham	26.93% 244	37.53% 340	16.45% 149	6.84% 62	12.25% 111	906
Land rear of Viners Mead and Colemans, Wrecclesham Road (Site Area: 0.42ha; Approximate Density 35 dwellings per hectare; approximate capacity 15 dwellings)	22.55% 212	40.32% 379	26.70% 251	4.47% 42	5.96% 56	940
Stephenson's Engineering site, 66 Wrecclesham Hill (Site Area: 0.32ha; Approximate Density 25 dwellings per hectare; approximate capacity 10 dwellings)	30.56% 294	43.76% 421	17.67% 170	3.74% 36	4.26% 41	962
Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land (Site Area: 3.3ha; Approximate Density 30 dwellings per hectare; approximate capacity 90 dwellings)	27.56% 261	37.28% 353	17.74% 168	8.98% 85	8.45% 80	947
Part of Farnham College (Tennis Courts), east of Firgrove Hill (Site Area: 0.45ha; Approximate Density 30 dwellings per hectare; approximate capacity 15 dwellings)	17.76% 171	23.78% 229	22.74% 219	19.11% 184	16.61% 160	963
The Woolmead, (East Street) – see Policy FNP17 – The Woolmead (Site Area: 0.8ha; Approximate Density 125 dwellings per hectare; approximate capacity 100 dwellings)	39.61% 383	29.78% 288	13.34% 129	10.03% 97	7.24% 70	967
The Dairy, Weydon Lane (Site Area: 0.44ha; Approximate Density 30 dwellings per hectare; approximate capacity 15 dwellings)	33.02% 316	41.80% 400	17.97% 172	4.08% 39	3.13% 30	957
Wellingtons, Folly Hill (Site Area: 0.22ha; Approximate Density 30 dwellings per hectare; approximate capacity 5 dwellings)	28.29% 269	39.22% 373	21.56% 205	6.83% 65	4.10% 39	951
Brethren's Meeting Room, West Street (Site Area: 0.46ha; Approximate Density 20 dwellings per hectare; approximate capacity 10 dwellings)	25.61% 243	34.56% 328	24.55% 233	9.38% 89	5.90% 56	949
Land between Hale Road and Guildford Road (Site Area: 0.2ha; Approximate Density 50 dwellings per hectare; approximate capacity 10 dwellings)	22.29% 212	37.54% 357	24.29% 231	8.52% 81	7.36% 70	951
Coal Yard, Wrecclesham Hill (Site Area: 0.48ha; Approximate Density 50 dwellings per hectare; approximate capacity 25 dwellings)	24.87% 236	35.93% 341	23.81% 226	9.06% 86	6.32% 60	949
West of Switchback Lane, Rowledge (Site Area: 2.3ha (reduced for on-site landscape retention) Density 10 dwellings per hectare; approximate capacity 10 dwellings)	15.60% 144	30.23% 279	30.01% 277	9.10% 84	15.06% 139	923
Land to the south of Monkton Lane (Site Area: 3.06ha; Approximate Density 20 dwellings per hectare; approximate capacity 60 dwellings)	15.61% 143	29.26% 268	26.42% 242	13.43% 123	15.28% 140	916
Land at South East Badshot Lea off Georges Road (Site Area: 2.9ha; Approximate Density 30 dwellings per hectare; approximate capacity 80 dwellings)	15.51% 143	29.93% 276	27.98% 258	12.15% 112	14.43% 133	922
Land west of Green Lane, Badshot Lea (Site Area: 7.9ha (reduced for on-site SANG and as only northern part of the site suitable for development); Approximate Density 30 dwellings per hectare; approximate capacity 80 dwellings)	15.25% 140	27.34% 251	29.30% 269	12.09% 111	16.01% 147	918
Land at Little Acres Nursery and south of Badshot Lea (Site Area: 4.45ha; Approximate Density 30 dwellings per hectare; approximate capacity 130 dwellings) SANG to be provided immediately to the south of the site on land within the control of the promoter of this site.	18.53% 171	29.58% 273	25.46% 235	12.35% 114	14.08% 130	923
Coxbridge Farm, off Alton Road (Site Area: 14.2 ha (reduced for on-site landscaping, open space and SANG); Approximate Density 20 dwellings per hectare; approximate capacity 200 dwellings)	21.24% 199	28.50% 267	18.89% 177	13.13% 123	18.25% 171	937
Land off Crondall Lane and rear of Three Stiles Road (Site Area: 11.24ha (reduced for on-site SANG); Approximate Density 20 dwellings per hectare; approximate capacity 160 dwellings)	13.11% 126	21.85% 210	21.64% 208	13.74% 132	29.66% 285	961
Garden Style, Wrecclesham Hill (Site Area: 4.9ha (reduced for on-site landscape retention and provision of SANG); Approximate Density 25 dwellings per hectare; approximate capacity 70 dwellings)	16.97% 156	28.29% 260	27.42% 252	12.51% 115	14.80% 136	919
Are there other sites which should be considered for housing development? If so please complete the proforma available at <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>	3.13% 2	20.31% 13	56.25% 36	7.81% 5	12.50% 8	64

**Q26 Proposals for 1 or 2 bedroom dwellings on smaller sites within the built up area should be encouraged where they would fit well with the character of the area.**

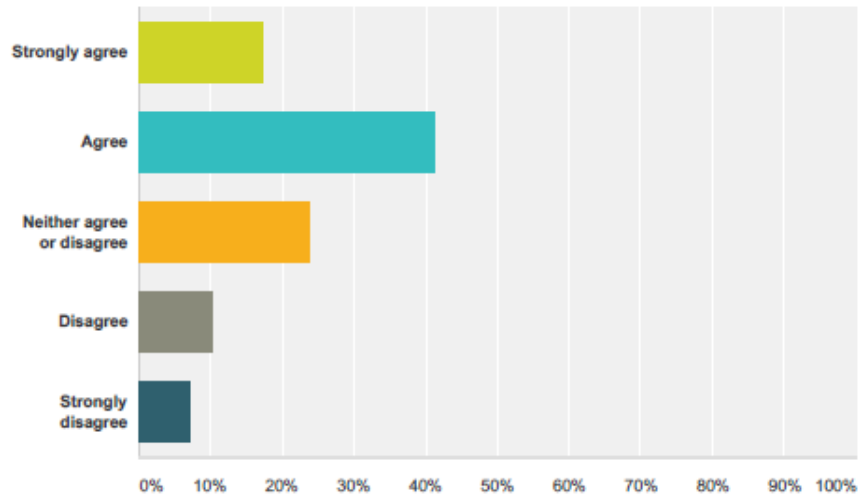
Answered: 975 Skipped: 287



Answer Choices	Responses	
Strongly agree	31.18%	304
Agree	47.90%	467
Neither agree or disagree	12.31%	120
Disagree	5.33%	52
Strongly disagree	3.28%	32
<b>Total</b>		<b>975</b>

**Q27 Proposals for residential development on larger sites should be permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.**

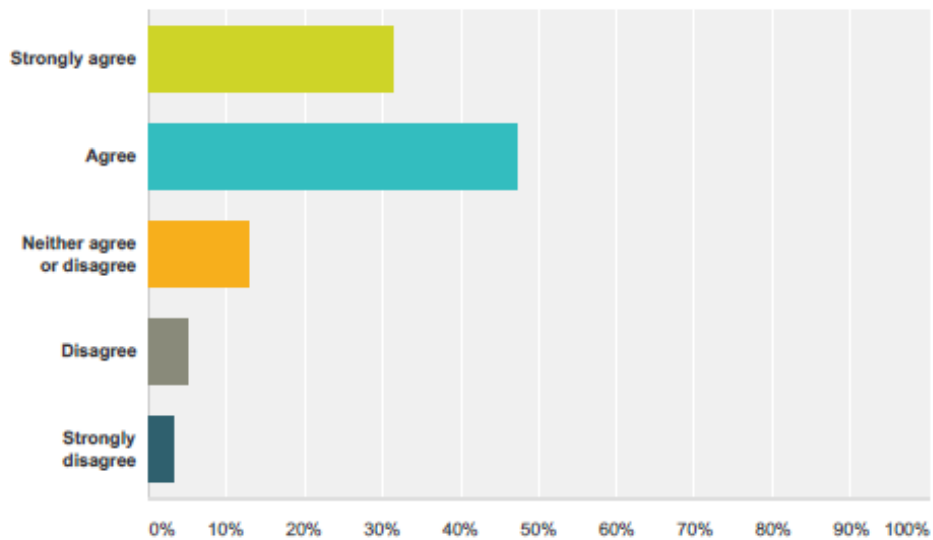
Answered: 971 Skipped: 291



Answer Choices	Responses	
Strongly agree	17.40%	169
Agree	41.40%	402
Neither agree or disagree	23.89%	232
Disagree	10.20%	99
Strongly disagree	7.11%	69
<b>Total</b>		<b>971</b>

**Q28 Proposals for sheltered housing, extra care housing and nursing homes for older people should be encouraged on suitable sites in areas close to a range of services that provide for the needs of occupants.**

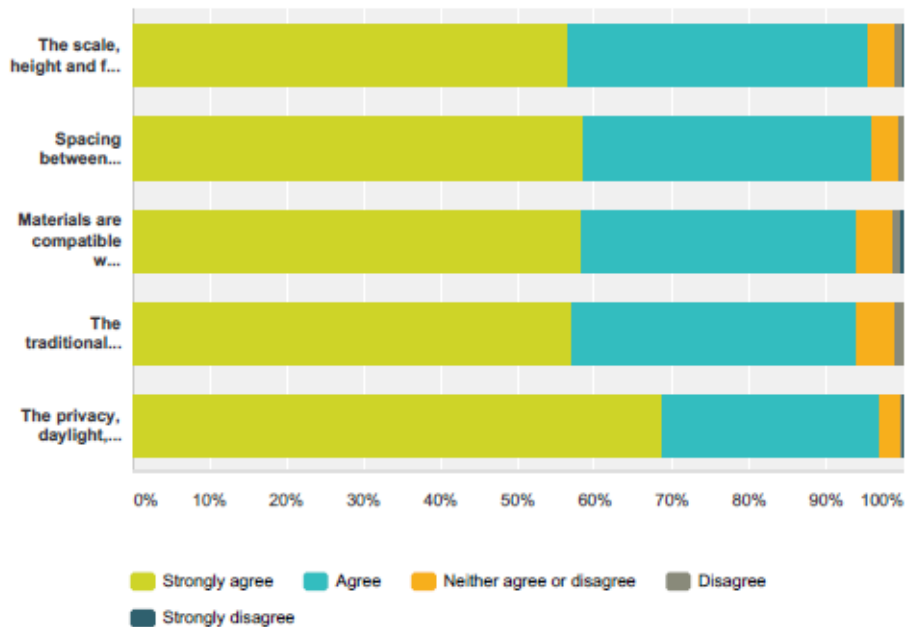
Answered: 972 Skipped: 290



Answer Choices	Responses	
Strongly agree	31.48%	306
Agree	47.22%	459
Neither agree or disagree	12.86%	125
Disagree	5.14%	50
Strongly disagree	3.29%	32
<b>Total</b>		<b>972</b>

### Q29 Building extensions should be permitted where they meet the following criteria:

Answered: 975 Skipped: 287



	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Total
The scale, height and form fit unobtrusively with the existing building and the character of the street scene;	56.40% 546	38.95% 377	3.51% 34	1.03% 10	0.10% 1	968
Spacing between buildings would respect the character of the street scene;	58.31% 565	37.46% 363	3.72% 36	0.52% 5	0.00% 0	969
Materials are compatible with the materials of the existing building;	58.20% 564	35.81% 347	4.64% 45	0.93% 9	0.41% 4	969
The traditional boundary treatment of an area is retained and, where feasible, reinforced; and	56.89% 549	37.10% 358	4.87% 47	1.14% 11	0.00% 0	965
The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.	68.53% 662	28.47% 275	2.59% 25	0.31% 3	0.10% 1	966



Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
Joan West	AS No. 19	Noted
Margaret Bide	Other sites should have been listed	The sites proposed as potential housing options were those known to the Town Council to be available for residential development.
Charles Bolton	Garden Style/ Stephenson Engineering / Coxbridge are all reasonable sites as development. West of Switchback lane would increase traffic flow and decrease the character of the area and does not benefit the community only individuals. The NRST in now is an opportunity for development where any process of the sale would go to development of village hall benefiting the community.	Noted. Development of land West of Switchback Lane would be subject to policy FNPI <b>and further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPI I</b> . The approximate capacity of the site is 10 dwellings which would not significantly increase traffic flow.
Miss Mary Cooper	There are other possible site which should have been listed - particularly brownfield sites	The sites proposed as potential housing options were those known to the Town Council to be available for residential development.
Elaine Rouse	Ideal as Weydon School and Bourne (South Farnham) infants can house children. Also site can be developed to accompany safe highway and doctor's surgery. A new co-op store is now in process of being built to supply food.	Noted.
Jack Wingfield	Land n/west of Upper Hale school which way belong to the military.	The sites proposed as potential housing options were those known to the Town Council to be available for residential development.
Daphne Ford	Rowledge is a through road village used heavily for school traffic, short cuts, cricketers etc. already so not suitable for more development	There is one site proposed in Rowledge, which is proposed for up to 10 dwellings. Surrey County Highways have indicated the impact of this level of development here to be minimal, subject to appropriate access from the site.
Christopher Moorey	Many of the sites listed are going to increase loads on roads that are already at capacity and a further two vehicles per dwelling and delivery and health access, fire etc makes the sites unsuitable. What makes sense on a map needs visual reference with video showing access and local highway usage.	Noted. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. <b>Further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPI I</b> .
Mrs Anne Moorey	However: <b>**Coxbridge Farm etc. and Garden Style etc. Qs**</b> both these sites will	The distribution of development across the Borough is



## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	impose unacceptable traffic increases on adjacent roads A31/A325 and therefore additional cross country pressure through Farnham. ALSO NOTE: Based on figures accompanying this document in relation to housing need by 2031, yr suggested figures for Farnham's share if Waverley housing need only amounts to 68 HOUSES A YEAR being required from us.	ultimately a matter for the Borough Local Plan.
Mr A.J Brooks	I might change my opinion on some of these is a solution to the traffic problem were proposed.	Noted.
Helga Giles	The Woolmead: 100 dwellings seems rather excessive.	The allocation made in Policy FNPI I at the Woolmead will help meet the objectively assessed housing need on a sustainably located brownfield site, whilst making good use of upper floors.
Peter Bridgeman	Must reserve SANG for brownfield sties	Noted.
Claire Gill	The major problem with the high number of houses around the 6 Bells and Sheppard and Flock roundabout will be traffic - gridlock ALREADY occurs in rush hour and it would become IMPOSSIBLE to negotiate with 100's of extra cars (often 2 per house). This would also go against the councils recommendations, as Weybourne/ Aldershot and Farnham WOULD then become one urban mass.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on this site.
Alastair Murdoch	More consideration for housing at Waverley Lane - Compton Fields even if only for a proportion of the site to assist in providing needed housing.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on this site.
John Collins	Farnham is a small market town and is simply not meant to keep expanding! Why are we not building homes on the derelict army sites in Aldershot; North Camp and Bordon?	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		<p>annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA).</p>
Jane Acott	So long as these don't overcrowd existing amenities	Noted.
D. Oates	<p>The Town Council must resist attempts by central government to increase the population in this area as a means of stimulating growth in the economy. The proposal for Farnham would be disastrous. The Town is already facing fines for pollution levels. The present proposal will only aggravate the situation. There appears to be only one exit/entrance to and from the Hopfields site, which implies yet greater volumes of traffic trying to squeeze onto Crondall Lane. For these reasons I would strongly disagree and ask the Council to alter their present proposal.</p>	<p>The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted.</p> <p>In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market</p>

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		<p>Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham.</p> <p>Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA). Part of the Hop Fields site now has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b></p> <p>Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.</p>

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
P. Thomas	See input from Rowledge Residents' Association The Trustees of Rowledge Village Hall which is owned by the community are responsible for a 0.95 hectare site on The Long Road at Rowledge that was left to the Village in 1984. If this site could be sold for development the Trust deed dictates the money must be used for a new hall. In fact a new hall is badly needed and the income could purchase a village centre site (eg Cherryfields) whilst the sale of the existing hall site for housing would generate sufficient money to construct a new hall.	Noted. This site has been assessed and the assessment sheet can be found in the Regulation 15 FHCAA - Sites not allocated.
Gabriel Trench	General concern over the larger sites.	Noted. See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites. <b>Further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
Pamela Taylor	The last 5, Green Lane to Garden style, envisage large number of houses, they represent too great an intrusion on the areas. The effect on the infrastructure would be significant and to the detriment of the areas concerned. While they would contribute significantly to our required housing needs, smaller developments would be preferable, with room for more organic growth.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on larger housing sites. Development of allocated sites would be subject to policy FNPI - Design of New Development and Conservation; Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
Judith Gain	I am not in favour of much more development in the Farnham area. Roads, schools and GP surgeries are all full/busy. A new mini town at Dunsfold with its own infrastructure would be the best solution.	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		<p>Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)</p>
Robert Gerard Verner-Jeffreys	We need more housing in town centre, over shops, up yards, re-using brownfield sites rather than encroaching on green space.	<p>The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.</p>
Jon Watson	Compton Fields are excluded. Why are wastes continuing with their "assessment" activities	<p>Developers are able to continue to be involved in the planning process.</p>

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
Tim Clay	Housing should be permitted only on brownfield sites but subject tot he same criteria as the Neighbourhood Plan that is: - adequate public transport and access town centre/bus/rail links to reduce car usage - not build on a flood-plain/flood-prone area - includes infrastructure payments to cover cost of expanding sewage treatment facilities, road maintenance - adequate provision of primary/secondary school places within walking distance	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Mr d Cook	New housing has to go somewhere, Badshot Lea and Weybourne ? I doubt it.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites.
M Ryall	1. As to items 25, second item, as no sketch/map has been provided with this form I am not certain as to location. 2. Warehouse site Wreccllehsam Hill/The Street, opposite end of Echo Barn Lane. This has been an empty eyesore for a very long time. Perhaps this could come within parameter of item 26.	The Maps were part of the neighbourhood plan.  Assuming reference being made to Stephenson engineering site, included as a housing option in FNP I I (b).
Caroline Moorey	Woolmead - 125 is TOO many (100) - some new houses have yes, but shops needed too as it is still centre of the town. See Q.35	The allocation made in Policy FNPI I at the Woolmead will help meet the objectively assessed housing need on a sustainably located brownfield site, whilst making good use of upper floors. The ground floor is allocated for retail development within Policy FNPI7.
Susan Watson	The fields next to Waverley Lane are not suitable for housing development - poor access, Waverley Lane already very busy, poor air quality at level crossing, no schools or doctors surgery nearby	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites.
Joseph David Lambert	Priority should be given to developments that have easy access to Bypass.	Access to proposed housing sites has been taken into account as part of the selection process. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites.
Maurice Hewins	The land next to Green Lane is part of the Weybourne/Badshot Lea gap	This site is not proposed for allocation in the Plan. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites.
Janet N Binmore	Landfill adjacent to Princes Royal pub, Runfold	This is an operational mineral extraction site and landfill unsuitable for residential development during the plan period.

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
B Nicholas	Necessary infrastructure in schools, doctors, transport must be in place before developments, together with traffic management.	Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b> Responses to infrastructure requirement comments are set out in the Infrastructure section.
David wylde	For most boxes I have ticked 'agree'. This is because a number of developments have been pushed forward recently, because of Waverley's planning inadequacies, and then protests never allow for the reality of housing being needed somewhere and sound very nimbyish to me. I think everyone should be prepared to offer something; while Dunsfold should take over 5000 houses. I don't find people willing enough to share.	Noted.
Pamela Woodward	I'm pleased to see that Waverley Lane fields have been excluded from the previous list. Not only do they fall within the 5km protection zone of 2 SPAs, but they also contain parcels of ancient woodland and veteran trees. Waverley's Landscape report (2014) notes that the area is of high landscape value and sensitivity and states that there is limited capacity for development. The Farnham Design Statement also says that the southern entrance to the town (the green corridor) should be protected. Waverley Lane, where the fields are located, is hilly, narrow and winding with poor visibility. There are continued after question 30	Noted
Mrs Z Lovell	It is encouraging that land at Waverley Lane Compton has NOT been included due to the strong evidence that has been provided Waverley BC have also identified that this land is NOT suitable for development due to its high scenic value and sensitivity.	Noted.
A L V Sims and Mrs M A Simms	Should the development of East Street as so far planned be carried out it would destroy the ambience of Farnham, as a small historic town. This is valued by the residents of Farnham as the reason why visitors come to Farnham	Developers are able to complete the East Street development for which the planning permission has been granted at any time. Nevertheless, <b>should developers wish to vary the scheme from that already given consent, the Neighbourhood Plan should contain a policy which controls development at East Street in such circumstances.</b>

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
Max Lyons	All land between Guildford Road and the river. Therefore remove employment land as it is in the wrong place	This is an established employment area which is considered important for retention for the local economy. Much of the area is also location within the flood plain and would therefore be unsuitable for housing allocation.
David Gibbs	In all cases the infrastructure must be improved to cope with increased capacity, especially roads.	Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b> Responses to infrastructure requirement comments are set out in the Infrastructure section.
Mike Randall	There is a site of 0.9HA in The Long Road, Rowledge labelled "The Nest". It is already virtually completely enclosed by existing domestic dwellings. It is within walking distance of the village. "The Nest" is owned by the community by means of the Rowledge village hall Trust". If it is developed, capital will be released to the community for the building of a new village hall within the village.	Noted. This site has been assessed and the assessment sheet can be found in the Regulation 15 FHLAA - Sites not allocated
Simon Hill	Capacity number of dwellings seems to be about targets and builder profits.....forget density ratings and build similar to surrounding properties and in keeping with character of local areas...e.g. Stephenson Engineering in keeping with Wrecclesham existing average densities and style. No large estates. Central Farnham sites should not be about ticking boxes for houses.....create a tourist destination that will sustain Farnham for generations but creating a boutique retail shopping culture - like Lion and Lamb. I am shocked at these proposed locations.....build in keeping with ALL these sites - not maximum density. The 4000 house should be in a single site and preserve exiting locations.	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per



## Comments in relation to Housing

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		<p>annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)</p> <p>Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors) to help meet identified retail and housing needs in a sustainable, brownfield location. The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy</p>

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		<p> <i> FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies. </i> </p>
Claire Burden	<p> I strongly disagree with all of these until the need for housing has been calculated properly and in line with a recognition that the Farnham infrastructure is not currently able to accommodate this expansion. The proposal refers to the growth in Farnham's population of c25,000 over the past century with the total now about 40,000 (2011), who live in 16050 households; the proposal indicates a "need" for 9400 more households (470 p.a. which over 18/19 years from 2013 to 2031 does not add up to 9400). The proposed increase is 58.56%; a similar increase in the population would make it c63,500 or nearly the same growth over a century in just 18/19 years - do we really expect that level of growth? A major concern is the pressure on the infrastructure, on schools, on GP surgeries, on roads/transport, on water/sewage supplies, all of which have been listed as a concern and cannot be overlooked. As a simple example, in the years we have lived in the same location, the drive to Farnham station has increased from 7 to 15 minutes, due to sheer weight of traffic. I have to travel from Farnham to Aldershot for work; I choose to travel through the centre of town before and after the shops are open when the roads are quieter, in preference to the by-pass - which makes something of a nonsense of the purpose of a "by-pass"! The pressure on roads, the lack of regular public transport, and the shortage of safe cycling lanes has been well documented. </p>	<p> The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. </p> <p> In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the </p>

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		<p>need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)</p> <p>Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNP11. Responses to infrastructure requirement comments are set out in the Infrastructure section.</p>
Heather Hill	<p>The size of some of these developments are too big and therefore the impact of them would be huge -by impact I mean the result in terms of the need for school places, the need for road infrastructure, the increase in traffic and ability to move in Farnham would be seriously effected. Its not possible to suddenly add so many development arounds Wrecclesham when the only senior school that serves the whole of the south of Farnham and all the villages is already creaking at the seams nad has had to incase to about 13-15 classes at Senior level (Weydon). Its just oo big and has had to split year groups to be able to manage them and cope with the increase in umbers. How is the area going to cope with so many more houses. Yet there is Heath end and also Woolmer hill out towards Haslemere that are only Half of their capacity, surely the housing considerations should be based on these facts. On trying to get more people in the areas that are under-populated, rather than populating the areas that are already over populated. It is almost impossible to get through Farnham at the moment, so the development needs to be at the other side of Farnham, it needs to be more towards Alton (so that the Alton schools and town is used, or out towards Weybourne/Bagshot lea so that Heath end is used more as a school. The funding should go there. The schools can be good schools but pile more and more people and pressure onto it and the system is going to break.</p>	<p>Surrey County Council has confirmed the adequacy of school provision to serve development. Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNP11.</b></p>

## Comments in relation to Housing

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	Despite my husband going to weydon senior school and us living a 5 minute walk away, we are choosing against it for our Children already as its TOO big and the problem is about to blow up in one years time from now, when it has to deal with all the infants and juniors that cant fit there already - the problem is already going to be bad - without further development in these areas. What is needed is the Numbers and figures to be looked at of those already that have moved to the area from London for the schools, into existing housing and the schools cant cope - let along adding more houses. They need to be where there is another senior school or another senior school needs to be built. Also if you pile in large developments of houses along those busy roads, you will just get people moving form low cost areas into Farnham and it will risk loosing its exclusive image and identity. it will just become another Woking/Affordable housing New town. SO if this type of development is desired it needs to be on the Both side where typically the housing is already cheaper, otherwise the identity of North and South Farnham will be lost aswell	
A McDougall	land at Little Acres - needs larger area to provide good balanced scheme and road linkage - land available to south. Coxbridge Farm - good site for provision of Secondary School - more important than sangs or affordable housing	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites. SANG is a requirement and there is an identified need for affordable housing and so these cannot be omitted as requirements.
Michael Naylor	There is a suitable site within Rowledge at "The Nest" on the Long Road, between Fernbrae Close and Summerfield Lane. This is of a size that could accommodate up to 10+ new homes. The site is owned by the Community, via the Trustees of the Village Hall. Higher priority should be given to this and other similar sites for building because the wider community will benefit from a realisation of value from sale of the site.	Noted. This site has been assessed and the assessment sheet can be found in the Regulation 15 FHLAA - Sites not allocated
Rob Chandler	Over-reliance on proposed housing in Weybourne and Badshot Lea, where schools are full and roads, particularly Badshot Lea Road and Lower Weybourne Lane, are already burdened by heavy traffic at peak times such tat it is not always possible for residents to drive from their properties during this period, owing to congestion where they would join those roads. This will tail back further and clearly effect a greater number of residents. Strategic Gap preservation and avoiding building on areas prone to flooding essential. Services and infrastructure of area insufficient for community already.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites and general responses to the proposed housing sites.

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
Susan Pink	All building should take place on brown field sites with green field sites being left as open spaces	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
John Jackson	Until improved infrastructure including schools, roads, trains are in place none of these developments should be considered as the current infrastructure is unable to cope at the moment.	Surrey County Council has confirmed the adequacy of school provision to serve development and roads subject to appropriate mitigation measures. Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
Mrs L P Webb	Completely disagree with the last three options in particular. There is no possibility that a scheme putting such a large number of new dwellings in close proximity so close to such a beautiful historic market town centre like Farnham would be good for the town. It would completely change the entry into the town and should not be considered. If this was to go ahead, I believe future historians would look back at our time and decide we did not look after the town during our time here.	Development of these sites would be subject to Policy FNPI - Design of New Development and Conservation <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
Waverley Liberal Democrats ( S. Edge Chairman)	Support use of all brownfield sites in the above list with the exception of the loss of Farnham College land. For greenfield sites support any continuing attempts to have Waverley's responsibilities to meet housing demand met by a larger development at Dunsfold Park rather than on greenfield sites in Farnham.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
Judith Edge	First sub question is ambiguous: I do NOT support all development in NEW proposed Built Up Area. ALL other sites offered to the Council for housing are potential sites – especially those scored Green or Amber in Waverley's RAG ranking. In particular the following sites – which were assessed 'green' or 'amber' by Waverley's 'RAG' assessment – should be assessed, including the additional	Noted. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	<p>criteria proposed by the North West Farnham Residents' Association: 10 Acre Walk Rowledge (amber) 30 – 50 (Waverley Numbers) Waverley Lane (amber) 190 Baker and Oates (amber) 50 Cedar House (Byworth Close) (amber) 32 Lavender Lane, Boundstone (amber) 72 Upper Old Park Lane (amber) 84 There are also a number of green and amber sites in Badshot Lea and in the present Strategic Gap * - which could be considered, although we accept that some reduction is needed in selecting these sites because of the need for some continuing Strategic Gap protection. In particular both the Land West of Badshot Lea and that South of Badshot Lea are NOT in the proposed Aldershot Badshot Lea Green Belt. (*Land West of Badshot Lea (green) 140 (Waverley numbers); Stockwood Way (green) 60 – 80; East of Badshot Lea (amber) 30 – 40; South of Badshot Lea (500-850); Low Lane Badshot Lea (amber) (26-62)) Additionally Land at Frensham Vale (RAG red) should also be reassessed in view of its relative accessibility and its relatively low landscape assessment.</p>	<p>in parallel to the Neighbourhood Plan consultation.</p>
North West Farnham Residents' Association (S.Edge)	<p>First sub question answered disagree because it is an ambiguous question: we do NOT support development in NEW proposed Built Up Area. Re Crondall Lane site (and other green field sites) - see the NWFRA Residents' Association separate written submission in which we include various criteria against which ALL candidate sites should have been assessed and have not been. ALL other proposed sites are potential sites – especially those scored Green or Amber in Waverley's RAG ranking. The pro forma was not on the web site - and in any case the sites have all been assessed in the Draft Neighbourhood Plan, albeit without the additional criteria. We strongly object to the Question 25 of the questionnaire which requests opinions of only the sites which have been selected for development in the draft Neighbourhood Plan. The way this question has been asked cannot fairly draw out opinion on possible sites which are not on the list. To make matters worse, as the likely situation when Waverley finalise their local plan is for 700 houses to be required on green field sites in Farnham and this list proposes 790, to assess whether to remove any one of the larger single sites from the list offered it will be necessary to have opinions on other sites not on the list. In particular the following sites – which were assessed 'green' or 'amber' by Waverley's 'RAG' assessment – should be assessed: 10 Acre Walk Rowledge (amber) 30 – 50 (Waverley Numbers) Waverley Lane (amber) 190 Baker and Oates (amber) 50 Cedar House (Byworth Close) (amber) 32 Lavender Lane, Boundstone (amber) 72 Upper Old Park</p>	<p>Noted. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.</p>

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	Lane (amber) 84 There are also a number of green and amber sites in Badshot Lea and in the present Strategic Gap * - which could be considered, although we accept that some reduction is needed in selecting these sites because of the need for some continuing Strategic Gap protection. In particular both the Land West of Badshot Lea and that South of Badshot Lea are NOT in the proposed Aldershot Badshot Lea Green Belt. (*Land West of Badshot Lea (green) 140 (Waverley numbers); Stockwood Way (green) 60 – 80; East of Badshot Lea (amber) 30 – 40; South of Badshot Lea (500-850); Low Lane Badshot Lea (amber) (26-62)	
d sendall	I am concerned that building in Wreclesham will increase traffic on A325 which is already over-used and would bring more pressure for a new relief road which is a bad idea There is no mention of the old landfill site in Weydon Lane which has had 30 years to settle and would be ideal for development, if a new railway bridge was funded by the builder	The draft Neighbourhood Plan (page 71) refers to the tip at Weydon Lane (Brambleton Park), as having long term potential for the provision of sports pitches. Subject to environmental considerations, part of the site could accommodate two sports pitches and associated pavilions. <b>Subject to responses to consultation, the Weydon Lane site should be allocated for sports pitches in the Neighbourhood Plan.</b> Noted. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Geoffrey M Simmons and Doreen Simmons (Mrs)	Generally development in the flood plain should not be allowed (for its own sake) because of risk of flooding and loss of existing amenities.	Noted. Policy FNPI covers this matter.
Andrea Wingent	Dunsfold airfield	The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
Thomas Lankester	Site adjacent to Farnham Park at Hale Road should be given due consideration.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
Stephen Wingent	A suitable area would be Dunsfold Airfield	The distribution of development across the Borough

## Comments in relation to Housing

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		(including Dunsfold) is ultimately a matter for the Borough Local Plan.
C A Young	Proposal for building on Waverley Lane fields is totally inappropriate given the lack of amenities such as shops, schools, pavements and will further aggravate the traffic congestion and pollution at the level crossing.	Noted.
neil reid	Scotland	Noted
Mrs. Northwood	I feel that the new housing should spread around Farnham and not concentrated so highly in Badshot Lea as is proposed at present. A small cluster of houses would fit into a 'village' better than a large estate. The traffic/school would still be impacted at the traffic lights in Badshot Lea, but rat runs would not appear through other developments in order to avoid them if the houses were placed outside the main village with direct access to the Hogs Back. Traffic would then not have to come back into the village.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on housing sites. Sites which are more remote from facilities such as schools are likely to have a greater impact on traffic.
Christopher Tibbott	Wrecclesham needs a bypass if more development near Wrecclesham Hill	A Wrecclesham Relief Road was not technically justified by the significant development at Borden and is similarly not justified by the proposals of the Neighbourhood Plan.
Heather Thurston	no building on any green field site. Land is a finite resource . Housing need is a moving target that can never be met.	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The



## Comments in relation to Housing

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		Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)
BRIAN DRAPER	I do not know many of these sites. However the principle that the infrastructure has to be provided BEFORE the houses applies overall	Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
Kevin Hyman	The school and sewage works in Badshot Lea are already overloaded, development MUST be limited until the infrastructure has the capacity to cope. The sites identified in Badshot Lea have all been subject to recent flooding. A recent developer openday suggested that they were planning for a once per hundred year event, and as the site had just flooded, they were safe for another 99 years!	Flood risk has been taken into account in assessing the suitability of housing sites.
Tim Wilcock	These should all have higher densities of affordable housing. If they attract downsizers from London then local community has no benefit but gives up open space.	Density is not necessarily related to housing tenure. The demand for housing originates locally, from elsewhere nationally and internationally.

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
Kristen Carter	No large developments. Smaller developments such as the one on the corner of burnt hill rd and Frensham rd are better for lower impact on existing services and residents. Also discourage formation of satellite communities which don't add to community feel of town as a whole.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on larger housing sites. Development in the distinct areas of Farnham will add to those communities and will also still relate to the town centre for the provision of services.
Nicola Anderegg	I feel strongly that we shouldn't relinquish the college playing fields at a time when schools need to expand and sports participation should be encouraged.	Noted. Planning permission for this site was refused in 2015 due to loss of the Multi Use Games Area provision. Provision of a MUBA has now been approved on an alternative site allowing the development of this otherwise suitable site.
Mike Downs	It is difficult to comment on each individual comment. However my earlier comment is critical here that no further development should take place until the infrastructure issues have been addressed; Traffic, Schools and Water Supply/Sewerage	Noted. Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
John Steed	I have a general worry about increased road congestion as a result of these new developments	Noted. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Peter and Penny Marriott	I would consider this list as biased since it does not contain all the possible sites put up for development and implies that the sites have been pre-filtered without a site of the criteria used for such choices.	See Farnham Housing Land Availability Assessment (FHLAA) which assesses all the potential housing sites known to the Town Council. The FHLAA is referred to in the Neighbourhood Plan, was published alongside the draft Neighbourhood Plan and contains the criteria used to select the published housing options.
Gillian Watts	Encourage use of brown field sites and prioritize any green field development to those areas most sustainable ie. nearest to all the amenities in the town centre.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The

Comments in relation to Housing		
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		Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. Access to amenities and services was taken into account in site selection.
Laurel Parratt	Car parking provision needs to be made - 25 dwellings at 50 dwellings/hectare should be at least 35 + spaces or acre. these for single people - most couples have two cars - Wrecclesham Hill is not easy walking distance from Town centre/station and carrying shopping home on a bus is quite difficult and not reliable. Little Acres Nursery - will road be suitable for 130 + extra cars using Badshot Lea cross-roads? Preferable to brownfield sites	Noted. Car parking provision will be part of the detailed design of sites and Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
K.G. Porter	I am opposed to any "Greenfield Site" development until all other avenues have been explored. Building in these areas should be an absolute last resort rather than the first option. The Farnham area is a semi-rural community and any building programme should reflect this by protecting Greenfield Sites for as long as possible. Once they are gone they are gone for ever.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. Access to amenities and services was taken into account in site selection.
Raphe Palmer	Provision must be made to reduce traffic through central Farnham. What about a Wrecclesham by-pass?	Noted. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. A Wrecclesham Relief Road was not technically justified by the significant development at Bordon and is similarly not justified by the proposals of the Neighbourhood Plan.
Joseph Michel	Sort out the ridiculous comparison between Farnham, Guildford and Woking. Farnham is a Georgian Town doesn't Waverley Council know this fact?	The distribution of development across the Borough is ultimately a matter for the Borough Local Plan.
Mrs Rosemary Ostime	Brownfield sites should be considered before greenfield	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield

Comments in relation to Housing		
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		sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. Access to amenities and services was taken into account in site selection.
Ian Burgess	.."new development fits well with the character of the town". Farnham is characterised by unique and traditional buildings as well as, crucially and importantly, open spaces with mature trees for amenity close to the centre of our town.	Noted. Policies FNPI specify the need for high quality designs and Policy FNP20 seeks to protect public open space close to the centre of town.
Stewart Edge	I cannot find a pro forma. However I strongly object to the Question 25 of the questionnaire which requests opinions of only the sites which have been selected for development in the draft Neighbourhood Plan. The way this question has been asked cannot fairly draw out opinion on possible sites which are not on the list. The following sites (green or amber in Waverley's RAG study) should be reconsidered. 10 Acre Walk Rowledge (amber) 30 – 50 (Waverley Numbers) Waverley Lane (amber) 190 Baker and Oates (amber) 50 Cedar House (Byworth Close) (amber) 32 Lavender Lane, Boundstone (amber) 72 Upper Old Park Lane (amber) 84 Land West of Badshot Lea and that South of Badshot Lea (not in proposed new green belt) Also land at Frensham Vale - red in RAG assessment, but not high landscape value / sensitivity and not as inaccessible as the assessment made in the 'excluded sites' list has indicated.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.
Eleanor Harland	Access to proposed site is poor through an unmade, narrow road and would increase traffic on Long Road. Pear Tree Lane would have to be widened for access by construction traffic to the detriment of the area, Permission to build previously at this site for fewer houses was not allowed. Footpath at Switchback Lane is pleasant walk at the moment. As my property borders the proposed development I feel it will be detrimental to its value. I have large oaks which have TPOs at the bottom of my garden next to the area proposed for building. It is not just the houses but access roads and increased noise. People on the Mayfield Estate have to pay for road upkeep and lighting and various services, which could be affected by this proposed development	Noted. Development of land West of Switchback Lane would be subject to policy FNPI <b>and further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPI I. Reference should be made to protecting the trees on adjoining sites.</b> The approximate capacity of the site is 10 dwellings which would not significantly increase traffic flow.
C D Magee	The location of these sites in the main will increase the flow of traffic in the vicinity and in some cases close up the gaps between the villages . small scale development is ok but large scale is not. we have large ongoing developments ongoing over the border in Hampshire in church Crookham and in Aldershot	Development of allocated sites would be subject to policy FNPI - Design of New Development and Conservation; Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and

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		<p>Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b></p> <p>Large sites are able to provide on site SANG. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on larger housing sites. Sites have been selected in an attempt to minimise coalescence between the villages. Responses to infrastructure requirement comments are set out in the Infrastructure section.</p>
Rachel Mason	<p>Too much additional pressure on local services eg schools must be avoided. Traffic through Rowledge on the Long Road is already too heavy particularly when I walk my children to school. Adding more housing so that traffic increases is not acceptable.</p>	<p>Noted. Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b></p> <p>Responses to infrastructure requirement comments are set out in the Infrastructure section. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.</p>
julie flude	<p>I understand the need for some developments and I also understand that Farnham have tried to reduce the number of sites in the Weybourne and Badshot Lea area but I do not feel it is enough. a) The density is the highest and I don't know why? They are all 30 per hectare. Between Badshot Lea and Weybourne/Monkton Lane there are six sites amounting to 450 houses with almost 300 of these in Badshot Lea alone. Badshot Lea predominantly appears on all the WBC Flood maps on their website and for a good reason, it regularly suffers from surface flooding where roads and gardens are flooded. It is low lying and has a high water table and surrounding fields do help to reduce this by acting as soakaways. The current surface drainage is</p>	<p>Noted. The proposed density of option housing sites broadly reflects that of the locality. Flood risk has been taken into account in assessing the suitability of housing sites. Policy FNPI deals with this issue. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites. Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing</p>

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	<p>not adequate and probably never will be as this is a natural occurrence and difficult to manage as Badshot Lea lies in a dip at the bottom of a large hill starting at Upper Hale, it is also surrounded by water in three large gravel lakes and the Blackwater river. I have a letter from the Environment secretary Office saying that the Government do not support developments in areas affected by flooding, especially when there are other more suitable sites. b) The two main sites suggested in Badshot Lea of 210 houses, I believe, will open onto St. Georges Road, which is a fairly narrow road and is only passable in one direction towards the traffic lights in Badshot Lea, because of residents parking along one side. There is constant traffic congestion at the hairpin bend,(close to site entrance) where the parked cars begin and it is also close to the Low Lane junction, cars have to wait all the time for passing traffic and weave in and out of parked cars, it is very dangerous. Also the traffic around here leading to Shepherd &amp; Flock roundabout is at a standstill at peak times and weekends! I want to support the Farnham Plan as I feel it is fairer than WBC but I feel it can be fairer still, I cannot support all the sites in Badshot Lea because they are just not workable for the reasons given above and it is not because I do not want any developments at all but I feel Badshot Lea could only support one site of approx 50-70, Weybourne probably same &amp; the Monkton Lane site which is only 60 (which is a much more realistic density anyway). The other larger sites at Coxbridge and Crondall Lane are also, I feel, too dense, I don't think it is a realistic figure in two areas which are very close together, apart from other sustainability problems, the traffic congestion caused by these two high density sites would be catastrophic. Although I have said yes to sites in your list I would like to also say that I am fundamentally against indiscriminate building on greenfield sites, unless proven that it is absolutely necessary and there are no other brownfield sites available. Any developments which are given planning permission, the developers must work with local communities in designing any sites.</p>	<p><b>Infrastructure and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPII.</b></p> <p>Responses to infrastructure requirement comments are set out in the Infrastructure section. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.</p>
Patrick Bowes	<p>Focus of development should be on existing brown field sites, particularly important that sites north of the A31 are the priority to avoid further pressure on the road configuration of the main line station.</p>	<p>Noted. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the</p>

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Respondent	Representation	Response ( <i>italics indicate recommended amendments to text</i> )
		constraints identified.
Barry Croucher	Tennis courts at Farnham College should be retained and renovated to provide sporting facilities for community	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites.
Ian Loader	This question is very misleading and should be rephrased to include other areas classified as AMBER in particular the locations in Badshot Lea that could provide some 700 dwellings	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.
David Neal-Smith	I am concerned about the overall level of new housing proposed for Farnham specifically I am concerned about a disproportionate level of housing highlighted for Wrecclesham. Wrecclesham has already seen considerable development in recent years. In addition there doesn't seem to have been any consideration of the massive Whitehill / Bordon eco town development with some 4,000 houses being proposed.	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular,



## Comments in relation to Housing

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		retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)
David Mason	The site in Rowledge has poor accessibility via Pear Tree Lane and will force even more traffic through Rowledge which is already suffering from speeding through traffic. Larger site developments should get the appropriate schools and other amenities to ensure pressure on existing services is reduced.	Development of land West of Switchback Lane would be subject to policy FNPI <b>and further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPII</b> . Surrey County Highways have been consulted on the proposals and indicated that as the approximate capacity of the site is 10 dwellings, it would not significantly increase traffic flow.
Nick Volossevich	The "Farnham Built Up Area Boundary" map on page 15 of the current (October 2014) Draft Neighbourhood Plan is misleading, in that it includes large areas of land that are not and have never been built up. One such area is Coxbridge Farm and land opposite it to the south of West Street, but there are many others. The theoretical nature of this map is alluded to (on a different page from the map) in the statement: "The Built Up Area Boundary is proposed to be extended around the new housing and business site options to indicate the acceptance of development of these areas". And within one sentence it moves from a proposal to a "new Farnham Built Up Area Boundary". There is no such "acceptance" - this portrayal pre-judges the issue and prejudices the outcome of this consultation. This point is significant because of the different priority given to countryside protection outside the area. The definition of green field sites as "built up" alters the perception of such sites in the eyes of readers of this proposal. In fact, it alters the interpretation of some of the questions in this survey. Because in the first point of Q25 I "strongly agree" that new housing should be "Within the built up area boundary of Farnham", because of	The Built Up Area Boundary is proposed to be extended around new housing and business site options to indicate the acceptance of development of these areas. The boundary will only be amended if the sites are accepted for development in the Neighbourhood Plan.



## Comments in relation to Housing

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	the redefinition of what constitutes built up, you might interpret my answer as supporting development of such areas, whereas the opposite is true. The map in the previous version of the Draft Neighbourhood plan was a more accurate reflection of the Farnham built up area. I strongly suggest that you revert to it, and adjust the proposed building options accordingly.	
Ian Loader	Yes: There are sites that are not considered in this question that makes it very misleading , Attention should be given to the so categorised Amber sites for example in Badshot Lea	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.
Richard Rogers	These are better options than many more inappropriate sites.	Noted.
Wyatt Ramsdale	I am concerned as to whether enough houses are being planned for in order to be in line with need as identified in the SHMA. I understand the 863 on page 45 but not the 790 or the 1100. I am told by a colleague that the plans are the equivalent of 100pa. To be compatible with the 470pa in the SHMA and take our share we would need say 140pa, which after mitigation could be say 120pa.	The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Wendy Neal-Smith	I have concerns about the total level of housing that is being outlined for Farnham in any of the options by Waverley Borough Council. Specifically with regard to Wrecclesham , I am very concerned about the housing numbers being mooted for this area. Some areas could benefit from development such as the old Stephenson's engineering site which is run down and a bit of an eye sore. But one of the other areas (Viner's Mead) is in a conservation area and it would seem to contravene many of the planning statements. But the overall level of housing from the sites identified seems completely unrealistic because the current roads and infrastructure will just not support it. The marketing literature often fails to mention the 4,000 homes that are planned for Whitehill / Bordon - just a few miles down the road and indeed many people are blissfully unaware of the impact this will have.	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The

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		<p>Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)</p> <p>Development would be subject to policy FNPI and <b>further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b></p>
steve hibberd	I am aligned with the areas classified as "green" in the plan. Development should however be prioritized to brown-field sites.	Noted. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
sarah owens	I am not familiar with all these sites but my pref is for brown-field(habitats already affected) and town centre sites(can access most services by walking so reducing dep	Noted.

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Respondent	Representation	Response (italics indicate recommended amendments to text)
	on cars).Smaller units(1-2 bed flats) would be particularly suited to town centre. The young and the old may prefer to live closer to amenities. We do not need more 5 bed 3 bathroom houses.	
Ruth Thompson	The housing should be based around where there is least congestion, best access to the main roads (A31) and access to local facilities, therefore I have mainly agreed with the areas that this applies to.	Noted
Peter & Sally Mitchell	We cannot see in the draft plan the effect that each of the above developments could have on the town as a whole. Clearly there will be objections to each and all of the above, depending on the views of people living nearby, and so to rank the above without detailed supporting evidence is pointless.	Noted. Responses to infrastructure requirement comments are set out in the Infrastructure section.
jenny	all brownfield sites should be used before greenfield	The Neighbourhood Plan supports the use of appropriate and available brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Michael H. Thurston	VINERS MEAD. Conditional on adequate access - direct access onto roundabout would be hazardous in the extreme. FARNHAM COLLEGE. The area should be retained for sports facilities. Existing application represents gross over-development. If development were to be allowed, target capacity should be no more than ten. WELLINGTONS. Loss of public house. SWITCHBACK LANE. Drainage and access problems. COXBRIDGE FARM. Greenfield site. CRONDALL LANE. Greenfield site with very constrained access. Greenfield sites should not be used until all brownfield sites have been developed.	The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHCAA). Development would be subject to policy FNPI and <b>further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
Lynne Griffiths	Infrastructure must be reviewed with each development	Development would be subject to policy FNPI and <b>further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b> Responses to infrastructure requirement comments are set out in the Infrastructure section.
Margaret Dyer	Building should not take place on greenfield land, and the gaps between Badshot Lea and Weybourne should be preserved. Also, due to current congestion at the traffic	The Neighbourhood Plan supports the use of appropriate and available brownfield sites for

## Comments in relation to Housing

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	light junctions in both Badshot Lea and Weybourne, there should be no further building between these two spots, as this add to the existing traffic problems. When there is a problem on the A31 Badshot Lea village becomes snarled up very quickly, with long tail backs at the crossroads. Additionally, flooding has been a problem both along Lower Weybourne Lane and to some extent at the crossroads. Further significant building would exacerbate this.	development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. The plan supports the retention of the gap between Badshot Lea and Weybourne. Policy FNPI covers the matter of flooding.
Janet Martin	All developments should be conditional upon suitable improvements and adjustments to the road system, drainage and sewage treatment	Development would be subject to policy FNPI and <b>further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
Margaret Lennard	Some of these sites will erode the open space between towns/villages, which should be avoided. Some sites will add to already very congested roads and increase pressure on oversubscribed schools and other services. I have checked "agree" on the assumption that these problems will be addressed BEFORE the new homes are completed	Noted. The Neighbourhood Plan supports the use of appropriate and available brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Charles Fearnley	Comments + or - are for sites where I have some knowledge - sites I do not know are in the "neither" category	Noted
Helen Butcher	Proposals for a number of sites at Badshot Lea would more than double the size of the village if all take up. This would be very bad for the character of the village and the effect on schools and traffic in the area. Large developments in the centre of Farnham would add to existing overstretched traffic and air pollution management. Even if studies show that the increase in traffic or air pollution is not significant over	The sites proposed at Badshot Lea have been carefully selected to minimise any impact on its character and the housing options do not represent all of the land proposed by landowners. Surrey County Council Highways have provided

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	and above expect 'do nothing' growth, this is still an excess that cannot be accommodated. It is already too bad. Adding more traffic to Crondall Lane means more traffic in the town centre. Similarly for any development at the Woolmead (although it would be very advantageous to see an improved development of that site). Please provide alternatives for traffic first, before allowing any additional town centre development.	feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Development would be subject to policy FNPI and <b>further detailed guidance on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b>
Stella Houchin	With reference to a previous section I have no idea what Farnham Design Statement and the Surrey Hills AONB Management Plans are so I cannot give a sensible answer.	Noted. Referenced links to these documents are provided in the Neighbourhood Plan.
William Allen	Until Dunsfold airfield has been developed to its full housing potential . 5000 plus dwellings and associated infrastructure including schools, only brownfield sites should be developed in the Farnham area. Waverley should take into account the large scale housing schemes being proposed in the Aldershot area.	The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan. The Neighbourhood Plan supports the use of appropriate and available brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
MARTIN RUSS	Question 25 is again biased and misleading in that it only allows the option to provide opinion on sites selected within the 'draft' Neighbourhood Plan'. For example the following sites assessed as green or amber by Waverley's RAG assessment should have been assessed and included as part of question 25 (accounting for an extra potential 478 dwellings which are currently ignored in the Plan!) ... .10 Acre Walk Rowledge .Baker and Oates .Upper Old Park Lane .Cedar House (Byworth Close) .Waverley Lane .Lavender Lane, Boundstone There are also areas which should be considered in the Badshot Lea area which classify as green and amber sites and are also not within the proposed Aldershot Badshot Lea Green Belt and could therefore be viable.	A comment box allowed comments on other sites. In addition, a Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites and general responses to the proposed housing sites.
Barry Russ	Question 25 requests opinions of only sites which have been selected for development in the draft Neighbourhood Plan. This appears to be a pre-selected list as there are number of sites which are included in Waverley's draft new local plan	A comment box allowed comments on other sites. In addition, a Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation. See Farnham

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	which have not been included in the Neighbourhood plan. i.e 10 Acre Walk Rowledge (amber) 30 - 50 (Waverley Numbers) Waverley Lane (amber) 190 Baker and Oates (amber) 50 Cedar House (Byworth Close) (amber) 32 Lavender Lane, Bounstone (amber) 72 Upper Old Park Lane (amber) 84 There are also anumber of green and amber sites in Badshot Lea and in the present Strategic Gap which should be considered: Land West of Badshot Lea (green) 140,; Stockwood Way (green) 60-80; East of Badshot Lea (amber) 30-40; South of Badshot Lea (500-800); Low Lane Badshot Lea (amber) 26-62	Housing Land Availability Assessment (FHLAA) conclusions on the housing sites and general responses to the proposed housing sites.
Peter Fenn	the last 8 of the above are greenfield sites & should have been listed as such.	Noted. The Neighbourhood plan makes this clear.
A J Pickering	Although I have agreed each of the sites listed to ensure Farnham has a contingency of sites to comply with the Waverley Local Plan I am opposed to all planning applications on individual 'green field' sites until I am convinced that development on 'green field' is absolutely necessary.	Noted
Robin Broadway	While I am strongly in favour of redeveloping the Woolmead and have no architectural or social objections to building houses there, I think that the residents' cars will accentuate traffic problems in the area. I imagine the traffic pollution levels in the Woolmead will be high; I would not want to live there. This underlines the need to improve the traffic infrastructure in Farnham.	Noted. Policy FNP23 - Transport Impact of Development deals with matters of transport.
Tony Patterson	Number of developments on Wrecclesham Hill may result in a traffic issue in that area with access onto a busy road.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Dr E.R. Coombes	If there must be development, brownfield sites within the town should be used first. The remaining SANG in Farnham Park must be reserved for brownfield site development. The density proposed for Farnham College site is much too high, especially if the dwellings are large. The loss of the pub at the Folly Hill site would be most regrettable. Development on greenfield sites should be resisted. If any have to be used, they MUST provide their own SANGS on site.	The Neighbourhood Plan supports the use of appropriate and available brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. See Environment Section for responses on SANG. <b>Public houses are to be protected in the</b>

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		<b>Neighbourhood Plan which means the deletion of Wellingtons, Folly Hill site option. Public houses are an important community facility within Farnham. The change of use of a public house to certain other uses can occur without the need for planning permission. However, their loss to residential uses would represent a loss of a community facility. A new policy should be introduced into the Neighbourhood Plan to apply when planning permission is required protecting public houses within the plan area, subject to viability and other criteria. Consequently, FNPI 1 (g) Wellington should be deleted as a potential housing allocation.</b>
J C McLaughlin	So much depends on type of housing built. Need for " Council Houses" but builders only interested in larger properties.	There is an identified need for affordable housing and the emerging Local Plan will set an updated policy based on this need. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b> The Neighbourhood Plan recognises the need for smaller 1 – 2 bedroom properties and Policy FNPI2 – Small Scale Dwellings seeks their provision.
W A Woellwarth	I do not necessarily agree with the quantity of houses per hectare. Developments must assume that every dwelling has off street parking for at least one car. Larger dwellings (3bed +) must have off street parking for at least two cars. More use of both basement and attic accommodation should be encouraged.	The density of housing has been calculated based on neighbouring development. Parking standards are set by Surrey County Council as Highway Authority.
brian martin	it is all very well to plan all this additional housing but in the words of greater men than I, "Farnham is full-up". A spokesman for Thames water said recently that the Monkton Lane treatment works were built in 1902 with a population capacity of 38,000. Haven't we exceeded that figure already? When is Surrey going to co-	This consultation draft plan has been discussed with infrastructure providers to test whether proposed development can be supported by sufficient infrastructure to ensure the quality of life of existing



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	operate with Hampshire and build the eastern by-pass? When is Surrey going to complete the A31 at Hickleys corner and the Shepherd & Flock? What provision are South East Water making to deal with the increased surface water caused by climate change as well as new housing? There is a need for massive infrastructure investment to accompany all this development and has anyone addressed what type of housing is required? For Farnham to thrive we need to attract younger families. That will require a different type of affordable homes.	and future residents. The Neighbourhood Plan supports smaller homes and affordable housing. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
John POWELL	The protection of Farnham's green field 'lung' around the town must be the highest priority. All efforts must be made to defend Farnham from building too many levels unsustainable. Greater pressure must be made to force WBC to make full use of Dunsfold and reduce the housing numbers laid on Farnham.	The Neighbourhood Plan seeks to protect the green belt and most sensitive landscape around the town. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
K R A Denne	3 bedroom plus buildings should be of detached nature as far as possible rather than semi detached. 1 and 2 bedroom housing should be attractive semi detached or terraced housing with solid dividing walls and well sound proofed. All flats should have a high degree of sound proofing with solid dividing walls.	The Neighbourhood Plan aims to enable a variety of house types.
Richard Slape	Farnham is already overcrowded as a result of policies pursued over the last 20 years in particular. In my opinion, the quality of life has deteriorated significantly in that time, largely because the transport network is unable to cope with the demands being placed upon it. Apart from the air quality issues that our local councillors perpetually harp on about, the resulting traffic jams result in much wasted time and considerable frustration. The additional 1,000+ houses referred to above will result in the town's population increasing to significantly more than 40,000. Especially in conjunction with new the large-scale new housing proposed in Rushmoor and Hart, it will be impossible to expand the roads network adequately to cope with this and issues such as parking at Farnham station will only become increasingly acute. Furthermore, it will accelerate the erosion of Farnham's endearing character as a relatively small market town. Frankly, we need and deserve local politicians willing to stand-up for the wishes and views of the people that elected them against an unsustainable, unimaginative, Westminster-inspired policy of over-developing the south-east of the country.	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need



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		<p>for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)</p> <p>Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNP11. Responses to infrastructure requirement comments are set out in the Infrastructure section.</p> <p>Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside</p>

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		development.
Richard North	The vehicular access to any development in the site proposed off Crondall Lane and to the rear of Three Stiles Road would be so dangerous that this proposal should be ruled out on that ground alone.	Noted. The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b>
Chris Fisher	Increased development in Farnham would ruin the town - I feel any increased development in Waverley should be at the proposed Dunsfold airport site	The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
david kershaw	Land off Crondall Lane and rear of Three Stiles Road - Use of this land appears out of character with the need to reduce the impact on infrastructure.	Noted. The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b>
Mrs Judith K Hunt	It is a concern to me where proposals are for such high numbers of houses - eg 200 at Coxbridge Farm, 160 at Three Stiles Road. I feel such developments would change the character of Farnham, albeit they are on the outskirts. They would surely begin to look like the suburbs of a much larger town.	The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLLAA). The character and design of development would be subject to policy FNPI and <b>further detailed guidance on access, layout, landscaping and infrastructure should be provided in relation to Policy FNPI I.</b>
Gordon Mitchell	I am against the extension of development in areas which would have a significant adverse impact of the area.	Noted. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLLAA).
Mrs Patricia A. Roberts	I have agreed the majority of sites listed so that the areas to be considered should be as wide spread as possible so as not to have all the housing situated in one location, to suddenly land 350 houses in Badshot Lea and 200 houses at Coxbridge seems irrational as the road network around these areas will not accommodate the burden of the extra traffic, and will cause complete grid lock. I am not opposed to some additional housing in any of these areas as long as careful consideration is given to the quantities in any given area and building work does not unnecessarily expand	The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLLAA). The Neighbourhood Plan seeks to protect expansion onto constrained areas.

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	onto Green field and protected sites.	
Rick Vinter	Land to west of Green Lane is not suitable for housing development, is prone to flooding, and Badshot Lea does not have adequate infrastructure for the proposed number of homes (e.g. roads, drainage). Green field development here would have an adverse environmental impact on local wildlife and be strongly opposed by the community.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on larger housing sites. Development of allocated sites would be subject to policy FNPI - Design of New Development and Conservation; Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in relation to Policy FNPII</b> . Responses to infrastructure requirement comments are set out in the Infrastructure section.
Paula Haldenby	I feel most strongly that every area except the North West- (if the proposed building on the Hop Fields takes place) - have green spaces available - however if this area is lost it will never be replaced. It has historical and agricultural significance and it would be a disgrace if this building was to take place. There are other brownfield areas - such as Dunsfold - which could take virtually all the proposed housing - and should be big enough to have all the necessary facilities provided by the developer.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on larger housing sites. Development of allocated sites would be subject to policy FNPI - Design of New Development and Conservation; Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in relation to Policy FNPII</b> . The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
Wilkes	Any building in the fields or woods around Rowledge would greatly reduce the beauty and charm of the area. 'IT IS USED BY ALL OF THE POP OF FARNHAM AS AN OPEN SPACE..ALICE HOLT ETC.	Noted
Roger Smith	IN MY OPINION THERE ARE A NUMBER OF OTHER SITES WHICH SHOULD BE CONSIDERED FOR HOUSING DEVELOPMENT	Noted. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on larger housing sites.
Laurence Carter	Land off Crondall Lane rear of Three Styles Road. I particularly object to this proposal. At present this area of fields and trees is particularly valuable as it brings	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on larger housing sites.

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Respondent	Representation	Response (italics indicate recommended amendments to text)
	the countryside almost to the heart of the town, and provides a source of fresh air to the heavily polluted town centre. Also the problems of getting traffic into and out of Crondall lane during the day would be horrible with long tail-backs down to West Street.	Development of allocated sites would be subject to policy FNPI - Design of New Development and Conservation; Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in relation to Policy FNPII.</b>  The site on Crondall Lane has planning permission. <b>The land at Three Stiles Road is not accessible or deliverable. It is therefore not allocated in the regulation 15 Neighbourhood Plan.</b>
T.R. Chadbon	Strongly disagree to Hopfields development	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on larger housing sites. Development of allocated sites would be subject to policy FNPI - Design of New Development and Conservation; Policy FNP20 - Public Open Space; Policy FNP23 - Transport Impact of Development and Policy FNP24 - Securing Infrastructure <b>and further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in relation to Policy FNPII.</b>
E. Anne. Cooper	Development cannot be decided on all these sites until it can be demonstrated that SANGS work in protecting SPAs. Why not challenge the Government to prove that SANGS work?	The Neighbourhood Plan is working to the provisions of the Thames Basin Heath Avoidance Strategy which is approved by Natural England.
Cheryl Cross	Just the same as above, add that land on.	Noted
Darren Stairs	add on the www.haleroadhomes site at the Hale Road Farnham, next to the hotel.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
Karen May	www.haleroadhomes.co.uk It is a very good site and not on your list. I can't see why it is not on there.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
David and Liz Meads	The land by the Church at Hale Road, Farnham is not on here and should be we think.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
John Plympton	All brownfield sites	Noted
Leo Danielle	Add on the land next to me at Hale Road, Farnham. It is ideal.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
Victoria and Roy Carpenter	Of course it should be outside of the built up boundary of Farnham. This is where the site we like is too. The Land at Hale Road, Farnham, their web site is very informative and they have done a lot in the community. It is a natural choice as it ticks all the boxes.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
Jason Hart	Can you add on the Hale Road Land, Farnham that is next to the hotel.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
Matthew Walls	The Land at Hale Road, Farnham is great and not on here. It is outside of the boundary at Farnham which is superb.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
Matthew Watson	The land I suggested at Hale Road, Farnham by Hotel Danielle is not on here and is one of the best sites. Their plan that we attended was great.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
Robert A Shatwell	Roads through Badshot Lea cannot cope with a significant increase in traffic associated with the housing proposed. Building on the land west of Green Lane would allow means of egress that would not impinge on the cross roads of Badshot Lea. The other proposals would.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Jerry Hyman	In the absence of an Appropriate Assessment of the draft NP, none of these proposals can be considered unless accompanied by 'Habitats' Article 6(4) justification (i.e. of 'no alternative solution' and 'IROPI', Imperative Reasons of Overriding Public Interest. No one should be asked to support unlawful development. My responses indicate how I would respond if the survey were asking whether I considered that the outlined development might qualify under IROPI, if a genuine (but uncertain) TBHSPA mitigation strategy were adopted. I have responded 'Disagree' to those developments that may be acceptable (but at present I have insufficient information to respond positively, because no outline plans, no AA, no genuine mitigation and no Art.6(4) justification exists). I have responded 'Strongly Disagree' to those developments that are unlikely to be lawful until the required "convincing" evidence of the efficacy of the TBHSPA and WHSPA 'Avoidance' strategies is provided in an Article 6(3) Appropriate Assessment, and which (in the meantime) are unlikely to qualify for the Art.6(4) exemption (in accordance with the principles and established interpretations of the Habitats	An Appropriate Assessment (HRA) will be undertaken on the Regulation 15 Neighbourhood Plan.

## Comments in relation to Housing

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	Directive and ECJ Case Law). I have responded 'Neither Agree Nor Disagree' to those questions where the situation is more complicated. In the circumstances (i.e. in the absence of an AA) all the questions are inappropriate, as the public have no right to support unlawful actions by the LPA.	
Matthew Elliott	All major development should be directed to Dunsfold airfield with only minor infilling permitted within Farnham, together with the East Development.	The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Kevin Lewis	All of these sites have merit. The most controversial is behind the Art College - but this is the most ideal - short walk to town centre and station, less car use and life to the town. Of course if you back onto a field, you'll be upset - perhaps developer should compensate in some way. Regardless, let's build well designed and high spec houses in the town centre	Noted.
Madeleine Stanford	Greenfield land should not be used. There is not sufficient infrastructure to allow for that many extra dwellings, not enough schools either.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. See responses to Infrastructure section.
Martin Cox	There should be no development in the Wrecclesham. The level of traffic congestion is already too high and the local infrastructure would be unable to cope with additional housing	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Simon Bradbury	Further development in Wrecclesham will add to the already unacceptable level of	A Wrecclesham bypass was not justified by the Bordon

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	traffic congestion on the A325 Wrecclesham Hill. This congestion will become MUCH WORSE if the proposed eco town at Bordon goes ahead. Development should not proceed without the construction of a Wrecclesham bypass.	development and is similarly not justified by the Neighbourhood proposals. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Valerie Burch	Brown field sites are according to the governments own advice and the therefore to be followed by the council, to be developed before greenfield sites, and greenfield according to the the value of the agricultural land, Hop fields are high value specialised sites.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on larger housing sites.
william bell	I left comment above > if we to are continue overlooking our heritage and destroying that which is dear to so many then there appears little hope. Development and improvement is essential but in order to keep Farnham as a special historical place then real thought and intelligence is needed with input for those who are honest and true, most all with experience. Do we have it ??	Noted. The aim of the plan is to keep Farnham a special place whilst accommodating some development and improvement.
Paul Burch	The Three Stiles Lane/Crondal Lane option has been a protected site for many years, it is of historic value as a part of the castle surrounds and has a high agricultural value which is not being utilised as a matter of political expediency by the owner. The Governments advice is that brown field sites should be utilised first, of which there are many in Waverley. Finally why have not all available sites been included in the list? Could it be that certain councillors have vested interests in the Bourne area and so have conived to have these sites removed from the list.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on larger housing sites. The site on Crondall Lane has planning permission. <b>With the allocation of Open Green Space to the north of this site, the land at Three Stiles Road</b>

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		<b>is not accessible or deliverable. It is therefore not allocated in the Neighbourhood Plan.</b>
Janet Maines	The aim is to maintain the green areas between the villages here and I have been stronger in my opposition to development in areas that I know well.	Noted.
Caroline Cullum	The areas in Wrecclesham - Viners Mead & Colemans, Coal Yard and Garden Style: More housing in these areas will cause considerably more traffic congestion on the A325. Viners Mead sits to close to the mini roundabout (A325 & School Hill). It is already difficult to exit onto the A325 from School Hill, this would make it almost impossible.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Julian Spickernell	These proposals unacceptably impinge on the character of the whole town as well as impacting several green spaces that are close to or part of the town. This contributes to the further urbanisation of the area and strain the existing already inadequate road network.	The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified and seeks to minimise impact on the character of the distinctive areas of the town. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on larger housing sites.
Reta Ann Hayes	brownfield sites should be used before any consideration is given to greenfield sites	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
alan johnson	A major problem as I see it is that traffic congestion is far worse to the north of the town compared to the south side of the town. This is exacerbated by the fact that access to car parks in the centre of the town is far more difficult from the north side of the town. Wherever large housing developments occur, the impact on ease of movement for residents needs to be taken into account.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Graham Precious	Rowledge submitted a site known as "The Nest" in The Long Road. This was assessed and rejected because it is less than 0.2 hectares in area. This is an error as the site is some 0.9 hectares (2.3 acres). Please reassess the site and include it in the "Sites Included" list. The site is owned by the community and its development will provide essential funds for maintenance and replacement of community facilities.	Noted. This site has been assessed and the assessment sheet can be found in the Regulation 15 FHLAA - Sites not allocated
Nick Reeve	Brethren's Meeting Room, West Street (Site Area: 0.46ha; Approximate Density 20	Noted.



Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	dwellings per hectare; approximate capacity 10 dwellings) This site is under offer to a care home operator who will no doubt be submitting a planning application shortly.	
Kathleen Gavaghan	Without personal local knowledge it is difficult to comment. Where there is knowledge, the prime complaint is the density of the proposed development.. Brownfield sites should receive priority.	Noted. Approximate densities broadly accord with adjoining development. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Alasdair Cockburn	Instinctively I have some concerns on proposed housing densities. No doubt these come from national recommendations as to what is possible but there is quite a lot of concern that we have got density and "room size" out of kilter with other European locations. Perhaps more justification needs to be given on the density proposals and in each location the amount of green space / recreation space to be provided by the developer or available close by.	Approximate densities broadly accord with adjoining development. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPI I.</b>
Jan Dunford	We cannot afford to build any more housing within the town centre. In what is already a polluted town even the Government are suggesting that Nursing homes, Schools and Hospitals are not built on main roads. We have all of these currently in Farnham and we shouldn't be building any more that would increase traffic and thus pollution into our beautiful town.	The town centre is considered a sustainable location for residential development. Policy FNP23 - Transport Impact of Development requires development in areas of poor air quality or development that may have an adverse impact on air quality to incorporate mitigation measures to reduce impact to an acceptable level.
j m frank	Have you ever looked at Farnham from the air? It is primarily car park. This is valuable land that should be developed to great effect for housing and to some extent businesses and not to put in a few restaurants as has been proposed at the theatre / day-centre site. Farnham should have outlying carparks possibly with park and ride and a strategy to reduce traffic through the centre.	A park and ride strategy is not proposed by Surrey County Council as Highway Authority.
Mrs Michelle Quinlan	The crondall lane site appears to have only one exit onto a very busy cut through lane. The number of additional cars from coxbridge development, crondall lane, East and South Farnham developments is a great concern, considering the high pollution levels that already exist in Farnham Town Basin. The Town will not be able to function with the increase demand, waitrose already struggles at peak times, delivery	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	trucks frequently block lanes at critically busy bottlenecks, pedestrians are at higher risk. Without alternative road networks, I am struggling to see how this will enhance and let the town thrive?	to cope with effective mitigation planned alongside development,
Mr Thompson	<p>I strongly object to the Question 25 of the questionnaire which requests opinions of only the sites which have been selected for development in the draft Neighbourhood Plan. The way this question has been formulated it cannot fairly draw out any opinion on possible sites which are not on the list. To make matters worse, as the likely situation when Waverley finalise their local plan is for 700 houses to be required on green field sites in Farnham and this list proposes 790, to assess whether to remove any one of the larger single sites from the list offered it will be necessary to have opinions on other sites not on the list. In particular the following sites – which were assessed ‘AMBER’ by Waverley’s ‘RAG’ assessment – should be assessed: There are also a number of green and amber sites in Badshot Lea and in the present Strategic Gap * which could be considered, although we accept that some reduction is needed in selecting these sites because of the need for some continuing Strategic Gap protection. In particular both the Land West of Badshot Lea and that South of Badshot Lea are NOT in the proposed Aldershot Badshot Lea Green Belt. (*Land West of Badshot Lea (green) 140 (Waverley numbers); Stockwood Way (green) 60–80; East of Badshot Lea (amber) 30–40; South of Badshot Lea (500-850); Low Lane Badshot Lea(amber) (26-62) )</p>	<p>The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted.</p> <p>In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham.</p>

Comments in relation to Housing		
Respondent	Representation	Response ( <i>italics indicate recommended amendments to text</i> )
		Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)
Hannah Bence	Strongly believe brownfield sites should be developed before greenfield	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Mr J C Slocombe	Waverley Lane Fields should NOT be included in the 'suitable sites' list for the following reasons:- It is too far from the town to walk - even if this was possible. The Waverley Lane access road is narrow with poor visibility. There are no footpaths. Over capacity road, (closed 20% of the day by the level crossing). Illegal levels of air pollution at level crossing. Presence of ancient woodland on site. Flood zone at the bottom of the fields. Insufficient infrastructure, including doctors and dentists. Pressure on school places. No more parking space at Farnham station for commuters. It is on the wrong side of Farnham - most employment is to the north of Farnham - an area that is already impossible to drive to during the rush hours because of the level crossing and Hickleys crossing traffic lights. Development would ruin the pleasant rural approach to Farnham from the south. The increased volumes of sewage would make the summer stink even worse. The water supply is already inadequate during the summer months.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on housing sites.
Kenneth Alan Richardson	The development of the majority of these sites would not, in my opinion, impinge greatly on existing residents as long as it was done thoughtfully. I believe we should take care re the land off Crondall Lane so that we ensure the Hop Fields are maintained.	Noted. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPI I.</b>
Jenny Reynolds	Why is this list not more comprehensive? What about Waverley Lane? There are other potential sites.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all available housing sites.
Eric Liggins	Other sites for potential development should have been listed in addition to those	See Farnham Housing Land Availability Assessment

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	above.	(FHLAA) conclusions on all available housing sites. It was open to respondents to propose other sites and a Call for Sites exercise was run in parallel with the Neighbourhood plan consultation to elicit any further housing site options.
Maggie Wilson	The Land at Hale Road, Farnham is deliverable and fits a natural continuation of the housing. They will also take down the pylon.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all available housing sites.
Mark and Lorraine Wilson	Yes, Land at Lower Hale Farnham. I live near this site and there is already housing there so it makes sense. They are also going to bury that pylon. I looked into that and it costs over 3 million so if they are going to do it then it shall enhance the park and local area enormously. It will open up the sky line and make it a lot prettier. MY neighbours all want the pylon buried. This site MUST be on the neighbourhood plan and I cant understand why it is not. Everyone who drinks in the six bells pub wants the housing there and say it is going to make the area better as they will also provide a doctors or nursery. It is only a failing cemetery at the moment. Houses here will do a lot for the local businesses too and the hotel and restaurant is in danger of closing even though it is number 1 on trip advisor. It needs more people visiting it.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all available housing sites.
Stephen and Alexis Porter	When I spoke to the developers when they came to speak to us and advertised for the site a while ago they said that they have their own SANG. This is very important.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all available housing sites.
Lynne and Robert Porter	The Land at Hale Road is one to consider. The one with the pylon over it.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all available housing sites.
Patricia Bayliss	The lower density quotas should be applied to all new large developments.	Approximate densities broadly accord with adjoining development.
Rowledge Residents' Association (Mr R G Precious)	Rowledge submitted a plot (Land Registry SY134623) known as "The Nest" in The Long Road, Rowledge to the Neighbourhood Plan Team. The plot comprises 0.9 hectares (2.3 acres) with approximately 70m of frontage on to The Long Road. For some reason the plot was erroneously rejected from the list of acceptable sites on the basis of its size being less than 0.2 hectares. Please include this in the "included" list as it is owned by the community and its development will contribute to replacement of community facilities.	Noted. This site has been assessed and the assessment sheet can be found in the Regulation 15 FHLAA - Sites not allocated
David King	I am sure that there are other brownfield sites that haven't been included here. Greenfield sites are paramount to the character of Farnham and should NOT be built on, when there are other sites available.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		to cope with effective mitigation planned alongside development.
Lydia Zbinden	Any large-scale development using either Wrecclesham Road or Crondall Lane for access would exacerbate the existing traffic problems experienced on these relatively narrow and heavily-used roads. Pavements are narrow, often blocked by parked vehicles and yet used regularly by school children. I cannot see how Wrecclesham Road in particular could be improved to cope with an increase in access traffic since all plans for a by-pass have been shelved.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
David and Shireley Wardell	As I just said. You cant just keep building up within the center. Let the town grow and develop. I am not commenting on the other sites as you have clearly focussed them towards the center and we all disagree. If you look at history then towns naturally grow and it works that way as it keeps the density at a fair level. The land with the burial permission at Lower Hale and the pylon over it showed an excellent solution and my friends and I thought that their presentation on site was excellent. You haven't even put it on here and it is the best site.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all available housing sites.
Mrs Deirdre Leggett	I feel the need for more housing is paramount - especially if they are lower cost properties.	Noted.
Simon HAYES	There are other possible sites which should have been listed	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all available housing sites.
Alexander and Helen Thompson	I can't see the Lower Hale Burial Land on this list. They have done a lot in the community to show us how their building shall work and we approve of this. It should be on the neighbourhood plan.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all available housing sites.
Jo Huddleston	Manley Bridge Road??	
Ian Capon	Ensure alternative access is provided. Bikes and Walking infrastructure. Dual Use Section 101 or equivalent	Noted.
Robert Wilks	Land at Hale Road, Farnham is deliverable. It should be on there as it is a natural extension of housing but well screened.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all available housing sites.
David Bell	Do not build on Coxbridge farm fields	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all available housing sites.
David Williams	We need housing for the young people or they will have to leave Farnham. It's not good that those that live in large properties with space around them have such and prevent others from having reasonable housing.	Noted.
Jennifer Thorpe	If there are other sites available these should be shown. I am totally opposed to the	See Farnham Housing Land Availability Assessment

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	development of the hop fields. Farnham is traditionally a Market town and the hops were an essential part of our history. the fields are part of our history and this lovely space should be retained to balance the inevitable need for more housing.	(FHCAA) conclusions on all available housing sites. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPI 1.</b>
Mark AND Jane Lee	They can build on the Lower Hale burial ground so why not there. Why is the best one not included?	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on all available housing sites.
Kris Charij	Why is the Lower Hale Burial ground not on this one. It is the site that makes the most sense.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on all available housing sites.
Angela Redley	Development on Coxbridge Farm, Alton Road would cause further flooding. Last years floods the water meadows did their job by keeping the flood water contained, if this land is built on we will end up with further homes and businesses being flooded. We should not put financial gain before peoples homes.	Policy FNPI requires development not be at an unacceptable risk of flooding itself, and not to result in any increased risk of flooding elsewhere;
Nicola Shepherd	Badshot Lea has inadequate roads and infrastructure to support this level of development. The provision of public transport is poor and the land under threat of development is prone to flooding.	See responses to Infrastructure section.
faye fry	I really don't see how more housing can be beneficial to the Badshot Lea/Weybourne area? The traffic is awful/dangerous at school run times now, parents park dangerously and carelessly. I honestly can't see how we could cope with yet more traffic, parents picking up, let alone the schools having places to accommodate potential new residents.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
ELLA CATTELL	Other sites outside the proposed boundary of Farnham should also be considered. For example the Village of Runfold. (a proforma has been completed and submitted)	The Neighbourhood Plan can only cover the area within the designated area within the Farnham Town Council boundary.
Mrs S J Mackintosh	Crondall Lane is busy enough already - it has not got the capacity for more houses, it would all grind to a stand still especially if the development by the Coxbridge Round about goes ahead - schools, doctors, the railway station, lack of buses, parking - will all become a nightmare.	Part of the Crondall Lane site now has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b>
Emm Hobbs	Badshot lea could not cope with any building in this area. Increased traffic, little parking, loss of recreational areas, oversubscribed schooling & services.	The loss of recreation areas is not proposed in the Neighbourhood Plan. Surrey County Council Highways

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school.
Gordon Forrester	Build within current footprint of town or between current residential areas and main roads e.g. Area between Badshot Lea and A31 or Coxbridge and A31.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all available housing sites.
Tilly Casson	How the additional traffic will be dealt with should be decided/planned for at the same time as any planning permission for a site is granted. Especially when bearing in mind pedestrians who have to cross the busy roads during peak rush hours.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Augustin Benyahia	Farnham cannot take new houses!	Noted
Morris	There are other possible sites which you should have listed	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all available housing sites.
Dr L R Speight	West of Switchback Lane, Rowledge, does provide a welcome island of open land, and enhances the amenity value of this rural lane. However, I believe that all areas within Farnham that can make a contribution without too much loss of character should do so. This area is well hidden, and relatively few will mourn its loss to development. Access will be a problem and will itself require some development effort.	Noted. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPII.</b>
William Bryce	I consider that the questions posed above have been selected so as to offer choices biased in favour of what the Council has already decided should be on offer. This is the question of most significance in the survey and there is no option to consider all of the options available. The remaining questions are, largely, window dressing. This is a whitewash worthy of Soviet Russia or, more recently, Hongkong. You have a vote but only for what Big Brother chooses to offer you. As a consequence, I say, stuff your tick boxes.	Noted. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA which are all the sites put forward by landowners. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.
Matthew Felix Williamson	This list seems biased towards building on North Farnham green field sites. Why are they not spread around Farnham? Could it be that the option in South Farnham have been eliminated because they are too close to the councillors homes that are responsible for this exercise	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA.



Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
Miss Lucy Hemingway	Land at Hale Road, east of Farm Park - this site should be included in the Neighbourhood Plan The recent exhibition showed an application for this site which appeared to be well thought through and sustainable, and could deliver much-needed homes in Farnham (I can not afford to buy here, and so have to commute from Northants and stay in hotels/with a friend during the working week)	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLAA.
Ella Burrows	It should not be within the built up area (or as little as possible should be in this area) there are better sites that fall outside the area for traffic etc. The land at Lower Hale, Farnham is a perfect site.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLAA.
Michael Culham	But wherever they are built we do need to sort out schools and Infrastructure FIRST	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school.
Julie Summers	I was not going to take part in the survey as I am of the view that new houses are needed and the plans put forward by Farnham DC are probably a foregone conclusion. However, I live in Bullers Road, Weybourne and walk my dogs on the Weybourne recreation ground and the fields to the west of Green Lane each day. This morning was a particularly lovely one being frosty with a pink sky and I felt very sad about the proposed development of the land either side of Green Lane. I am of the view that such development would detract hugely from the rural character of Weybourne and would contradict the aim of avoiding a coalescence of Weybourne and Badshot Lea. It would also lead to Aldershot and Farnham becoming joined together as Badshot Lea is in fact now joined to Aldershot. I am of the view that development should take place on a small scale over a larger number of brown field sites or infilling. The land either side of Green Lane (save for the SSE site) has historically always been farm land and the proposal is for a total of 170 houses to be built on land which has never ever been built on before. I have no objection to the proposed development of the land next to Monkton Lane as it is not used recreationally and the allotment and school fields either side would still continue to contribute to the rural character of Weybourne.	Part of the SSE Farnham Depot, Lower Weybourne Lane site is a brownfield site. It is intended that only the northern part of Land west of Green Lane, Badshot Lea be developed with the remaining southern area retained as open. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPI 1.</b>
Francoise Hancock	Well considered and well designed schemes should be the norm not the exception.	Noted. <b>Further detailed guidance for each site on</b>



Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	The onus should be on the developer/land owner to produce schemes that add value (in all its variations) to the local area. They should be site specific and suit the local vernacular - not just generic housing schemes that bear no relation to their surroundings. Where will the displaced sites relocate to eg. Garden Style - is there a plan in place?	<b>access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNP11.</b>
John Hook	I have to preface any comments regarding individual sites by objecting strongly to the imposition by central government of the requirement of Waverley to increase its housing stock by a massive one fifth , some 8,500 units , in a mere 17 years . I have commented on some of the smaller sites listed above . Of the larger sites I would regard development on the Crondall Lane r/o Three Stiles Road Hop Fields site as very regrettable for the reasons well set out by the North West Farnham Residents Association. It is a green lung for Farnham . At worst any development should be limited to the southern half of the site , leaving the northern part untouched . I am surprised by the proposal for the Coxbridge Farm site . Would this render a future western bypass impossible ? Whilst I could see some scope for some development of part of the site provision must be allowed for a future possible western bypass .	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on all the housing sites included within the WBC SHCAA. Surrey County Council as Highway Authority do not state that there is a justified need for a western bypass. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNP11.</b>  The site on Crondall Lane has planning permission. <b>With the allocation of Open Green Space to the north of this site, the land at Three Stiles Road is not accessible or deliverable. It is therefore not allocated in the Neighbourhood Plan.</b>
Brooks	NO MORE GRABBING EVERY AVAILABLE PIECE OF LAND FOR MORE HOUSES. WE HAVE ENOUGH IN THIS AREA AND THE INFRASTRUCTURE CANNOT COPE. RECENT HOUSING DEVELOPEMENTS WHICH HAVE BEEN APPROVED CLOSE TO MY LOCATION, HAVE DISREGARDED THE LOCAL RESIDENTS COMMENTS AND CONCERNS AND THE DEVELOPERS HAVE BROKEN MANY OF THE RESTRICTIONS PLACED ON THEM ANYWAY, WHEN THEY GET CAUGHT THEY JUST PAY A PENALLTY AND CARRY ON REGARDLESS	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		<p>in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA)</p>
Millar	<p>The land to the rear of Three stiles road is an important green space around a heavily polluted town centre. Building here will exacerbate the fumes in the centre and provide locals with less green areas for escaping to clean air and countryside which is in walking distance to the town. The view of the countryside from the south of Farnham looking to the north will be affected too. The amount of houses proposed far exceeds the road capacity of the town.</p>	<p>See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPI 1.</b> The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b></p>

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
catherine williamson	There are plenty of other options in South Farnham but they have not been put forward and when did the hop fields become part of the Farnham built up area? You have changed designated areas of visual importance without discussion and make no reference to these changes. I started to answer the question and it soon became apparent that without that vital information my answers were the opposite of what I wanted to say. The process is inherently flawed and dishonest, you should be ashamed of your self's.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA. Areas of Strategic Visual Importance (ASVI) are designated in the Waverley Local Plan (2002) as other areas which need protection because of the role they play in preventing the coalescence of settlements or because they are an area of open land that penetrates into the urban area like a green "lung". They were considered strategic areas because of the part they play in retaining the character of Farnham, Since the Local Plan was adopted, the Farnham Design Statement has identified the distinctive character of each of the areas of Farnham and was adopted as a material consideration by Waverley Borough Council in 2010. In addition the AONB review is being undertaken and Waverley Borough Council has undertaken a landscape sensitivity and capacity study. The Neighbourhood Plan uses the most recent evidence base and takes account of the NPPF.
Jerome Andrews	Allow Farnham College to build on will mean it will sell the remainder of its land so really I see the decision as all or none. Some of the other sites I've disagreed with seem to have no road infrastructure to support them or appear as isolated appendages not continuous to their community.	Noted. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA.
Alan Fryett	Other possible sites should have been listed. To resolve development issues Dunfolds is only option, a brown field site! Which will meet all housing short falls in all areas.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
Steven Braysher	Although I am a resident of Weybourne, I do not have an issue with development within the local area. In fact, I believe that the land around Monkton Lane (David Lloyd leisure and treatment works) would be perfect as it has easy access and supermarkets/facilities nearby, without impacting on existing residents. However, this would be on the following provisos: 1. Expansion or additional infant/junior	Noted. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space and schools where justified) should be provided in relation to Policy FNPI 1.</b>

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	schools. The current Weybourne and Badshot infant schools do not have much spare capacity. This would need to be addressed before any development could go ahead. 2. Access would need to be via Water Lane rather than Weybourne Road or through Badshot Lea. In the case of the proposed development at Little Acres Nursery, a new access road would need to be built around the back of the village and Squires garden centre. The current roads are already a significant bottleneck around the traffic lights, and additional traffic would be unsustainable. 3. Improvement of local playground/park facilities.	
Alan Gavaghan	Without detailed local know it is difficult to comment on each application. Attention should be focused on local reactions. On a broader issue, brownfield sites should receive priority and SANG capacity reserved for brownfield sites rather than dissipating SANG reserves in support of greenfield development.	Noted
Darren Miller	No green spaces should be used anywhere under any circumstances until every last brownfield site is exhausted. There are plenty of small brownfield sites in the area. Better to develop 100 of these with 2 houses each than destroy a green space with 200.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. A windfall allowance on small sites (excluding garden land) is already included in the plan for 330 dwellings.
Julie Russ	I strongly object to the Question 25 of the questionnaire which requests opinions of only the sites which have been selected for development in the draft Neighbourhood Plan. The way this question has been asked cannot fairly obtain opinion on possible sites which are included in Waverley's draft new local plan and thus in the consultation, but which are not in the Neighbourhood Plan list. To make matters worse, as the likely requirement for building on green field sites in Farnham when Waverley finalise their local plan is for 700 houses and this list proposes 790, to assess whether to remove any one of the larger single sites from the list offered it will be necessary to have opinions on other sites not on the list. In particular the following sites – which were assessed 'green' or 'amber' by Waverley's 'RAG' assessment – should be assessed: 10 Acre Walk Rowledge (amber) 30 – 50 (Waverley Numbers) Waverley Lane (amber) 190 Baker and Oates (amber) 50	Noted. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	Cedar House (Byworth Close) (amber) 32 Lavender Lane, Boundstone (amber) 72 Upper Old Park Lane (amber) 84 There are also a number of green and amber sites in Badshot Lea and in the present Strategic Gap which could be considered: Land West of Badshot Lea (green) 140 (Waverley numbers); Stockwood Way (green) 60 – 80; East of Badshot Lea (amber) 30 – 40; South of Badshot Lea (500-850); Low Lane Badshot Lea (amber) (26-62) Some reduction may be needed in selecting these sites because of the need for some continuing Strategic Gap protection but both the Land West of Badshot Lea and that South of Badshot Lea are NOT in the proposed Aldershot/Badshot Lea Green Belt.	
Janet Radley	Opposed to all development on most greenfield sites when capacity for 5000+ dwellings available at Dunsfold Park, a brownfield site Developing and improving the Woolmead is long overdue Access to/from the Farnham College site is not suitable	The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
John Cattell	Other sites outside the proposed boundary of Farnham should also be considered. For example the village of Runfold. A separate proforma has been completed and submitted.	The Neighbourhood Plan can only cover the area within the designated area within the Farnham Town Council boundary.
Christopher Yates	There are other sites which should have been listed.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on all the housing sites included within the WBC SHCAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.
Julie Russ	a) is an ambiguous question. I do not support building within the NEW proposed built up area of Farnham. How did this NEW proposed built up area come about? I	The Built Up Area Boundary is proposed to be extended around new housing and business site options

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	<p>am not aware that Farnham residents have been consulted about it. I do not support the inclusion of the Hopfields within the built up area. I strongly object to this question as it requests opinions on only the sites which have been selected for development in the draft Neighbourhood Plan and does not include all the sites which were included in the consultation on the new Waverley Local Plan. The question is therefore biased since it cannot obtain opinion on possible sites which are not on the list. To make matters worse, as the likely requirement when Waverley finalise their local plan is for 700 houses to be built on greenfield sites in Farnham and this list proposes 790, to assess whether to remove any one of the larger single sites from the list offered it will be necessary to have opinions on other sites not on the list. In particular the following sites – which were assessed ‘green’ or ‘amber’ by Waverley’s ‘RAG’ assessment – should be assessed: 10 Acre Walk Rowledge (amber) 30 – 50 (Waverley Numbers) Waverley Lane (amber) 190 Baker and Oates (amber) 50 Cedar House (Byworth Close) (amber) 32 Lavender Lane, Boundstone (amber) 72 Upper Old Park Lane (amber) 84 There are also a number of green and amber sites in Badshot Lea and in the present Strategic Gap * - which could be considered, although it is recognised that some reduction is needed in selecting these sites because of the need for some continuing Strategic Gap protection. In particular, both the Land West of Badshot Lea and that South of Badshot Lea are NOT in the proposed Aldershot/Badshot Lea Green Belt. (*Land West of Badshot Lea (green) 140 (Waverley numbers); Stockwood Way (green) 60 – 80; East of Badshot Lea (amber) 30 – 40; South of Badshot Lea (500-850); Low Lane Badshot Lea (amber) (26-62) In answer to the question below: ALL other proposed sites are potential sites – especially those scored Green or Amber in Waverley’s RAG ranking.</p>	<p>to indicate the acceptance of development of these areas. The boundary will only be amended if the sites are accepted for development in the Neighbourhood Plan. Responses to the proposed boundary have been made through the Reg 14 consultation. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.</p>
Maurice Evans	Land off Crondall Lane ("The Hop Fields") - part of this should be reserved for a new purpose built primary school - releasing the Potters Gate site for residential development.	Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need nor plans for a new school.
Pam O'Hara	There are other possible sites and these should have been listed.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
Dennis Pettitt	The acceptance of numerous dwellings should be kept to an absolute minimum.	Noted
Nicholas Hughes	Crondall Lane is already a busy and dangerous road with too many cars driving too quickly. Adding to this via a long construction period and a site only accessible by causing a significant amount of disruption in the town would be unacceptable and would be a great risk to the health and safety of locals and children in the area, who walk to school at Potters Gate.	The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b>
john Williamson	Strongly agree with brown field sites but do not agree with any green field sites. Why have you not clearly identified which is which. Yes there are many other sites in South Farnham which for whatever reason have not been included. The word on the street is that they are too close to councillors houses.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.
Leila Cameroo	Some of the smaller developments of Wrecclesham Hill, such as Stevenson's Engineering would actually enhance the area. I've marked as strongly disagree due to the traffic nightmare that we have. But why Garden Style, Coxbridge, Three Styles? TOO MUCH!!	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. The Neighbourhood Plan seeks to meet part of the identified need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA).
Garry Clifford Lawrence	I understand there are a number of other possible sites why have they not been listed?	The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA).
David Edwards	Yes, there are other possible sites for development - these should be listed and submitted for discussion	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. It is open to respondents to propose alternative sites through the comments box and the Call for Sites exercise was run in parallel to the Neighbourhood Plan consultation.
Mary Ann Coombes	c) SSE Development potential would be too dense d) Farnham College. 15 dwellings on this site only acceptable if all units are small (1-2 bedrooms) e) Woolmead.	Densities have been based on the densities of adjoining development to the sites. See Farnham Housing Land



## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	Concern about Air Quality on this town centre site and adding to traffic congestion. Would need to be primarily small units i) Hale/Guildford Road. Concern about traffic congestion, given current problems with onstreet parking etc in the area l) Demands for SANG offsite would be excessive. Would encroach on strategic gap. m & n) To develop all these houses on both sites would be excessive: much better have lower density on both, or to retain most or all of one site for SANG if feasible. Remaining sites would all extend the effective built-up area of Farnham, and at Coxbridge and Garden Style would change the visual character of the approach to the town from the west and south. Traffic congestion generated from development at Three Stiles Road would be a problem. If all the brownfield sites in Wrecclesham and Weydon Lane were developed, the amount of extra traffic generated on the A287, given the impact of Whitehill/Bordon, then to build 70 more dwellings on the Garden Style site on top of the 80 on brownfield sites would be madness.	Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA. Part of the SSE Farnham Depot, Lower Weybourne Lane site is a brownfield site. It is intended that only the northern part of Land west of Green Lane, Badshot Lea be developed with the remaining southern area be retained open. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPII.</b> Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
David Evans	The Hopfields site should be protected and development refused to protect the future for the residents of Farnham.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA.
Andrew Harland	West of Switchback Lane, Rowledge. I understand that planning permission for housing on this land has been rejected on previous occasion(s)? Presumably previous objections accepted by the Authorities in the past will still be considered in respect of the current planning request? Access to this site is from the main road (The Long Road) into Rowledge village centre. This main access road as a long straight stretch of road poses a propensity for vehicles/drivers tending to travel quickly. Further development on this land could lead to greater probability of accidents at the Long Road entrance to the village due to more traffic and pedestrian use, to access the village centre. There is a significant stretch of road (the Long Road) with no pedestrian pavements that increases the risk of Road Traffic Accidents likely to involve pedestrians walking in the road to access the village centre. Entrance from the Boundstone road may require changing the current public footpath use at Switchback Lane which would remove a walk facility from the village. The use of this land for housing would erode green open space that very	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPII.</b> Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.



## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	likely adds to the well-being of walkers and householders overlooking the site.	
Jane Brooks	Whilst I accept that housing needs to be provided some of these proposals are very large and do not seem to have any extra roads planned for them. Any large scale development close to or within the town will lead to even higher pollution levels (already illegal) and gridlocked traffic congestion. A large scale traffic management plan is required to get congestion out of the built up areas BEFORE mass development begins. A ring road or bypass north to south is needed now. If several hundred more households live within close proximity of the town centre how will the towns roads cope with the added congestion?	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Mrs S J Stedman	Any larger developments must have all infrastructure in place before completion, including provision for education and health care. The most appropriate way of increasing housing on a large scale is to create one larger development so that completely new infrastructure is laid on instead of overloading schools, surgeries, road and rail travel and all other services so that the plans for one large development in the Dunsfold area would be more appropriate. Smaller developments must also make provision for the extra loading on services.	The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPI 1.</b>
Jenny Pepper	There seems to be a proposal for 290 houses in Badshot Lea - which seems excessive for this area; what about schools and other infrastructure. Is the proposal to remove the shops from the Woolmead and replace with housing - do not agree if so. Having lost the Post Office and Shop from Folly Hill - I do not agree that the only Community meeting place in this area should be replaced by further housing. This is a prime site for a Public House and restaurant - nice and close to the Park and important to this area.	<b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space and schools where justified) should be provided in relation to Policy FNPI 1.</b> Policy FNPI 7 allocates The Woolmead for retail development (ground floor) and residential development (upper floors). The allocation within FNPI 1 only reflects the housing component. Comments on loss of important community facility at Folly Hill noted. <b>Delete Policy FNPI 1 g)</b> <b>Wellingtons, Folly Hill site as a housing option.</b>
Gavin swinden	Traffic is terrible. Schools already at max. I have lived here for 20+ years and it's never been so bad as now. If building in the hale/upper hale area goes ahead I may be forced with regret to move away from a town I love. Please don't become another Woking	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school.
Nora Harding	The sites have been identified with sensible principles applied. Land at Waverley Lane has clearly not been included because it is unsustainable for so many reasons.....overused B3001, congestion at station, schools all full, narrow lane with no pavement, too far from the town or any local shops. It makes sense to allow any development where there is access to the town and all the other amenities.	Noted
Susan Farrow	I would prefer much less development but if sites have to be found, the ones listed are well chosen. All sites should be preceded by a proactive survey and carefully considered design plan. Major developments should be planned with an organic road pattern rather than a series of cramped closes. There should be space between buildings and homes should have pleasant views. Good landscaping with grassed areas and tree planting must be incorporated to create a natural feeling environment. Scale and density should be kept in proportion to the surrounding area. There should be a variety of designs and building sizes, to create a feeling of natural organic development. The design of houses should be individual, avoiding the all too common 'developer's off the peg' range. Well designed terraced housing should be included, with a rhythmic pattern to each terrace (ie a symmetrical pattern with a central feature (look at Victorian terraces in Farnham south of the park). There should be a good variety of materials. Bricks and tiles should be carefully chosen to suit the Farnham colour palette. Yellow bricks and tiles, introduced to Farnham in the Victorian period) can be included. Sections of render on buildings create a sense of lightness and variety.	Noted. As well as complying with FNPI, <b>further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPI I.</b>
Brian Cockell	Any buildings in the Wrecclesham Hill area will need DRASTIC improvements to the road	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
David Gill	NO. Greenfield sites in the strategic gap area a 'NO-GO'	Sites which would have a significant adverse impact on coalescence between Aldershot and Farnham and between other distinctive parts of Farnham were not included as potential housing options. See Farnham

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		Housing Land Availability Assessment (FH <del>L</del> A <del>A</del> ) conclusions on all the housing sites included within the WBC SHLAA.
Ga Molony	The Woolmead should remain commercial, no sites in what was the strategic gap. WBC LP 2002	Policy FNPI7 allocates The Woolmead for retail development (ground floor) and residential development (upper floors). The allocation within FNPI1 only reflects the housing component. Sites which would have a significant adverse impact on coalescence between Aldershot and Farnham and between other distinctive parts of Farnham were not included as potential housing options. See Farnham Housing Land Availability Assessment (FH <del>L</del> A <del>A</del> ) conclusions on all the housing sites included within the WBC SHLAA.
Derrick Price	Switchback Lane, on condition low density of 1 house per half acre.	The proposed density of approximately 10 dwellings per hectare is low.
Jennifer Price	NO	Noted
Kerry Turner	Badshot Lea should remain a VILLAGE and not merge into Weybourne, Aldershot or Farnham.	Sites which would have a significant adverse impact on coalescence between Aldershot and Farnham and between other distinctive parts of Farnham were not included as potential housing options. See Farnham Housing Land Availability Assessment (FH <del>L</del> A <del>A</del> ) conclusions on all the housing sites included within the WBC SHLAA. Policy FNP8 seeks to prevent coalescence between Farnham and Aldershot; and Badshot Lea and Weybourne.
Mr John D Davenport	NOT the fields along Waverley Lane for reasons in answer to Q30 later below.	See Farnham Housing Land Availability Assessment (FH <del>L</del> A <del>A</del> ) conclusions on all the housing sites included within the WBC SHLAA.
M J Mills	Q.25 Stephenson's Engineering Site - poor exit and entry position Land between Hale Road and Guildford Road - Too much in a busy area Coal Yard - Too much in poor area Land to the south of Monkton Lane - Another busy area	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
Dennis Banks	Why are the other possible sites not listed	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA.
Peter & Bridget Reed	Much of this is unlikely to be obtrusive in itself and will eventually blend into the built environment. Of much greater concern is the resulting extra traffic and lack of services such as schools, doctors, dentists and local shops for which there are no apparent proposals.	Noted. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Additional support for shops, including local neighbourhood shops is welcomed.
Phil Dunford	Most of the proposals are for modest developments, many without being in general public view. The proposal for Coxbridge Farm is vast. This is one of the finest approaches into the town with a strong visual impact. The WBC documents suggest that the proposal includes the farm buildings. Whilst I've been told they'd be retained I have my doubts. This field already has a significant run off onto the street near the farm when heavy rain falls, but nonetheless the land must soak up a great deal of it. If the fields are built over that water will all have to be piped away to the river, compounding the flooding already experienced just upstream of the town. This must raise the risk in the town. At this end of West Street there is no mains sewerage connection. The traffic on the street is already stationary for long periods morning and evening. There is no suggestion of any highways improvements to alleviate this. The development will have an adverse effect upon wildlife. We listened to the owls on that field only last night. They will be lost if over 200 houses are built there. I am currently looking out of the fields we've loved for over thirty years and cannot see them built over without complaint. I believe the Waverley Lane sites should have been included for comment and believe that there are others worthy of consideration in the WBC SLA	Noted. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space and schools where justified) should be provided in relation to Policy FNPI 1.</b>
Dr Keith Newman	I favour the smaller developments that will be better integrated.	Noted
Eleanor Harland	Access problems to site and	Noted

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
Mary Hearn	...with the proviso of extra school places, general infrastructure and adequate parking at each development.	Noted. See responses to Infrastructure section.
Tim Cox	In relation to land off Crondall I disagree with this proposal as it will damage the setting of Farnham. One of the unique characteristics of the town is the way the countryside sweeps down from the north (The Old Park) almost to the Town Centre and the views of historic Farnham, nestling in the valley of the Wey, makes its history clearly visible from the well-used public footpaths. The area is highly valued by local residents. It was for this landscape reason that the 2002 Local plan designated the area as one of Strategic Visual Importance (policy C5).. I would strongly object the inclusion of the whole of sites 573 and 727 in the Strategic Housing Land Availability Assessment (SHLAA) within the proposed town development boundary. The current application (WA/2014/1565) shows development on the flatter parts of this northern fringe of the Town Centre. Should a decision be made to allow development here, it should not include the more steeply rising parts of the site north of the line of Black Poplars extended westward (including that to the rear of Three Styles Road). Should these unfortunate circumstances come to pass, I would strongly agree that SANGS should be adjacent to the developed area and argue that any SANGS should be outside the proposed development boundary.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLAA. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space / recreation space) should be provided in relation to Policy FNPI 1.</b>
Farnham Society (Andy Macleod)	The Society supports development on brownfield land, other than the Farnham College site proposal, which we believe is over development of the site. The Society opposes all development on greenfield land in Farnham, as Dunsfold Park should be used for this purpose. If greenfield land has to be used in order to comply with the Waverley Local Plan, it would not be appropriate for The Society to take a position on which sites should be used. We will leave it to our members to express their individual views.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites and general responses to the proposed housing sites. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green</b>

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		<b>space) should be provided in relation to Policy FNPII.</b>
SUSAN OSTROM	There are other possible sites and these should have been listed	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLLAA.
Gillian Eade	If houses need to be built they should be outside of the town due to congestion. A park and ride system should be in place. More parking is required at the station. How will the extra population be catered for with regard to schooling etc.	A park and ride strategy is not proposed by Surrey County Council as Highway Authority. The train station car park is being expanded. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Additional support for shops, including local neighbourhood shops is welcomed.
Andrew Macleod	I support development on the brownfield sites listed, apart from the Farnham College site. This particular scheme represents over development of the site. I do not support any development on greenfield land in Farnham, as Dunsfold Park should be used to avoid the need for any development on greenfield land in Waverley. However I do understand why the neighbourhood plan may have to make provision for some greenfield development in Farnham in order to comply with the final outcome of the Waverley Local Plan. I strongly support the omission of "Land off Waverley Lane (Compton Fields)" from the list of sites included for housing development. This site is unsustainable and completely unsuitable for development.	Noted. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites and general responses to the proposed housing sites. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
david hayes	This is an excellent plan. It fits the need for additional housing with sympathy for the	Noted.

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	town and its surrounds	
Nick Thurston	How on earth can I make a comment about the above sites - I just do not have the time to evaluate each site - hence my blanket response - however any brownfield site above should be considered	Noted.
Mrs. Lorna King	Are the current housing applications, and new builds, counted towards the Government's demands for increased housing. Farnham's roads already are overcrowded, as are other services, eg hospitals, doctors' surgeries and schools.	All current planning consents and new builds are counted towards the housing target. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Additional support for shops, including local neighbourhood shops is welcomed.
Bryony Hedley	I cannot comment on most of these sites as although I am aware of the general location, I am unfamiliar with specific locations. I'm sure a great deal of people filling in this questionnaire will be in the same position! However, as a resident of North West Farnham I STRONGLY oppose any development on the Land off Crondall Lane and behind Three Stiles Road. I have spent HOURS writing letters regarding these sites, so the Council is well aware of the reasons for objection by now! Also Farnham as a whole is full to bursting already!	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on the housing sites and general responses to the proposed housing sites.  The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b>
O Sackwood	Although I have agreed each of the sites listed (bar two) to ensure Farnham has a contingency of sites to comply with the Waverley Local Plan, I am opposed to all planning applications on individual 'green field' sites until I am convinced that development on 'green field' is absolutely necessary.	Noted
I Hemmingway	Land off Hale Road, Hale (east of Farnham Park) should be included in the Neighbourhood Plan as a site for housing. There is a proposal for around 220	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on the housing sites and general



## Comments in relation to Housing

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	homes, which looks to be well-thought through. For a green field site it is a good option as it's already very well-screened - currently you cannot see into it from the roads. Furthermore it is in a sustainable location - walking distance of the hospital/town/station and there are local shops at Willow Way and Heath End. As I understand it provides the required SANG, which many of the sites in the draft Neighbourhood Plan do not/cannot. It would have minimal impact, but still provide a good number of the homes needed in Farnham.	responses to the proposed housing sites.
Simon Elson	not appropriate for me to comment	Noted
Antony Swales	Brownfield sites are far more preferable to Greenfield sites albeit more expensive to develop, the extra cost is worth it.	Noted
Dr Roger Withington	There is land bounded by Weydon Lane, Talbot Road, Upper Way and Pilgrims Close that could be developed for housing - 20 to 30 houses?	Site under 0.2Ha threshold for allocation in the Neighbourhood Plan and not promoted by landowner.
Julie Jeffers	Dunsfold Aerodrome	The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
Paul Batten	Within the constraints agreed there seems very few options available so all these potential sites should be considered to meet the housing need.	Noted.
Robert C. Gentry	This section of the survey sadly does not provide an adequate basis on which to make a properly educated judgement in my opinion. I am in favour of development wherever possible for reasons I have already stated elsewhere in this survey. However, on the assumption that 50% - 60% of the proposed developments listed above eventually go ahead (if not more), what is the impact on local schools, healthcare, roads, drainage, water supplies, rubbish collection, traffic patterns etc. etc? Surely these issues cannot be avoided and apologies in advance if this issue is dealt with at a later stage of the survey.	<b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space / recreation space) should be provided in relation to Policy FNPI1.</b> Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Additional support for shops, including local neighbourhood shops is welcomed.



## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
E. A. Cooper	Qs 25, 26 and 27 - All house building should stop around Farnham until it can be proved that SANGS work	The Neighbourhood Plan is working to the provisions of the Thames Basin Heath Avoidance Strategy which is approved by Natural England.
James Pye	See comments to Q30 relating to Waverley Lane fields.	Noted
Dr. R S Andrews MBE	We strongly object to any development around Switchback Lane. The proposed land is a greenfield site and any development would have a large impact on traffic where the roads are already unsuitable for any increase in traffic. This is also an area which could be considered as part of the Surrey Hills AONB (close to 10 acre wood). Any development in the Switchback Lane area would extend Rowledge further and increase pressure on Rowledge Primary School and road traffic - both of which are already at capacity levels.	<p>The site is not part of the candidate AONB area to be examined by Natural England.</p> <p>See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites and general responses to the proposed housing sites.</p> <p><b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space / recreation space) should be provided in relation to Policy FNPI 1.</b></p> <p>Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school.</p>
Simon	The concentration of sites in the Weybourne/Badshot Lea area takes no account of existing planning applications in the area and it's impact on the currently oversubscribed infrastructure, such as water supply, sewage, groundwater run off, schools, dentists, doctors or open space for recreation.	<p>Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Utilities providers have not identified an overriding</p>

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		constraint to the level of development proposed in the Neighbourhood Plan. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space / recreation space) should be provided in relation to Policy FNPI I.</b>
Derek Macklin	I do not believe that alongside other traffic proposals that the land off Crondall Lane should be used whatever spin Wimpey Lawyers put on it.	The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b>
Martin Angel	My agreement is provisional for all these sites that the Town's infrastructure can accommodate the increase in the local population.	Noted. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Utilities providers have not identified an overriding constraint to the level of development proposed in the Neighbourhood Plan. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space / recreation space) should be provided in relation to Policy FNPI I.</b>
Mrs J. Thackeray	You need to be careful that the sum total of all these developments does not push the town further towards the creeping urbanisation we see in much of the rest of Surrey and the nearby parts of Hampshire. I wouldn't want the town to end up like Woking or Camberley, nor Aldershot/Farnborough. Keeping some large green areas	Noted. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites and general responses to the proposed housing sites. The Neighbourhood plan seeks to retain and enhance

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	close to the centre of town seems to me to be one way of maintaining the distinctive character of the town, which is why I do not support housing in the area off Crondall Lane and behind Three Styles Road and am ambivalent about the Coxbridge Farm proposal.	the best of the built and natural environment.
Mrs Jackie Goodman-Smith	I strongly support the fact that the Waverley Lane Fields development is NOT on the included list for permitted developments. The proposed development there is a significant distance from the centre of town and will result in a huge increase in traffic. At present Waverly lane cannot support the amount of traffic the local schools and housing generates. Tilford Road is constantly blocked every day . Abbots Ride is used as a 'rat run' by school traffic to avoid Waverley Lane congestion and there is simply no way it could support an increase of more traffic. South Farnham school has no parking on site so for local houses the end of school time means cars everywhere and traffic jams in all directions. There are also no pavements at that end of Waverley Lane making it very dangerous to walk along the narrow country road.	Noted.
Stephen hill	Whilst I know this is a 20 year proposal, I find the numbers really frightening and dread to imagine the effect these extra homes will have on our roads, trains and other infrastructure.	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. The Neighbourhood Plan seeks to meet part of the identified need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA). See responses to Infrastructure section.
John Bowden	Too many houses planned for the present roads. Fewer houses may be a possibility at Garden Style.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLAA).

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
Jill Bowden	Generally I feel that too many houses are planned for the possible sites because of the infrastructure and with roads already trying to use the existing roads. Not only will the area become too crowded but it will no longer be a pleasant place to live, both for existing and new homeowners.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHLLAA).
David CEveritt	All new developments should be expected to finance all their impacts on local infrastructure - all roads, schools, amenities. Where land already has a closed use for industry or housing, then development should be more likely. A change from open use, or open aspect, should only be allowed if it gains for the surrounding residents. Development for gain for individual's should be lessened by expecting the development to pay for increased infrastructure	Policy FNP24 - Securing Infrastructure expects any development to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development or developer contributions towards such provision.
sheila musson	Houses at Coxbridge farm should only be built when the road network has been improved to cope with the extra traffic	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Mrs S R Jacobs	Page 46 draft report and Appendix I (j) reference to Coal Yard, Wrecclesham Hill. This is inaccurate and conflicts with the map as Coal Yard site off the Street, 6 The Street, Wrecclesham. It is therefore misleading as it might be interpreted as outside the Conservation area and should be corrected. (see the Local Plan reference ELR ID 145) However, Garden Style above is in Wrecclesham Hill. The Town Council should not support smaller than 10 units unless there is a strong reason e.g. an eyesore on the approach to Farnham which would be better developed. I therefore support Stephenson's Engineering Site, Wrecclesham Hill (10 dwellings). Similarly the Dairy, Weydon Lane close to houses and boarded up for years (15-21 dwellings). The higher figure was in Farnham Herald 28 November 2014.	Noted. <b>The site name will be corrected in the next version of the plan.</b> The Neighbourhood Plan has set a threshold of 0.2ha as a minimum size for allocating housing sites. The only site proposed to be allocated which comprises less than 10 units is Policy FNPI 1 g) Wellingtons, Folly Hill. <b>Public houses are to be protected in the Neighbourhood Plan which means the deletion of Wellingtons, Folly Hill site option.</b>
liz witham	Farnham roads cannot cope with the traffic now, so what will be done to cope with all the extra traffic from the houses you intend to build?	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside

Comments in relation to Housing		
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		development.
Lindley Cockell	Any potential development around Wreclesham area would require major road improvements.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Andrew Pritchard	My main suggestion would be to bulldoze the Woolmead and develop a sympathetically styled but modern environment on that land. Any Bagshot Lea development would need to consider a) flooding and b) the poor road system in that area.	Noted. Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors) to help meet identified retail and housing needs in a sustainable, brownfield location. The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies. In addition, <b>further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space / recreation space) should be provided in relation to Policy FNPI I.</b>
Pat frere	The infrastructure could not support development of that magnitude off Crondall Lane. Too big.	The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b>
YOLANDE HESSE	Please see previous comment about houses being well designed and something that	Noted

Comments in relation to Housing		
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	people will still want to live in in 200 years time	
John Trillwood	I am pleased to see that no mention is made of the Compton fields on Waverley lane to the South East of Farnham. They are totally unsustainable as land for houses. The road is inadequate and the bottle neck of the level crossing will lead to traffic jams and increased pollution.	Noted
Ian Holder	The transport infrastructure in Farnham and the surrounding area is already overloaded, there are frequent queues of traffic in the town, along the A31, around the station. Building more houses will only make this situation worse. No more building should be contemplated in Farnham or the surrounding area until solutions have been identified to remove the traffic issues, such as placing the railway in a cutting to remove the level crossing, putting the A31 in an underpass at the junction with Station Hill, providing an underpass/flyover for the A31 at the Shepherd and Flock roundabout.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Roger Longbottom	Any developments which would increase traffic along Wrecclesham Nill should be avoided.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Tim Thackeray	Run out of space so continued at 55.	Noted
Jason griffiths	We must not destroy the green belt or areas of landscape value	Areas of Green Belt are proposed to be retained and extended and no areas of high landscape value and sensitivity are to be protected.
Nigel Bourne	See q55	Noted
JE Jenkins	I do not have a detailed knowledge of all the area mentioned so cannot comment.	Noted
Nicholas Scales	see Question 55	Noted
Jarvis	Could not comment on most of these as I do not recognise the locations	Noted
Rebecca	Coxbridge farm best option: see section 30 for comments	Noted
b. cannon	attention to traffic access to all these sites would have to be addressed.	<b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space / recreation space) should be provided in relation to Policy FNPII.</b>
Ian Stevenson	No more house in or around Farnham	The National Planning Policy Framework states that

Comments in relation to Housing		
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		neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. The Neighbourhood Plan seeks to meet part of the identified need within the constraints identified. The assessment of each site is recorded in the Farnham Housing Land Availability Assessment (FHCAA). See responses to Infrastructure section.
Alan Flavell	St George's Road even without any of the proposed dwellings at peak times is at capacity.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
CHRISTINE BARRETT	More affordable housing needed for first time buyers plus elderly residence.	There is an identified need for affordable housing and the emerging Local Plan will set an updated policy based on this need. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b> The Neighbourhood Plan recognises the need for smaller 1 – 2 bedroom properties and Policy FNP12 – Small Scale Dwellings seeks their provision. The Neighbourhood Plan recognises the increasing need of the ageing population which will also mean some increased provision will be needed of housing specifically designed for older people who are likely to require community care or accommodation in

Comments in relation to Housing		
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		nursing homes. The Neighbourhood Plan supports this provision of such housing where it is situated in suitable locations due to the proximity to facilities, local amenity and the gentle topography of the area.
Mike Field	No comments	Noted
Antony Patterson	I have concerns over traffic implications of the Garden Style and Three Stiles Road developments.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites and general responses to the proposed housing sites. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Alison Smith	I am not in favour of building on the edge of Farnham and extending its spread in that way.	Noted.
Mrs Plom	Had to delete comment to continue this comment section not working properly!	Noted
Ian Webster	Unfortunately I am not familiar with all areas.	Noted
Rod Caesar	Moor park / South Farnham (Waverley) / Compton Way & Rowledge	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Additional support for shops, including local neighbourhood shops is welcomed.
V Withey	None	Noted



## Comments in relation to Housing

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Sarah McGuinness	Badshot Lea does not have the infrastructure in place for such developments	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Velma Fixon	See below	Noted.
Barry Pritchard	A 325 Wrecclesham road is already overloaded and cannot absorb further traffic	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Michael Cox	Already too many houses in North Farnham	Noted.
F R Graham	I have said I agree to all areas being used as the need for additional dwellings is high and urgent	Noted
Bob King	Wrecclesham bypass is only answer. 4 developments in wrecclesham?????????	A Wrecclesham Relief Road was not technically justified by the significant development at Borden and is similarly not justified by the proposals of the Neighbourhood Plan.
Ron Patten	Cannot comment without knowing WHAT type of dwellings proposed.	Noted
Alastair Emblem	Any application for development off Waverley Lane should be turned down.	Noted
Janet Orrell	Dunsfold aerodrome, other brownfield sites	Noted. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites and general responses to the proposed housing sites. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.

Comments in relation to Housing		
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Hugo Anson	The Switchback Lane site has similar issues to the Gardeners Hill Road site.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites and general responses to the proposed housing sites. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including green space) should be provided in relation to Policy FNP11.</b>
Oliver Deighan	These would be more favourably viewed if there were fewer proposed dwellings per site	The proposed density of option housing sites broadly reflects that of the locality.
Mrs C W Crawte	This will not work long term	Noted. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites and general responses to the proposed housing sites. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
A Johnson	South Farnham, Old Compton Lane, The Bourne, Frensham, Tilford Road, Waverley Lane	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites and general responses to the proposed housing sites.
Roy Charles Sawyer	None to our knowledge	Noted
Daniel Bamford	Langham Court, Ridgeway Road.	This site has planning permission (2014).
alison cassidy	coxbridge farm and crondall lane-- too many houses proposed	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites and general responses to the proposed housing sites.
Peter Attermann	In general far too many dwellings per hectare	The proposed density of option housing sites broadly reflects that of the locality.

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
andrew binmore	Any Badshot Lea development has the problem of insufficient local school places and other facilities	See responses to Infrastructure section.
Roger Steel	None	Noted
Gillian Cubitt	No development on flood plains	The proposed housing options are not located within the functional floodplain.
Margaret Bide	Small houses 1 and 2 bedrooms NOT 3 to 5	Noted. Policy FNPI2 supports small scale dwellings of 1 – 2 bedrooms
Elaine Rouse	Land SE Badshot Lea off St George's Road. Building on this land is ridiculous because: A) this land is on the verge of a flood plain floods in wet weather and it had a lake completed with ducks last winter. It would need expensive filling before houses could be built upon it. B) This land is adjacent to a very narrow busy road and is on a bend. The footpath is already dangerously narrow as cars are park near Low Lane, there is little access on to St George's Road from this land. Again expense is involved as the development must contribute towards appropriate measure to assist walking, cycling, public transport and highway improvements. Before building plans begin traffic wold need to be counter as people journey to and from work. Access could also cause problems to emergency services such as doctors ambulances, police and fire engines. Lack of parking would also be a serious issue. C) Service: 70 houses would mean density of buildings and would need to be either adarter homes or new homes for young families. The local school at Badshot Lea is at full capacity and Heath End School will be full next year. This would mean adding buildings on school playing fields which is most popular with our government, also Ofsted praised Badshot Lea outdoor classroom. Hopefully the children will not lose this valuable teaching area. There isn't much room for building extra buildings at Heath End School as it shares land with William Corbetts and Weybourne Schools. D) Overshadowing and loss of light to homes in St George's close. E) Land almost facing this field had archaeological finds a few years ago. could this also be true with this land? F)This land is bordered by beautiful oak trees and is home to deers, foxes etc. we even had arctic terms in the winter of 2011 and 2013 preceding snowfall.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on the housing sites and general responses to the proposed housing sites. See responses to Infrastructure section. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space where justified) should be provided in relation to Policy FNPI1.</b>
Jack Wingfield	SAFETY on the roads is all important where roads are already congested and at risk, increase density of housing WILL cause a problem. Services - water, sewage, access etc. MUST be taken into account as well as national drainage of rainfall.	Noted. See responses to Infrastructure section.
Judithe M. Blacklaw	Waverley Lane fields are not included in the "suitable sites" list. There are very good planning reasons- such as distance from the town, and distance from shops, road is	Noted

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	very narrow, poor viability, flood zone at bottom of fields, insufficient infrastructure, level of air pollution at level crossing are illegal, presence of ancient woodland on site, pressure on school places, not footpath along road, over capacity.	
Daphne Ford	<p>OVER "development" of existing houses thus changing the look and crowding other existing properties should be stopped. It devalues others properties and look most unsightly when extension affect the neighboring detached houses - building up to the boundaries, encroaches others views from windows etc. However in Farnham town centre developing existing buildings in an interesting and creative manner could enhance the town and add one of 2 bed properties to the landscape of existing buildings. I would like brownfield sites to be re developed in Farnham to add to a infant, young and exciting heart to the town generating energy from the local University of Creative Arts. It would be very sad if Farnham became "a hub" for care homes and warden assisted residents and developments - we have enough already - and flats. Attractive housing for the older population would be preferable and keep the appearance of a smart and attractive town. The arts and especially crafts should be incorporated into all areas where ever possible with interesting statues and wall plaques and any opportunities taken to make the town visually smart and beautiful. Farnham is an exceptional lovely place to visit and live in - Please cherish and take care and respect and enhance what we already have.</p>	<p>Noted.</p> <p>Policies FNPI and FNPI3 in particular seek to ensure high quality designs for house extensions.</p> <p>The demand from younger people and the need for smaller homes is recognised by the plan. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b> The plan recognises that whilst most older people would prefer to remain in their own homes, the ageing population will also mean some increased provision will be needed of housing specifically designed for older people. The plan seeks to cherish and protect the existing high quality environment.</p>
Anne-Marie Smith	<p>Ref. fields at top of Waverley Lane. There is a part of me that wants to believe that good snes will prevail but another part that thinks it may all be rain. Whilst accepting the real need for new homes especially for these embanking onto the housing ladder, if it is a a price that will negativity impact on all concerned, there appears to be no benefit for anyone other that the profiteers, who, like politicians will promise the earth in order to get what they want and then move on. Those left behind will be left feeling frustrated let down and in some/ most caes angry that their voice wasn't seriously considered. Contemplating building large quantities of houses uin areas that can in no way support or sustain them seems ludacris. Farnham is going to become smewhere that people will want to leave always supposing they can get onto our already congested road system, which can gridlock at the slightest hiccough. If the area around the station can come to a grinding halt now, how will</p>	<p>See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on the housing sites and general responses to the proposed housing sites.</p> <p>See responses to Infrastructure section.</p> <p><b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space where justified) should be provided in relation to Policy FNPI1.</b></p>

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	building in excess of 190 new homes (?380 cars +) be a benefit?	
Mrs Anne Moorey	All new housing should have a south facing roof to accommodate solar panels, this or ground source heating to be a requirement of granting planning permission. Developers should be required to conform.	Noted. Sustainable construction is a strategic matter suited to the emerging Local Plan.
Deborah Jones	The fields in Waverley Lane are NOT suitable for development. The B3001 is already far too busy cars and lorries drive too fast, and the road is narrow and winding in places. Three schools in the area mean congestion morning and evening, and the level crossing at the Farnham end of Waverley Lane means that the road is CLOSED for 20% of the day. Schools are full, with no spaces for more children from new homes.	See Farnham Housing Land Availability Assessment (FHLAA) conclusions on the housing sites and general responses to the proposed housing sites. See responses to Infrastructure section. <b>Further detailed guidance for each site on access, density, layout, landscaping and infrastructure (including schools, green space where justified) should be provided in relation to Policy FNPI I.</b>
Chris Meade	Realistic number of car parking spaces for both occupants and visitors should be provided on any new development - even if volume of accommodation is reduces as a result. No more garden grabbing - Farnham suburbs biggest problem.	Noted. Car parking standards are a matter for Surrey County Council as Highway Authority. Policy FNPI would protect large gardens, where they form part of the character of an area.
Diana Hiddleston	From what stats does WBC calculate predictions of housing requierments for the borough and especially the large number of houses allocated to Farnham? The economy of numbers quoted needs examining before decisions on housing developments are made. Infrastructure must be taken into account. Farnham Town cannot take a huge increase in traffic and children generated by the numberof proposed "dwellings".	WBC has had to employ the methodology prescribed by Government to calculate the objectively assessed housing need for the housing market area: see Strategic Housing Land Availability Area. See responses to Infrastructure section.
T.G. Dick	I'am please to note that the Draft Neighbourhood Plan does not include the fields on Waverley Lane. I objected to the proposal when it was included in the last survey consultation in 2012; my Comment form were submitted with drafted names for my objection which, if anything last become most profoundly ant over the intervening years for the record my summary of new commercial Environmental issues: air quality lost of ancient too modern and include growth, water diversity. Infrastructure: The danger of pedestrian on a very busy road. The density of traffic on Waverley Lane due to 3 schools the hospice and retiring homes plus morning and evening commuter traffic to and from Farnham town council and the railway station the level crossing is difficult now. Overloaded schools: South Farnham and St. Polycarps are full! and the secondary school - Weydon and All Hallows are crowded.	Noted

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	Pat Run: The contribution of the c.150 houses with the density traffic line rat-run to the station settlement and the approached to the survey and form rest with this result in even more danger to the residents but also increase air pollution.	
Mr. K. Hashkell	The recent introduction of 3 storey town houses in new developments is particularly inappropriate. These buildings are often used and face existing 2 storey dwelling giving an imposing and loss of privacy. Why are there no proposal for bungalow developments? As [people get older and couples are living in large 3/4 bedroom houses many would gladly switch to a 2/3 bedroom bungalow thereby yielding the existing dwelling to the next generation of growing families.	Policy FNPI aims to ensure buildings of an appropriate scale within their local context. Policy FNPI2 seeks small scale dwellings of 1 or 2 bedrooms but does not specify the dwelling type (bungalow/ flat etc) as this should fit the local context.
Robert Gerard Verner-Jeffreys	See my comment overleaf. Too many extensions increase the size of houses beyond their plot's intentions and too many front gardens destroyed to house unnecessary "Jeeps" !	Noted. Policies FNPI and FNPI3 in particular seek to ensure high quality designs for house extensions.
Jon Watson	No development greater than 10-15 houses should be permitted in Farnham. All larger development and all social housing should be situated in Dunsfold or Bordon.	There is no planning justification for limiting developments to 10 – 15 dwellings which would be supported by the National Planning Policy Framework or the adopted Local Plan. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan. However, there is an identified need for affordable housing in Farnham.
Robyn McHale	Proposal need to ensure adequate and realistic parking for both residents and visitors i.e. more than 1 parking space for a 2 bedroom house etc.	Car parking standards are a matter for Surrey County Council as Highway Authority.
Tim Clay	Farnham town council has put a lot of effort into preserving the character of the built environment by writing Design Guidance. However, FTC does not have the authority/remit to oversee construction following planning permission. So, no matter what is approved on paper, WBC then allows the property developers to amend/change the development during construction. FTC should become the planning authority for development in Farnham, not WBC	Noted
Trevor Williams	Housing development should not exceed the capabilities of the existing services. Good parking and access for vehicles is important.	Noted
M Ryall	1. Why has WBC attracted such a reputation of being obstructive in handling planning applications? I have personally experienced this, being forced to incorporate a dangerous alternative to a very reasonable application submitted. 2. I totally approve of exclusion of Waverley Lane fields from 'suitable sites'.	Noted

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	Infrastructure is totally inadequate, pedestrian facilities are non-existent beyond Abbots Ride, at Farnham Station road is closed sometimes 20% to 25% in an hour. this combined with chaotic Station Hill and in part irrational control of the bypass traffic lights prohibits any development that would increase Waverley Lane traffic. 3. Pollution at level crossing is illegal. The PH there does not appear to be vibrant - what about compulsory purchase to facilitate a roundabout which would improve flow and give the A road priority?	
Joseph David Lambert	1. All large development should have monition and affordable housing. alternatively payment "in lieu"by developers should be "earmarked" in development and affordable housing in Farnham. There should be a requirement in WBC to report how developers contributions are being used. 2. Priority should be given to developing sites with easy access to bypass without needing to go through town or station crossing, e.g. West Street, Wrecclesham.	Noted
Maurice Hewins	Urgent need for cheap/rented housing	Noted
Janet N Binmore	Please consider the occupancy of flats, premises above shops in Farnham as possible residential property. Has a survey been carried out on the vacany: dereliction: occupancy ratio of such properties>?	Flats above the shop in the town centre may be an acceptable use and this is proposed as part of the Woolmead redevelopment. New permitted development rights allow the change of use from offices to residential use.
Pamela Woodward	continued from question 30. No footpaths or street lighting it is a country lane at this point. The southern field is prone to flooding, due to the presence of the Bourne Stream and has the sewage pumping station on its boundary with Monks Walk. These sewage works are already at capacity. At the north-eastern end of Waverley Lane the traffic and air quality problems, associated with the level crossing and Station Hill, are well known and documented.	Noted
Julian Moxon	Many examples of recent building (Lion & Lamb, Upper Church Lane etc) sows what can be achieved.	Noted
Claire Burden	See the comment above.	Noted
Heather Hill	What is needed is more suitable housing at affordable prices for Older people to move to free up family homes. Once people live in Farnham they don't want to leave - and so many are in large family houses when they retire. This is because there are not many bungalows, smaller hues at a good price. This is what is needed to free up existing family homes for families. We don't want large developments of sustainable housing as Farnham is an exclusive area - not a new town. We don't	Noted. The need for smaller homes is recognised by the plan including for older people. Policy FNPI2 seeks small scale dwellings of 1 or 2 bedrooms but does not specify the dwelling type (bungalow/ flat etc) as this should fit the local context. <b>The Plan should be amended to recognise that there is an identified</b>



## Comments in relation to Housing

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	want to change the make up of the place. To be honest all that will happen is that illegal immigrants will move in and expect free housing and that is not what the identity of Farnham is about. It should be retained as a English market town and not a place with subsidised housing - other than for hard working, tax paying people that want to get onto the property ladder, families and for the older generations of Farnham that have lived here for many years and want to stay here. Someone said to me the other day, there are plenty of places in the country where people can live, it isn't about ensuring that everyone wants to suddenly move to Farnham - we have that demand already, its about managing that and using the housing we already have in the right way by enabling the younger generations of existing residents and older residents to have the right houses so families can buy there houses. Its not about building New towns on the edges of Farnham as it currently exists	<b>need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
A McDougall	Need starter homes of good design and build	Noted
Paul Danaher	The waverley lane fields should not be included in the "suitable sites" list. This is for very good planning reasons, such as the distance from the town; distance from shops; narrowness of the road; poor visibility; no footpaths; over capacity on the road (closed 20% of the day due to the train crossing); illegal levels of air pollution at the train crossing; presence of ancient woodland on site; flood zone at the bottom of the fields; insufficient infrastructure; pressure on school places.	Noted
Jackie Kingston	We really need to try to protect our lovely town whilst also offering housing for the future people of Farnham but not at the expense of Farnham.	Noted
Michael Naylor	Don't block out modern extensions as they can be quite different from the criteria above but still be very appropriate	The plan does not seek to deny the use of appropriate innovative designs.
Rob Chandler	Over-reliance on proposed housing in Weybourne and Badshot Lea, where schools are full and roads, particularly Badshot Lea Road and Lower Weybourne Lane, are already burdened by heavy traffic at peak times such tat it is not always possible for residents to drive from their properties during this period, owing to congestion where they would join those roads. This will tail back further and clearly effect a greater number of residents. Strategic Gap preservation and avoiding building on areas prone to flooding essential. Services and infrastructure of area insufficient for community already.	Sites which would have a significant adverse impact on coalescence between Aldershot and Farnham and between other distinctive parts of Farnham were not included as potential housing options. See Farnham Housing Land Availability Assessment (FHLAA) conclusions on all the housing sites included within the WBC SHLAA. See responses to Infrastructure section.
Leah Pay	I am pleased to see that the fields on Waverley Lane have been excluded from the sites that are considered suitable for development, as it is so clear that that are entirely unsuitable, especially due to insufficient road for additional traffic of this	Noted



## Comments in relation to Housing

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	scale , and the detrimental effect it would have on the queues at the level crossing	
Mrs B johnson	I SUPPORT THE FACT THAT THE WAVERLEY LANE FIELDS ARE NOT INCLUDED IN THE "SUITABLE SITES" LIST . WALKING SHOULD BE ENCOURAGED ABOUT THE TOWN AND IT IS A LONG WALK FROM THE SITE TO THE TOWN AND IT'S SHOPS AND SCHOOLS. THE ROAD TO FARNHAM IS NARROW,HAS POOR VISIBILITY AND HAS NO FOOTPATHS AT THE LEVEL CROSSING THE ROAD IS CLOSED FOR ABOUT 20% OF THE DAY TO ALLOW FOR TRAINS TO CROSS FROM/TO THE RAILWAY STATION. DUE TO TRAFFIC QUEUES THERE ARE ILLEGAL LEVELS OF AIR POLLUTION AT THE LEVEL CROSSING THERE IS THE PRESENCE OF ANCIENT WOODLAND ON SITE; THERE IS A FLOOD FLOOD ZONE AT THE BOTTOM OF THE FIELDS.	Noted
Paul Webb	Farnham is not typically an area with affordable housing. For better or worse, this is part of the character of Farnham and makes it a special and pleasant place to live. Affordable housing is readily available in Aldershot and Farnborough, and public transport is available between these. It is not necessary to try and redefine the economics of the local housing market by cramming small, cheap houses in a beautiful area (as was allowed to happen on the old Toyota Garage site in Lower Bourne).	Farnham is not typically an area with affordable housing despite there being an objectively assessed need for such accommodation. The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development. There is an identified need for affordable housing. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
Mrs L P Webb	Staggering to think of the process you have to go through to get one small new window or extension on a property (although I do believe strongly that each alteration should be looked at and approved by not just the property owner!) yet the 'feel' of the town centre can be drastically changed by a new shop appearing which is not in keeping with the character of the town ... in case you haven't worked it out its Poundland ! and in such a prominent place. How was that allowed to happen?	Waverley Borough Council is the planning authority responsible for making decisions on planning applications and does not yet have the benefit of the neighbourhood plan as a material consideration in determining such decisions.

Comments in relation to Housing		
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Waverley Liberal Democrats ( S. Edge Chairman)	There is no mention in the Neighbourhood Plan of meeting the needs of those who cannot afford very high prices by ensuring the provision of affordable housing. (Whilst this is strictly Waverley's responsibility the draft plan does include some other areas where Waverley do have the primary responsibility). The plan should aim to ensure that sufficient of the affordable provision is for 'social housing' (council or housing association or similar) rather than just part-own part rent schemes.	The Neighbourhood Plan refers to Affordable Housing in relation to the adopted and emerging Local Plan (page 49). <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
Judith Edge	There should be something on affordable housing	The Neighbourhood Plan refers to Affordable Housing in relation to the adopted and emerging Local Plan (page 49). <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
North West Farnham Residents' Association (S.Edge)	Nothing on the need for affordable housing has been included	The Neighbourhood Plan refers to Affordable Housing in relation to the adopted and emerging Local Plan (page 49). <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
RAIJA DRAPER	FARNHAM AND THE SURROUNDING AREAS CANNOT SUPPORT ADDITIONAL DEVELOPMENT WITHOUT SUBSTANTIAL IMPROVEMENTS TO THE BASIC INFRASTRUCTURE. Traffic congestion, air pollution from traffic, overstretched sewerage facilities, low water pressure, insufficient school places	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on all the housing sites included within the WBC SHLAA. Surrey County Council Highways have provided

## Comments in relation to Housing

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	within a reasonable distance and full local schools all attest to the fact that the infrastructure has to be substantially improved and extended BEFORE any significant development takes place. The Waverley Lane fields are not suitable for development. The fields are too far from the shops for people to walk and carry back their shopping. They will use their cars which will further exacerbate the traffic congestion and pollution at the level crossing which is ALREADY at intolerable and illegal levels. The Waverley lane is too narrow to carry additional traffic and the school traffic renders the road impassable already. The fields contain ancient woodland which we need to preserve, the Waverley lane floods regularly at the level of Waverley Abbey, cutting off access to the fields from one direction and the Wey floods at the bottom limit of the fields. Altogether a thoroughly unsuitable site for development.	feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Additional support for shops, including local neighbourhood shops is welcomed.
d sendall	Why does planning discourage one-off builds in gardens which are less intrusive and result in better designed houses than the future slums erected by developers such as Charles Church and others	Policy FNPI seeks high quality development appropriate to context by way of height, scale, density, layout, orientation, design and materials of buildings. Such tests would be applied to proposed development within garden land.
Geoffrey M Simmons and Doreen Simmons (Mrs)	To be considered on individual merits	Noted
Andrea Wingent	More development for the younger generation	Noted. The need for smaller homes is recognised by the plan including for older people. Policy FNPI2 seeks small scale dwellings of 1 or 2 bedrooms. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>

Comments in relation to Housing		
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Stephen Wingent	No more five bedroom housing but more homes for young people	Noted. The need for smaller homes is recognised by the plan including for older people. Policy FNPI2 seeks small scale dwellings of 1 or 2 bedrooms. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
Mrs. Northwood	Social housing and nursing homes should be in or on the immediate outskirts of the town to facilitate access to the town for residents, visitors, medical staff, bus routes.	The need for proximity to facilities is noted on page 60.
Christopher Tibbott	Get on and build East Street development - difficult to assess impact of other possible sites until impact of East Sreet development can be seen	Noted
BRIAN DRAPER	Farnham and the surrounding areas are already unreasonably congested, resulting in traffic congestion, air pollution, pressure on school places, and pressure on sewerage facilities and water supply (inadequate pressure). I am not against new development "per se", but an increased population requires that prior to new housing the basic infrastructure be substantially improved. I refer to roads, water supple, and sewerage. Once these matters are dealt with we can consider additional housing and where it should be located. Specifically, the Waverley Lane fields are an unsatisfactory site due to EXISTING UNACCEPTABLE LEVELS OF TRAFFIC CONGESTION AND DELAYS, AND ILLEGAL LEVELS OF AIR POLUTION AT THE LEVEL CROSSING. The fields are too far away from the town for new residents to walk into the town centre, they will therefore add very significantly to the already existing problems. Added to the fact that the area contains ancient woodlands, and the river Wey floods at the bottom of the site and across the	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint.

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	Farnham to Elstead road at Waverley Abbey, it is clear that this site in particular is quite unsuitable for new development. There is also extreme pressure on school places with children living in the area unable to get a place in their local school. We must deal with basic infrastructure FIRST.	
Kevin Hyman	The insistence on a given proportion of affordable housing distorts the planning process, it distorts the makeup of a development by creating an unnatural mixture of properties, and it distorts the social cohesion of the community. Any property built is affordable - Developers will not build anything that is unaffordable!	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development. There is an identified need for affordable housing. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
Tim Wilcock	Smaller affordable units should be maximised, not a token amount. And should be spread throughout area. Larger posh homes in the Bourne do not do anyone any good.	The need for smaller homes is recognised by the plan including for older people. Policy FNPI2 seeks small scale dwellings of 1 or 2 bedrooms. The Neighbourhood Plan refers to Affordable Housing in relation to the adopted and emerging Local Plan (page 49). <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
Mike Downs	Adequate car parking must be provided so that even more cars are not parked outside on the existing roads, which would only add to the existing traffic flow problems in the town	Parking standards are set by Surrey County Council as Highway Authority.
Mrs Marion Steed	I support the fact that the Waverley Lane Fields are not included in the suitable sites	Noted

## Comments in relation to Housing

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	list for the following reasons: A development on this site would significantly increase traffic congestion on Waverley Lane and Tilford Road, particularly at the level crossing. The road is relatively narrow and already closed by the level crossing for 20% of the day and there is no obvious way of mitigating this bottleneck. Levels of air pollution there are already high and would increase. There is insufficient infrastructure to support a large development, especially re school places. The site includes ancient woodland and there is a flood zone at the bottom of the fields.	
Bruce Bennett	The answer to the questions and too many other in this questionnaire seem to be obvious and designed to support a desired conclusion but answered in the affirmative lead to a straightjacket being imposed on design and the evolution of Farnham.	Comments boxes throughout the questionnaire allow supplementary points to be made.
Sylvia Singleton	Spacing between buildings very important. I have noticed recently two examples of space between buildings being too tight - one is an extension, the other a rebuild. Both look crowded and are not in harmony with the area - it should be avoided in future. We should not be afraid to include a few very well designed modern buildings in the right place in Farnham - for example the UCA (in particular the James Hockey & Foyer Galleries) sit well in that part of Farnham.	Noted.
Elizabeth Ward	Very pleased that Waverley Lane fields are not in the 'suitable sites' list for very good planning reason as I have mentioned in previous surveys. The road is very narrow at the fields and already carries a large volume of traffic into Farnham and then struggles to get over the level crossing. High pollution levels at the station and in Farnham. The infrastructure is already overloaded, no school places, doctor surgeries full as dentists and utilities also at full capacity. Wildlife will be destroyed as will hedges and woodland. Flooding is also an issue. No footpath and quite some distance from local shops.	Noted
Joseph Michel	Housing = Cars = Pollution = ?	Noted
Eileen Watson	The fields in Waverley Lane should continue to be protected as these are ancient woodland and contain veteran trees which are protected by planning law. There is also insufficient road and footways to deal with additional housing and the area would be affected by illegal levels of air pollution at the level crossing. The general infrastructure in the immediate area is very overstretched. Traffic and parking for existing residents and schools are already at critical levels and cannot cope with any higher volumes.	Noted
Stewart Edge	Nothing on the need for affordable housing has been included.. I am aware that	The Neighbourhood Plan refers to Affordable Housing

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	Farnham may have to follow Waverley's 'rules' on this - but this is also the case for some other items included in the Draft Plan and so I would expect the Neighbourhood Plan to cover the issue.	in relation to the adopted and emerging Local Plan (page 49). <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
C D Magee	I support the fact that the fields in Waverley Lane, bordering open countryside is not included in the suitable sites list. It should not be built on because the road is very narrow, will lead to traffic holdups at the level crossing - currently 20% closed already, cause light pollution to the antient woodland, near a flood zone, no infrastructure - the sewer pumping station in the area has reached its capacity, high pollution levels at the level crossing, no places at the local schools. A big blot on the landscape approaching an area of outstanding natural beauty. Farnham Urban Council promised that no further development would occur in the adjacent fields when permission was given for the construction of Abbots Ride in 1957.	Noted
julie flude	I have spoken to local elderly residents and some would like to be able to downsize into either sheltered or smaller flats, but remain living in the village they were born in and I feel that it would be commendable if they had this option. It would be unfair that strangers would be given the priority to move into new developments, before the local residents. Could they be offered first refusal on new developments? I strongly believe that any new developments on greenfield sites should retain the nature of their surroundings and not just become another housing estate. Hedgerows and trees should be kept and trees be added throughout the estate to maintain a country feel and to sustain the current wildlife, with natural borders to the developments, together with footpaths and cycle paths. Roads should be wide enough to park, turn and to allow for the easy access of the Emergency services and Council Disposal vehicles. Houses to be only up to first floor level, so not to dominate the landscape. There should be enough parking on site to cope with at least two cars per household plus extra for visitors parking, so as not to encroach onto the streets of the village which are already busy with parked cars. Properties on the edges of a new estate should not encroach onto the privacy of the current	It is difficult for a Neighbourhood Plan to stipulate priority purchasers of new development. Policy FNPI ensures proposals are designed to a high quality which respond to the heritage and distinctive character of the individual area of Farnham in which they are located and protects and sensitively incorporates natural features such as trees, hedges and ponds within sites. Policy FNPI10 protects and enhances biodiversity. Policy FNP23 seeks safely located vehicular and pedestrian access, sustainable transport links to the principal facilities and the maintenance or enhancement of the existing local footpath and cycle network and where possible their extension. Car parking standards are set by Surrey County Council as the Highway Authority. Policy FNPI1 safeguards the residential amenities of adjoining occupiers in respect of privacy,

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	surrounding properties and vice versa. It would be preferable if the design of the new housing is in keeping with the design of the older, original properties of the local community rather than a completely new design which bears no relation to its surroundings. Close communication between Developer and local community.	daylight and sunlight.
Patrick Bowes	In fill in existing build up areas should not rule out innovation in use of height and structure to increase density.	The plan does not seek to deny the use of appropriate innovative designs though Policy FNPI seeks high quality development appropriate to context by way of height, scale, density, layout, orientation, design and materials of buildings.
Barry Croucher	Waverley Lane Fields - I support the fact that these are not included in the 'suitable sites' list for many reasons including: Illegal levels of air pollution at the level crossing Traffic levels are already excessive in Waverley Lane and adjoining roads Insufficient infrastructure Pressure on school places Narrow road Etc, etc	Noted
Lawrence Bollini	None	Noted
Ruth Thompson	I SUPPORT THE FACT THAT THE WAVERLEY LANE FIELDS ARE NOT INCLUDED IN THE "SUITABLE SITES" LIST. It would not be suitable for development as the access to main roads and the town is poor. Waverley Lane has a huge problem with congestion especially at school run and rush hour times. The road is narrow, with no footpath for a large distance, and there is already unacceptably high levels of pollution at the level crossing. It regularly takes 20 minutes to get from Waverley Lane to the a31 because of the level crossing and at school times takes even longer. There is also insufficient infrastructure, especially on schooling in the area. There is a presence of ancient woodland, which must be protected and some of the site is a flood zone.	Noted
Peter & Sally Mitchell	see comments in 25 above	Noted
Graham E Cook	The Waverley Lane Fields should not be included in the "Suitable Sites" list for very good planning reasons, including the over capacity of Waverley Lane, it is closed for 20% of tye day due to the level crossing at Farnham Station, the already illegal levels of air polution near the level crossing, the ditance from the town and shops, the narrowness of the road, poor visibility and no footpaths, the presence of ancient woodland on the site, the flood zone at the bottom of the fields, the lack of suuicient school places and the lack of infrastucture.	Noted.
Michael H.	Question 26 Not if they involve garden-grabbing. Housing mix should be driven by	Policies FNPI and FNPI3 seeks high quality



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Thurston	local need, not developer preference.	development appropriate to context by way of height, scale, density, layout, orientation, design and materials of buildings. Such tests would be applied to proposed development within garden land. Housing mix is based on local need.
Tom Sayers	We all have a right to privacy and any development should respect that.	Noted
Peter Connell	Of the list of potential sites for development I am pleased to see that the fields either side of Waverley Lane, South Farnham have not been included as they are clearly not suitable for the development that Waites are trying to push for. This site is not suitable for development as it would overload the infrastructure of the existing nearby houses which have antiquated overhead power cables, which fail often during extreme weather, no mains sewage and the level crossing junction at the Farnham end is already backing up at peak times.	Noted
Lynn Hutchings	The fields at Waverley Lane should not be included in the suitable sites list. This site is in an area where there is already pressure on the roads, which are frequently gridlocked into the town. The site is too far from the town for the residents to walk to the shops and schools, and would increase the traffic, causing additional pressure on the roads leading into the town. The schools in this area are also over subscribed. The site is located on a narrow road, with poor visibility.	Noted
Janet Martin	Privacy at the cost of light and space is not an appropriate option. Hedges that are likely to grow to great height should be disallowed.	Noted. High hedge legislation deals with this matter independently of the Neighbourhood Plan.
C P Cretton	I welcome the fact that the fields on either side of Waverley Lane, beyond Abbots' Ride, are not included as an option for further development, given the inadequate transport infrastructure and the extreme pressure on schools in the area.	Noted
Margaret Lennard	Many older Farnham residents are looking to downsize, thus freeing up their larger homes for families. They should be encouraged by building smaller homes (with some garden space) in the town centre. Also many bungalows are given permission to extend upward, and there is now a shortage of single story homes in the area.	The Neighbourhood Plan recognises the need for smaller 1 – 2 bedroom properties and Policy FNP12 – Small Scale Dwellings seeks their provision. The Neighbourhood Plan recognises the increasing need of the ageing population which will also mean some increased provision will be needed of housing specifically designed for older people who are likely to require community care or accommodation in nursing homes. The Neighbourhood Plan supports this provision of such housing where it is situated in suitable

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		locations due to the proximity to facilities, local amenity and the gentle topography of the area.
Helen Butcher	Do not allow extensions just because lots of the neighbouring properties have extensions. It just makes the street scene even worse and does not give proper attention to loss of light and spacing between properties etc.	Spacing between buildings is one of the criteria contained within Policy FNP13 – Building Extensions.
Andrea Harrison	The fields either side of Waverley Lane should not be included for development as they are naturally part of the rural area surrounding Farnham and should be included within the Green Belt. They are completely unsuitable for development for reasons of existing traffic congestion and poor air quality, lack of school spaces amongst many other reasons.	Noted
J Stephen Smith	Why do we ignore co-operation between Waverley/Farnham and East Hampshire when considering how to meet central government inspired demands for new housing. This is wrong. Farnham and Bordon have a common interest in improvement and development of the A325 corridor between Greatham and Wrecclesham, including a Wrecclesham Relief Road - first proposed in the 70s. There seems to be no single place where this wrong thing can be properly called wrong. Much of the relevant land is owned by central government.	A Wrecclesham Relief Road was not technically justified by the significant development at Bordon and is similarly not justified by the proposals of the Neighbourhood Plan.
Barry Russ	More emphasis on affordable homes for younger people and first time buyers should be a high priority as many young people have to leave the area as they have no hope of renting or owning their own homes.	The need for smaller homes is recognised by the plan including for younger people. Policy FNP12 seeks small scale dwellings of 1 or 2 bedrooms. The Neighbourhood Plan refers to Affordable Housing in relation to the adopted and emerging Local Plan (page 49). <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
Tony Patterson	The criteria in 29 are not the only requirements for extensions. We do not wish to see bungalows turned into larger houses for instance.	Some degree of flexibility in adapting your own dwelling to meet changing needs should remain an objective of the plan.
Jonathan Hale	I support the fact that the Waverley Lane fields are not included in the suitable sites	Noted

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	list for the following planning reasons: - Distance from town - Distance from shops - Narrowness of road - Poor visibility - No footpaths - Over capacity road - Illegal levels of air pollution at level crossing - Presence of ancient woodland on site - Flood zone at bottom of fields - Insufficient Infrastructure - Pressure on school places	
Dr E.R. Coombes	Under 27, above: The mere inclusions of 1 or 2 bedroom dwellings should not, in itself, constitute a reason for permitting a development, but should only be a consideration if the proposal is otherwise acceptable. Proposals must be considered on a case-by-case basis.	Noted
W A Woellwarth	Basements and attic accommodation should be encouraged. Terraced and linked housing should be discouraged.	Noted although there would appear to be no justification for excluding terraced or linked properties throughout a plan area which has a tradition of such provision.
brian martin	Several other towns insist on retail units sharing the individual character of the town centre, this enhances the wellbeing of vistors residents alike.	Policies FNPI.2 and 3 in particular seek to secure this.
Chris Fisher	I feel there is already too many areas where building extensions have been permitted to the detriment of surrounding houses	Noted
Robert Stewart	I strongly support the exclusion of Waverley Fields from the list of suitable sites for building. The infrastructure in and around Waverley Lane is simply not capable of supporting the level of development that was being previously considered here. In reality, the infrastructure is not capable of supporting the level of current development in the area. (This statement is also true of other proposed developments) Specific examples of this are: 1. Congestion at the level crossing at all times of the day but particularly from 8:00 to 8:30 in the morning and 4:30 to 6:30 in the late afternoon. 2. Congestion in Waverley Lane and Menin Way at school times. 3. Lack of school places	Noted
Cliff Watts	All sites listed (Q25 for the Badshot Lea area are shown as high density i.e 30 per ha. The current settlement has a variety of styles and densities and this should be reflected in any proposed expansion of the village.	The proposed density of option housing sites broadly reflects that of the locality.
S Ryall (Mrs)	There should be variety in designs of house/apartments on any one sight. WAVERLEY LANE FIELDS - I do not agree with housing on these sights as Waverley Lane is TOO NARROW, no pavements or room to make them. The railway crossing causes Waverley Lane to be closed 20% of the day and there is insufficient infrastructure and the addressing of this problem is long overdue. Air pollution at	Noted

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	level crossing is way above loegal levels.	
Darren Stairs	Make sure some is affordable and in a similar style from the housing that it should add to.	The Neighbourhood Plan refers to Affordable Housing in relation to the adopted and emerging Local Plan (page 49). <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b> The same design policies will be applied to affordable housing as market housing.
Karen May	Remove the pylons if possible and also prioritise sites with SANG.	Noted. Pylon removal is not a sufficient reason for allocating housing sites.
David and Liz Meads	Make it have SANG Land with it that they bring themselves. It helps a lot.	See comments on SANG in Environment section..
John Plympton	All development should take place on brownfield sites before greenfield sites are considered	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. The Neighbourhood Plan seeks to meet part of the identified housing need on greenfield sites within the constraints identified.
Leo Danielle	<del>Build in the same style as the houses that are already there. The proposal also has its own SANG. It could not be better.</del>	Comment not noted as confirmed falsified.
Victoria and Roy Carpenter	If it is outside the current settlement lines then make it bring more SANG.	The amount of SANG required is stipulated by Natural England.
Matthew Walls	SANG has been mentioned. There was a crisis regarding SANG years ago and it caused big problems. Sites should have their own SANG is possible and not buy it externally unless they have to.	Noted. On site SANG is sought on larger greenfield sites where feasible.
Andrew Quail	I am pleased with your decision NOT to include the Waverley Lane fields in any	Noted

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	plans for development. The reasons for preserving this site are clearly set out in the Residents' Association (SOFRA) Constraints document and now seem to be widely accepted.	
Matthew Watson	The Question on SANG land is very important too. A site should provide their own if it is in an area that is impacted by the SPA.	Noted. See comments on SANG in Environment section.
Jerry Hyman	Questions 26 and 27 fail to ensure 'Habitats' compliance ; the draft NP states that a pragmatic (i.e. unlawful) approach is proposed, so whilst I would agree (generally) to the proposals in those questions, have to respect the law and must therefore indicate strong disagreement. Care homes and extensions should also be subject to AA. My responses to Questions 28 and 29 assume that a satisfactory AA can be provided.	The Submission Neighbourhood Plan will be subject to a HRA Screening.
Matthew Elliott	We should try and avoid identikit wimpy/Barratt style homes that have no imagination and no architectural merit. We are stuck with these characterless boxes for hundreds of years. Let Farham host innovative, modern housing design. Have houses designed for 21st century living, let's not recreate front room/back room Victorian housing beloved by the developers looking to roll out the same identikit housing they are providing a cross the country. Our town is known for its wonderful attractive Georgian housing - lets develop housing that will be as admired in 200 years.	Noted. The Neighbourhood Plan seeks high quality designs which are suited to the character of the area in which they are located.
Martin Cox	Question 27: Larger developments should all incorporate a significant number of 1 & 2 bedroom dwellings which are affordable. All developments should include at least 50% affordable housing All developments should include a infrastructure support which is agreed at a neighborhood level	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>. Further detailed guidance for each site on infrastructure should be provided in relation to Policy FNPI I.</b>
Simon Bradbury	Reference question 28, we already have age related housing in the town and careful consideration should be given to the demographics to assess the requirement for more such accomodation. It would not be helpful to create an oversupply, to the point where existing units become unsaleable following the death of the occupants.	Noted.
Valerie Burch	Additional housing close to the town centre without a reduction in air pollution is inappropriate and likely to lead to an increase in poor health. The Hop Fields are	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14

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	unsuitable as the current road system cannot be altered to reduce pollution. A change in the traffic use and improved bypass could enable these fields to be developed.	Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Ann	Relieved to read proposed development of Waverley Lane site has been excluded. This would be unacceptable on many grounds - environment there should be protected, traffic/air pollution impossible round level crossing, plus pressure on schooling, hospitals, water, sewerage.	Noted
william bell	If you build more houses then there are more people and more vehicles. Farnham is already over populated and there is insufficient infrastructure with out dated roads and railways. There are so many other areas nearby to Farnham which need completely demolishing and rebuilding. Aldershot and Bordon are prime examples of real opportunity to create new living space for the people and employment, with careful attention to detail of all amenities all at an affordable cost	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. The distribution of development across the Borough and beyond is ultimately a matter for Waverley Borough Council and the Borough Local Plan.
Paul Burch	Farnhams infrastructure is creaking. The old part of the town should not be overloaded with additional housing at the expense of the existing residents.	Noted.
Janet Maines	Neighbours amenities should not be prejudiced when others build extensions	Noted. Policy FNPI3 safeguards the privacy, daylight, sunlight and outlook of adjoining residents.
Colin Marler	I SUPPORT THE FACT THAT THE WAVERLEY LANE FIELDS ARE NOT INCLUDED IN THE "SUITABLE SITES" LIST FOR VERY GOOD PLANNING REASONS..... SUCH AS THE DISTANCE FROM THE TOWN; DISTANCE FROM SHOPS; NARROWNESS OF THE ROAD; POOR VISIBILITY; NO FOOTPATHS; OVER CAPACITY ROAD(CLOSED 20% OF THE DAY); ILLEGAL LEVELS OF AIR POLUTION AT THE LEVEL CROSSING; PRESENCE OF ANCIENT WOODLAND ON SITE; FLOOD ZONE AT THE BOTTOM OF THE FIELDS; INSUFFICIENT INFRASTRUCTURE;PRESSURE ON SCHOOL PLACES.	Noted
Stella Wiseman	We desperately need more affordable housing as many ordinary people are being priced out of the market. We also need more social housing.	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the</b>

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		<b>Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
Caroline Cullum	With regards to nursing homes, etc, we already have so many in Farnham why are we looking to incorporate more. The same applies to all the empty office space within the town. Can the council be trusted to preserve the older buildings in the town and surrounding area when they allowed The Nelson Pub in Castle to be ruined by letting the owners who took it over some years ago to destroy the original wooden ceilings by painting them white. This can never be put right.	The aging population is anticipated to need more homes catering for the elderly over the plan period.
alan johnson	All very well, but this approach seems to imply that an area of low density housing should be protected from infill. An approach involving the use of a figure for a fixed maximum housing density, seems more in keeping with modern attitudes. This would allow infill in areas which currently enjoy low housing densities.	The suitability of a site for development is best judged on its merits based on an assessment of the local context rather than a fixed density.
Graham Precious	The growing trend of buying existing houses to demolish them and build a completely new dwelling should not be permitted where it has significant impact on the character of the neighbourhood or changes the visual amenity of the area.	Noted. Proposals will be judged against policies such as FNPI.
Alasdair Cockburn	See comments at 25 above.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Jan Dunford	Already we have a queue of traffic outside our house in West street twice a day (morning and evening). This has considerably worsened during the 30 years we have lived here. More houses within the town would only exacerbate the situation.	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b>
j m frank	It seems there is already quite a preponderance of sheltered / nursing homes around the centre with anew one going in now. Probably the balance is about right. Affordable housing should be a part of all developments: the question should not be phrased as '...should be permitted if'...' rather 'should not be permitted unless'	Noted. The demand for smaller units is based on up to date evidence contained in the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a> ).
Mrs Michelle Quinlan	Clearly their is a need for smaller affordable dwellings for singles, divorces, retired, disabled etc. But the weighting of these developments against the need for family houses should be carefully analysed. An over supply could cause vacancies that in	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared</b>



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	turn cause situations scene in other EU countries like Ireland. Demand could change.	<b>ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>.</b>
Mr Thompson	There is no mention relating to affordable housing. Or even that any buildings have full sized rooms. Not 75% sized rooms compared to earlier buildings (which where created for the same requirements). In allowing undersized rooms you enable developers to maximize their profits whilst producing substandard living spaces, for those people occupying them.	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>.</b>
Jenny Reynolds	I do not see any mention of affordable housing. Why not?	The Plan does mention affordable housing. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a></b>
Celia Sandars	Any sizeable developments in Conservation Areas should be subject to full planning consent, not just permitted development rules.	Noted
Mary Stuart-Jones	I note that Waverley Lane fields are not included in the 'suitable sites list' and strongly agree with their omission not least because I know from experience just how narrow is the road there and how poor the visibility. Waverley Lane and surrounding roads suffer from serious congestion daily at school drop-off and pick-up times and each time the level crossing gates are closed. I cannot believe that this would not be exacerbated by increased residential development.	Noted. See comments on SANG in Environment section.
Maggie Wilson	How many of these proposed sites have SANG already included in them? Farnham must not run out of SANG again. My boyfriends job is to build houses and he lost his job before because there was no SANG available and that must not be allowed to happen again. It caused problems before as people couldn't build even though it was allowed as there was no SANG. Please consider sites that do not take up 'communal' SANG.	Noted. See comments on SANG in Environment section.
Mark and Lorraine	Housing that sits outside of the existing settlement area should have its own SANG	Noted



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Wilson	rather than get it from the park if it is close to a restriction area because of the SPA.	
Michael Gardener	I note that the fields in Waverley Lane are NOT included in the list of suitable sites - which I fully support - they are not a suitable site for development, now or in the future.	Noted
Stephen and Alexis Porter	SANG SANG SANG is VITAL. Sites with their own SANG where they do not need to buy it are a priority.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
Lynne and Robert Porter	Get rid of pylons and make them provide their own SANG land please.	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.
E clifford	WAVERLEY LANE FIELDS SHOULD NOT BE INCLUDED IN THE LIST OF SUITABLE SITES. I HAVE ALREADY ASKED A NUMBER OF QUESTIONS ON THIS TO THE POTENTIAL DEVELOPER. THIS IS FOR A NUMBER OF REASONS, THE MAIN ONE BEING ALL OF SOUTH FARHAM BECOMING TOTALLY GRIDLOCKED DUE TO THE LEVEL CROSSING AND THE IMPACT IT HAS ON TRAFFIC. THIS IS MADE FAR WORSE WHEN IT IS SCHOOL DROP OFF AND COLLECTION TIME. OTHER REASONS ARE DISTANCE FROM SHOPS; NARROWNESS OF THE ROAD; POOR VISIBILITY; NO FOOTPATHS; OVER CAPACITY ROAD(CLOSED 20% OF THE DAY); ILLEGAL LEVELS OF AIR POLLUTION AT THE LEVEL CROSSING; PRESENCE OF ANCIENT WOODLAND ON SITE; FLOOD ZONE AT THE BOTTOM OF THE FIELDS; INSUFFICIENT INFRASTRUCTURE;PRESSURE ON SCHOOL PLACES, MY CHILDREN WILL NOT BE AFFECTED BY THIS AS THEY WILL BE GONE FROM SOUTH FARNHAM SCHOOL BY THEN. IF SUCH A DEVELOPMENT WENT AHEAD A NEW SCHOOL WOULD BE NEEDED.	Noted.
Rowledge Residents' Association (Mr R G Precious)	There is a growing trend of purchasers buying existing houses to demolish them and build a completely new house. This should not be permitted where it has a significant impact on the character of the neighbourhood or changes the visual amenity of the area.	Noted. Proposals will be judged against policies such as FNPI.
David King	Waverley seemed to have assumed that Farnham can take an almost unlimited amount of housing - strange that they are not promoting the areas near to where their offices are in Godalming..... The obvious choice would be to use the maximum amount of housing Dunsfold in Waverley's Plan, thereby relieving the pressure on the other areas. The opinion of people in the Dunsfold area would appear to show that they would welcome the infrastructure upgrade with additional services that would go along with the large development. However the developers	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted.

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	seem to favour utilising existing built up areas as they wouldn't have to invest in infrastructure upgrades. Farnham's creaking sewage and traffic are but two of the major problems that will be exacerbated with additional housing. <b>BUILD IN DUNSFOLD AND LEAVE FARNHAM ALONE!!</b>	The need is calculated in a draft Strategic Housing Market Assessment (2013) which follows Government methodology. This will need to be updated. The Borough Council have consulted on 4 housing for the Borough scenarios to meet this identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The distribution of development across the Borough (including Dunsfold) is therefore ultimately a matter for the Borough Local Plan. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified housing need within the constraints identified.
David and Shireley Wardell	That Hale site allows easy access to the park, the church and a short trip into town. They are providing SANG land and don't need to buy any in. We liked them and they listened to what we said. Their meeting was very informative and their web site is great. Not many other people have been as good with the locals and obtained our feedback and listened to it. This makes a huge impact on us as locals and makes us comfortable.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on housing sites.
Alexander and Helen Thompson	It should be as harmless as possible. It should provide recreational ground and extend from current housing. SANG land ran out in the borough and it was all over the local press so providing SANG land is vital.	Noted.
Jo Huddleston	To predict housing needs, WBC uses models (ESPEC "CHELMER") under contract from Cambridge Econometrics. Basically, this assumes population grows 0.635% per year, a fair figure. WBC appears to base its stats on an "inflated" housing stock;	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans,

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Respondent	Representation	Response (italics indicate recommended amendments to text)
	Farnham actually satisfies the modelling by building 300 dwellings a year. This needs checking by independent experts, visibly and publicly contracted to Farnham Council. Many people I speak to are firmly persuaded Godalming officers do what they can to "dump on" Farnham.	including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. The need is calculated in a draft Strategic Housing Market Assessment (2013) which follows Government methodology. This will need to be updated. The Borough Council have consulted on 4 housing for the Borough scenarios to meet this identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The distribution of development across the Borough (including Dunsfold) is therefore ultimately a matter for the Borough Local Plan. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified housing need within the constraints identified.
Ian Capon	Ensure alternative access is provided...Bikes and Walking infrastructure..Dual Use..Section 101 or equivalent	Noted. See policy FNP23.
Robert Wilks	The locals approve of sites that are accessible but just outside of the existing settlement boundary but we all agree that they should provide their own SANG land if it is restricted due to the location of the SPA. We have been discussing this as a residents group and feel very strongly about it.	Noted. On site SANG is sought on larger greenfield sites where feasible.
David Bell	Do not build on Coxbridge farm fields it will ruin my families life	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.

Comments in relation to Housing		
Respondent	Representation	Response (italics indicate recommended amendments to text)
Ian Capon	Again, thought should be enforcing alternative transport as part of all planning proposals. Bike storage accomodated and enforced.	Noted. See policy FNP23.
Mark AND Jane Lee	Yes, as I say, The pros of it should outweigh the cons. Remove that pylon and build on the burial ground. They have their own SANG too. Someone said that they have too much SANG so others can use it too.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on housing sites.
Kris Charij	I liked the burial site as they don't need to buy any special additional land to build. Farnham had no development for a while as nobody could build because they ran out of this special land that has been appointed for recreational land etc. The burial ground has its own so it will not use up land for other sites.	See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on housing sites.
JOE HARRISON	Farnham is already struggling with our infrastructure i.e. road traffic density,air pollution,school capacity and choice for existing parents, surgeries etc. To build on green sites must be the last option. For any housing developer to suggest if they build what they want in any quantity they WISH then improved infrastructure would follow automatically is absolute bovine excrement . Such nonsense is a severe departure from the world of reality.	Noted. <b>Further detailed guidance for each site on infrastructure should be provided in relation to Policy FNPI I.</b>
Matt Hieatt	Major lack of "mid sized" houses in surrounding areas of Farnham eh 3 and 4 bed detached and semi detached.	Noted. Most up to date information is available in Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a> )
ELLA CATTELL	Whilst the proposed sites included in the draft neighbourhood plan are acceptable to provide the area with additional housing the density of the majority of these sites is extremely high. Special attention, if not a priority, should be given to providing additional green space within each site. Adequate parking for each household to include additional visitors parking has not been addressed. It is essential that traffic surveys should be undertaken for each development and made available to the public so if necessary, traffic lights can be installed or similar highway improvements made in conjunction with any permitted development. Our own local experience of our road junction onto the Weybourne Road with an impending permitted development in Monkton Lane is a prime example as at the moment the current road access and layout cannot cope with the proposed additional housing.	Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23. <b>Further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNPI I.</b> Surrey County Council are responsible for parking standards. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Mrs S J Mackintosh	More affordable housing for first time buyers should be made available and also housing for police, nurses, firemen and other essential professions in the area	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the</b>

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		<b>Strategic Housing Market Assessment</b> (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a> ).
David Balfour	Must have a mixture of housing stock with decent character and adequate parking provision, not just stuffed in to maximise earnings for developers	Noted
Kathleen Parrish	As yet with all these extra housing proposals and increase in people in the area there so far is no mention of extra surgeries and medical facilities especially at a time when the Government are cutting back so who provided money for extra medical facilities and surgeries but Doctors and staff required.	Noted. See responses to infrastructure chapter.
Janine sparks	We need lower cost housing to help people get on the housing ladder. But we need communities that have access to communal gardens and good transport links so that people do not require cars. A development of cycle routes and cycle storage would be helpful.	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>).</b> See FNP23 for sustainable transport provision.
Matthew Felix Williamson	I have copied the attached note which a neighbour has produced since it reflects very closely my views on this exercise Farnham Development Questionnaire 05.12.14 I strongly object to the style of the questions in this Questionnaire. Almost every question is weighted in favour of the developer. To 'Strongly Agree' or 'Strongly Disagree' with a question that is written from the point of view that 'this new development is going to take place' does not leave open any possibility that the development will NOT take place. You are not asking us whether development should take place or not: you are asking us to agree or disagree with the nature of that development. That is deceiving the public. This is the type of high-minded arrogant behaviour from Farnham Council that makes people cynical about local politics and about whether individual voices can truly be heard. Despite the extensive (and expensive) length and depth of the Draft Neighbourhood Questionnaire, there is an underlying assumption that such development must and will happen. You are failing to ask the electorate and council tax payers whether they want these developments AT ALL. This is why I have not answered most of the questions: they do not address the crucial and fundamental issues and until you do this, you will simply generate anger and hostility from the people who pay your wages. This Questionnaire was cleverly drafted by a legal mind with clear	This consultation follows a number of engagement workshops and discussions with resident associations. There is an opportunity within the Questionnaire to Strongly Disagree with any of the potential site options. The Neighbourhood Plan must take account of the National Planning Policy Framework which states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted.

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	<p>instructions on how to phrase the questions in favour of the Council's decisions. It is a cynical exercise in 'going through the motions' in a charade of public accountability and alleged transparency of local government. I challenge you to address your electorate in more honest and fair discussion and stand up to the profit-minded demands of the developers banging at your door. I call for a public forum where these issues can be properly debated and where FC, the developers and the public can engage in a frank and open discussion of what Farnham needs, what Farnham wants, and what Farnham can sustain as a unique town in West Surrey. Sincerely, David Edwards</p> <p>Question 8: This is a loaded question. Thrive - yes, but what are the changing needs of the community? Changes in the community's needs will be fuelled by new development - not the other way round as the question implies. For new development to fit well with the character of the distinctive areas of the town, it would be necessary to build 17th &amp; 18th century style dwellings which is not, as far as I can see, part of the plan. Regarding improved infrastructure, The Draft Neighbourhood plan says that "the shortage of school places at all levels has been addressed" (p.13) but fails to say how. New Build: The questions make the unsubstantiated assumption that new development WILL take place. Call me cynical but such development benefits Farnham Council in at least two ways: income from developers and increased Council Tax revenue from new residents. What FC is currently failing to do is consult with existing residents and Council tax payers on the necessity and desire (or not) for development. Question 34: I object to the inclusion of the word 'adversely'. What does this mean? If you were being honest with your tax payers, you would have phrased this question as follows: The scale and form of any proposal for rural buildings should not affect the character and appearance of the countryside...etc Question 39: given the restrictions of ground space within Town Centre and Local Centres does this mean the main option for development is upwards? i.e. potentially 10-storey shopping malls? The question, as so frequently in they Questionnaire, is either ambiguous or leaves open a possibility which the average council tax payer might not be aware of. Clever drafting by FC but dishonest, in my opinion. Questions 44 &amp; 45: I might agree to these subject to assurance that toxicity testing and suitability studies had been carried out. But you can't ask the public to answer these questions without providing us with the</p>	

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	necessary information. Question 46: define 'enhanced'. A developer will always argue that a skyscraper will enhance a cricket pitch. OK - extreme example but it's all a matter of opinion and questions of this nature are too vague and generalised. Each proposal must be considered on its individual merits. But here you are asking the public for a blanket approval of just about ANYTHING. This is lazy, biased questioning by FC, done presumably in the hope that peop	
Ella Burrows	I really believe that new development outside of the existing settlement boundary must be able to provide its own SANG if it is within an area of restriction due to the proximity of the SPA.	Noted. See comments on SANG in Environment section.
Stewart Badger	We shouldn't be allowing a single house to be built on countryside C2 or greenfield until ALL brownfield sites are exhausted.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need.
Sarah Denyer-Evans	I wonder whether we are providing enough high quality 2 bedroomed apartments (small sites, low rise, communal gardens/on site parking, good security but not on big developments) to suit a growing older but maybe still quite active population who do not necessarily wish to move into 'retirement' accommodation yet but wish to remain in their current locality and certainly not move away from Farnham. I have had conversations with at least five couples recently who would wish to downsize from their current homes (all 3 and 4 bedroom plus which could become available) but have no wish to leave the area. They are unable to find anything suitable with so many larger houses around so it is easier for them to stay where they are.	Policy FNPI2 seeks Small Scale Dwellings of 1 or 2 bedrooms (including apartments). The Neighbourhood Plan recognises the increasing need of the ageing population which will also mean some increased provision. The Neighbourhood Plan supports this provision of such housing where it is situated in suitable locations due to the proximity to facilities, local amenity and the gentle topography of the area.
Julia Hilton	The focus should be on building on brownfield sites. No building on greenfield sites should be accepted around Farnham (or elsewhere in the Borough) unless and until at Borough (not Farnham) level brownfield sites cannot provide the five year supply of housing sites required by the planning system. The scope for converting existing or planned redundant retail space (due to the rise in internet shopping) to housing should also be considered in the plan.	The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need. See responses to Town and Local Centres section.
Darren Miller	Again, lots of smaller developments, not a small number of big ones	The Neighbourhood Plan allows for smaller sites (less than 0.2ha) as windfalls and estimates provision of 330 dwellings in this way. The plan also proposes to allocate a range of site sizes of 0.2ha and above.
Julie Russ	The need for affordable homes is not mentioned and yet this is a very pressing issue.	Noted. <b>The Plan should be amended to recognise</b>



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Respondent	Representation	Response (italics indicate recommended amendments to text)
	Many young people cannot afford a home of their own.	that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a> . See FNP23 for sustainable transport provision.
Janet Radley	1 or 2 bedroom dwellings on smaller or larger sites acceptable if not greenfield	Noted. Some greenfield sites are needed to help meet housing needs.
John Cattell	I have real concern of the density of most of the included housing development sites. Special attention as a priority should be given to the inclusion of green space within each site. A lower density of properties within each site should be considered as the majority of the larger proposed developments have too many dwellings. Attention needs to be given to parking for each household and visitor parking. It is essential that a traffic survey is undertaken for each development and separate public reports produced. At the the moment the road network around Farnham cannot cope with the existing housing and the through traffic.	Development of allocated sites would be subject to Policy FNP20 - Public Open Space; Policy FNP23. <b>Further detailed guidance for each site on access, layout, landscaping and infrastructure should be provided in Policy FNP11.</b> Surrey County Council are responsible for parking standards. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Julie Russ	There is nothing in the Plan concerning the need for affordable homes.	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>. See FNP23 for sustainable transport provision.</b>
Dennis Pettitt	More attention to the type of properties in village areas should reflect village style and not such properties as those recently built built in Lower Bourne.	Noted. Proposals will be judged against policies such as FNP1.
Justin Needham	Materials for extensions must reflect the most ecologically advantageous possibilities that are available, and must not be stuck in the concept of necessarily being visually "compatible" with the existing building.	As noted on Page 51, subject to the context, it may be possible to arrive at an innovative design which responds to the positive features of the existing building and the area and ensures sufficient references



## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
		to reinforce the distinctive character of the building and its surrounding context. Compatible materials does not have to mean matching materials in every case.
Leila Cameroon	We should value the 'gaps' between houses and not make everything high density. This infringes on everyone's privacy.	Policy FNPI3 seeks to ensure the spacing between buildings would respect the character of the street scene.
Amanda Broadway	It is important to build on brownfield sites where possible and on sites well served by major roads eg the A31 and where additional development would not result in aggravating congestion on minor roads. I support the exclusion of Waverley fields from the list of sites suitable for development - the existing infrastructure is already under strain - schools, water and sewage - and the roads leading to the A 31 are overcrowded with the additional complication of the pinchpoint at the station level crossing/traffic light at Hickley's Corner. Air pollution is also very high at the level crossing.	Noted. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need.
David Edwards	The questions above require answers which are entirely subjective. It's all in the eye of the beholder. I suspect that the opinions of the Planning Officer and the Buildings Inspector invariably overrule those of residents and members of the public. Can you provide evidence of otherwise?	Noted.
Mary Ann Coombes	Farnham does not need lots of 5-bedroom houses for incoming Londoners. It needs smaller houses for first time buyers, and for downsizers which would free up some of the existing larger houses. (Changes to stamp duty just announced might affect the currently inexorable process of extending smaller houses rather than moving.) A policy of incorporating 1-2 bedroom dwellings on all larger sites (whatever a larger site is defined as) could have some disadvantages. As these sites are likely to be further from facilities, they may not suit older people or those who are not concerned with garden size. It might be better to have a flexible policy- while insisting that developments close to the town centre are primarily made up of small units. The relationship between policies for housing size mix need to be considered carefully in relation to policies for affordable housing.	Insisting that developments close to the town centre are primarily made up of small units would not appear to represent a flexible approach and would restrict the options for families to have easy access to town centre facilities.
Simon Paterson	The downsizing of older couples in larger houses by demolishing and building 2 or more properties on same plot should be encouraged as long as main planning criteria are met. Council should set up opportunity workshops with developers and groups of householders over how better use may be made of existing housing layout and potential profits fairly distributed.	Noted. Proposals will be judged against policies such as FNPI.

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Respondent	Representation	Response (italics indicate recommended amendments to text)
Amanda Pusey	I strongly agree that the fields north of Waverley Lane are not in the 'suitable sites' list. For a number of reasons these are not suitable for development: Insufficient infrastructure - school places/doctors/sewage The roads are too narrow and without footpaths and therefore dangerous Bottleneck at the level crossing which causes the road to be closed for 20% of the day Illegal levels of pollution at the level crossing The roads are lined by ancient woodland Floodzone at the bottom of the fields Some distance to town and shops	Noted
Jenny Pepper	There is no truly affordable housing in Farnham. Could a decent proportion of these new homes be provided by Housing Trust /not for profit or Key Worker accommodation - other councils in England are developing schemes which provide HOUSING not investment opportunities.	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a></b>
Brian Lowe	Housing density must take account of accommodating 1 car per adult. Typically provision of parking/garaging is inadequate as is access for emergency services due to high levels of on-street parking. There is nothing in this wish list which considers where supporting infrastructure is going to go/be developed. EG An extension to the sewage works Space for additional school capacity Car parking/park-and-ride Some of the identified sites should be used for this rather than just housing.	Surrey County Council are responsible for parking standards.
Maureen Davenport	All new houses require new infrastructure	Noted. <b>Further detailed guidance for each site on infrastructure should be provided in Policy FNPII.</b>
Mr John D Davenport	I hope you will maintain your position that fields along Waverley Lane are UNSUITABLE for development for reasons of road access (narrow, busy) schools etc, infrastructure, density of traffic at railway crossing etc. - SOFRA have explained this to you in great detail!	Noted
Marlene Hotz	The fields in Waverley Lane have been excluded from the sites which are deemed to be suitable for development. Because of the landscape quality, ancient woodland, old trees, proximity to special protection areas and THE LEVEL CROSSING would get even more congested	Noted
M J Mills	A number of sites are at very busy areas.	Noted
David Taylor	There are times that Wrecclesham & central Farnham are over run by traffic. [Less so during school holidays]. Building houses will produce more cars. These cars will	Noted. Surrey County Council Highways have

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Respondent	Representation	Response (italics indicate recommended amendments to text)
	join the overloaded local roads making conditions worse. Therefor building houses needs to go hand in hand with solving the trafic problems. Other associated problems that need solving with an influx of people are schools, hospitals, water supply, gas, electric etc. All that seems to be talked about is 'build more houses' - there is no talk about how the current infrastructure is to cope.	provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. <b>Further detailed guidance for each site on infrastructure should be provided in Policy FNPII.</b>
Dudley Feather	Waverley Lane Fields should not be included in ANY development proposals	Noted
Mary Hearn	A lot of these questions seem to be a matter of applying common sense !!	Noted
Andrew Macleod	These statement is badly phrased.. There will be other criteria that need to meet. 27.Should be "Proposals for residential development on larger sites should not be permitted unless they incorporate an element of 1 or 2 bedroom dwellings and comply with other policies in the Plan." 29. Should be "Building extensions should not be permitted unless they meet the following criteria:"	The National Planning Policy Framework states that neighbourhoods should plan positively to support local development. The policies are phrased positively whilst still requiring a number of criteria to be met.
Jennie Johnson	There should not be any building on the Waverly Lane fields for a number of reasons. The railway level crossing and Hickley Corner already cause huge traffic queues backing up Waverley lane and Tilford Rd at many times during the day especially at train arrival times, School pick up and rush hour times. The road is effectively closed already 1/5 of the time. There is already a major air pollution problem in Farnham near the station with the pollution being greater than International safety levels. Extra housing off Waverley lane would significantly worsen both traffic congestion and air pollution around the station.The houses would be a distance from shops and the town requiring car useage for residents. There is ancient woodland on the site which would be lost forever. The roads at the access point are narrow with a slope and a dangerous bend nearby.	Noted
Veronica Ross Jeans	Building on fields at the top of Waverley Lane should be considered carefully. With two school, Farnham College, the level crossing and the traffic lights at Hickleys corner, it is already difficult to travel anywhere by car, even with careful timing to miss the schools and trains times. The extra houses will increase the traffic making travel in this part of Farnham almost impossible.	Noted
Nick Thurston	The title of the leaflet concerning this survey is called " Farnham's future is in your hand ". No it is not. It is the hands of developers who with the cooperation of government want to make lots of money churning up and building on more land	Noted. The vision for Farnham is to meet the changing needs of the community by ensuring new development fits well with the character of the distinctive areas of

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	bequeathed by a generation who gave everything to win 2 World Wars - who gave us the Green Belt, the NHS, Welfare State and an education system. Shame on the people intent on destroying this. People are fed up with being ignored - they are fed up of having to fight to stop their town and the surrounding countryside being trashed while our politicians remain silent.	the town and is supported by improved infrastructure.
Brian Hollis	It is essential that the proposed development on fields either side of Waverley Lane Farnham should NOT be included in any future 'Suitable Sites' list for the following reasons: (i) the roads and footpaths in the area are too narrow to accommodate more vehicular and pedestrian traffic (ii) The level crossing at Farnham Station and the traffic signals on the adjacent A.31 road already cause massive delays for Waverley Lane traffic travelling to and from the town. (iii) there are two schools near to the proposed sites which are already unable to take further large intakes of pupils which would arise if these developments are permitted. (iv) there is only an hourly bus service on this road to the town which would result in more car usage and considerable difficulty for non-car owners. (v) the proposed sites contain ancient woodlands which would probably be destroyed if any developments were permitted.	Noted
Helen Locke	If housing is built in proximity to Farnham, there must be an improvement in public transport, especially to the station and evening services so that new and existing residents can make the most of the town without pollution and reducing parking.	See Policy FNP23.
Mrs J Shenton	Comments on front page	
William Pownall	I support the fact that Waverley Lane Fields are not involved in the suitable sites for development list. - narrow roads - too far from town - ancient woodlands should not be harmed	Noted
Mr. S. Trantom	I support the 30% proposals for affordable housing, however, many developers are able to avoid Section 106 obligations to provide it by submitting a Financial Viability Assessment (many firms offer a service to contractors to do this). Bearing in mind that most of the sites indicated in the Neighbourhood Plan are small it is likely that the contractors will in these cases manage to prove non-viability and avoid affordable housing provision.	This will be a matter for Waverley Borough Council to judge on a case by case basis.
Mrs S Denne	I do not think that the fields in Waverley Lane should be built on. The road is narrow and very busy. The level crossing is a nightmare with illegal levels of air pollution. It is too far away from the town to be able to walk there and back with shopping, so people would have to drive - more clogged-up roads. There is also no	Noted

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Respondent	Representation	Response (italics indicate recommended amendments to text)
	pavement past Abbots Ride. The local schools are over subscribed. I believe that the fields at the bottom are a flood zone. There is ancient woodland on the site. The fields are a "green lung" for South Farnham and also provide a lovely approach to the town. I also do not think that the Hop Fields should be built on for many of the same reasons.	
Louise Lyons	I strongly support that Waverley fields are not included in this list as suitable for development. It's a beautiful area and the road would not be able to cope with additional traffic. The woodland area is historic.	Noted
Michael Lyons	It is important that Waverley fields are not included in sites for development as the roads are not suitable and the area itself contains woodland which must be retained.	Noted
Eileen Besgrove	I strongly support the fact that the fields in Waverley Lane have been excluded from the sites deemed suitable for development. Good planning reasons have prevailed i.e. preservation of irreplaceable quality landscape ; the protection of ancient woodland and veteran trees (protected by planning law); proximity to the Special Protection Areas; insufficient road and railways to support a development; the prospect of illegal air pollution at the level crossing; and overstretched general infrastructure (schools, mains water, sewage treatment).	Noted
John Pownall	Pleased to see Waverley Lane fields are excluded from list of suitable sites - they are not sustainable, have narrow roads, no footpaths and provide a suitable "green lung" entry to Farnham from the south.	Noted
Dr Paul Sidebottom	I strongly support that Waverley Lane fields are NOT included in the locations for new housing. It is an entirely inappropriate site for development. It is beautiful countryside containing ancient woodland. Local infrastructure is grossly inadequate - waverley lane is a narrow country road with no footpath, there is already a dearth of school places, traffic is impossible at the level crossing where air pollution levels are illegal etc	Noted
Peter Besgrove	I am delighted that the fields in Waverley Lane have quite properly been excluded from the sites deemed suitable for development. Good planning reasons have prevailed i.e. landscape quality; ancient woodland and veteran trees (protected by planning law); proximity to the Special Protection Areas; insufficient road and railways to support a development; the prospect of illegal air pollution at the level crossing; and overstretched general infrastructure (schools, mains water, sewage treatment).	Noted
Pamela Pownall	I strongly support the fact that Waverley Lane fields are not on the list of suitable	Noted

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	sites. This decision is based on planning evidence - proximity to 2 SPAs; ancient woodland & veteran trees on site; flooding area; ancient hedgerow; no foot ways or street lighting; narrow winding lane with poor visibility; overloaded road (over 9500 vehicles per day); road closed 20% of the day (level crossing); illegal levels of air pollution; distance from shops; distance from town; poor accessibility for disabled/pedestrians/cyclists; area of high archaeological value; historical connections (Waverley Abbey); setting for AONB; high landscape value & sensitivity (see Waverley evidence), next to SNCI	
Peter Jeans	Building at the top of Waverley lane will increase the traffic jams and increase the air pollution at the level crossing at Farnham Station. It must be remembered when planning is considered here that the level crossing is already closed to traffic for 20% of the day which already causes undue delay.	Noted
Mrs Victoria Withington	Good to see fields adjoining Waverley Lane excluded from consideration for housing development. Apart from being a key element of the arcadian nature of this part of Farnham development here would be inappropriate for many reasons: distance from the town; distance from shops; narrowness of the road; poor visibility; no footpaths; over capacity road(closed 20% of the day); illegal levels of air pollution at the level crossing; presence of ancient woodland on site; flood zone at the bottom of the fields; insufficient infrastructure;pressure on school places etc.	Noted
Simon Johnson	It is very important that the Waverley Lane fields are not included in the list of suitable sites for development. Farnham should not be allowed to sprawl out across the countryside in this direction and anyway the traffic problems in Waverley Lane are bad enough already but most importantly the resulting change in character of the area would be unacceptable to local residents,	Noted
George alford	Congratulations on withdrawing the proposal for waverley lane. My particular concerns remain the inappropriate nature of a single lane road with a blind corner leading immediately to a hospice a nursing home and a school all of which attract visitors not able to cross a road without help any further increase in the traffic using the level crossing would only raise congestion and in the other direction lead to further collisions with the wall over the river at old Compton lane	Noted
Dr Roger Withington	It is good to see that the fields on Waverley Lane between Abbots Ride and Monks Walk are not included in the built up area and are considered unsuitable for development. They are integral to the arcadian nature of this part of Farnham and must be retained. Other reasons for not allowing developments on these fields are:	Noted

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Respondent	Representation	Response (italics indicate recommended amendments to text)
	the distance from the town and local shops would encourage car use; the road is narrow here and there are no footpaths; the road is already over capacity and is closed 20% of the day at the level crossing; there are illegal levels of air pollution at the level crossing; ancient woodland would be at risk; there is a flood zone at the bottom of the fields; there is insufficient local infrastructure: schools, health services, public transport etc.	
Julie Jeffers	The infrastructure of the area is not sufficient to allow for more mass house-building. A purpose built village at Dunsfold aerodrome could incorporate a health centre, business units and recreational facilities without building over greenfield sites. Why has this not been proposed as one of the options in the questionnaire?	The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
Maureen Burgess	Building should not be permitted on the Waverley Lane Fields - The road is classed as a "B" road and is narrow with no footpath there is also poor visibility regarding oncoming traffic. There is the presence of ancient woodland on the site which should be preserved. Pressure on the infrastructure would be enormous ie schools, doctors surgeries, which are already stretched. The road is closed 20 percent of the day due to the level crossing which incidentally already has an illegal level of air pollution further traffic generated by more houses would increase that	Noted
Robert C. Gentry	What is the plan for affordable housing? I see no specific mention of it here and surely this plan must cater for those in the community in need of it for whatever reason?	Noted. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>)</b>
Edward Burgess	Building should not be permitted on the Waverley Lane Fields because of the narrowness of the road which has no footpaths - the road is closed 20 per cent of the day - already illegal levels of air pollution at the level crossing - pressure on school places which are already full to bursting	Noted
Andrew Kilpatrick	WAVEREY FIELDS SHOULD NOT INCLUDED IN THE "SUITABLE SITES" LIST because:- Too far from town & shops Roads are too narrow & dark with poor visibility and with no paths (The presence of ancient woodlands prevent alteration to address the above points) Flooding already exists in this area Air pollution already exceeds legal levels at railway crossing Infrastructure could not cope with increased housing Even more pressure on school places .	Noted



## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
James Pye	Although land at Waverley Lane fields is not included in the above, I strongly disagree with any plans to build on this land which are much needed green fields. The traffic problems associated with the level crossing and at Hickleys Corner are already unacceptable with resultant impacts on levels of air pollution. The flood plains at the bottom of the site make it particularly inappropriate for development. Local infrastructure is inadequate for any development in this area, particularly local schools. In the event of any development in this area and the problems of congestion at the level crossing, Longley Road would become even more busy than today since it would become a "rat run" between Waverley Lane and Tilford Road. This would make it particularly hazardous in view of the two schools in the immediate area.	Noted
Derek Macklin	I do not believe that existing infrastructure would support building close to central Farnham	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development. Surrey County Council Education Authority advised that the existing schools have capacity to expand and that there was no need, nor plans, for a new school. Doctors have also been approached regarding the proposals and further additional capacity is not anticipated as a constraint. Additional support for shops, including local neighbourhood shops is welcomed.
Martin Angel	Planting of new hedges of laurel and leylandii should not be tolerated	This is too detailed for a policy which applies to the whole plan area.
Kydah Peatling	I believe that the Waverley Lane Fields should NOT be included in the suitable site list. This is due to it being such a distance from the town, the fact that Waverley lane is quite a narrow road - there are no footpaths and poor visibility on the road near the development site. There is ancient woodland on the site and a flood zone at the bottom of the fields. In addition, development on this site will put huge strain on the infrastructure and pressure on the school places.	Noted.
Mrs J. Thackeray	I haven't seen a question yet on infill development in large gardens. This does seem to be progressively giving the outskirts of the town a crowded and sometimes urban feel. I don't think your question on "spacing" covers this. We need to be very careful to ensure that this type of development is only allowed by exception.	Infill development will be assessed by policies in the plan including Policy FNPI - Design of New Development and Conservation.



## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
Sally Patterson	The fields south of Farnham in Waverley Lane SHOULD NOT BE developed UNDER ANY CIRCUMSTANCES. There are very good planning reasons why these MUST BE EXCLUDED from the plan: 1. Presence of ancient woodland and veteran trees (protected by planning law) 2. Proximity to these Special Protection Areas 3. Poor access, narrow road, poor visibility and no footways 4. Over capacity of the road which is closed 20% of the day - congestion is already a nightmare 4. Illegal air pollution at the level crossing 5. General infrastructure already overstretched and can cope with any further development. ie roads schools, water, sewage treatment etc 6. Flood zone at the bottom of the fields	Noted
Catherine House	THE WAVERLEY LANE FIELDS ARE NOT A "SUITABLE SITE" UNLESS THE ROAD IS IMPROVED AND AT LEAST 100 FURTHER SCHOOL PLACES ARE CREATED.	Noted.
David Everitt	Again, development to accommodate new people should be accepted, but development for individual financial gain should be expected to finance all additional aspects of local infrastructure. This should include local traffic improvements, roundabouts and road widening, schools, recreation areas and all other amenities such as schools, hospitals etc.	Noted. See Policy FNP24
sheila musson	Re extensions It is policy to set any side extensions back from the original property. Extensions should be considered on how this will look and be in line with original building line if this suits the property. Often this policy is detrimental to design.	This is a detailed point which is not suitable for a policy which applies to the whole plan area. This will be a matter for Waverley Borough Council to judge on a case by case basis.
Mrs S R Jacobs	The report seems to suggest that we do not want to be a dormitory town but we are in fact a 'commuter' town and have been ever since the railway was built. The lack of well paid jobs in Farnham means that residents have to travel long distances to work by rail, bus or car. The absence of a Travel to Work Study to support the neighbourhood plan mean that many comments about work opportunities in the town are not evidenced. New shops open and others close for long periods even in the centre of Farnham. Banks and building societies are still closing branches. The fact that there are vacant brownfield sites suggests loss of jobs not job opportunities. Instead there are many low paid office and retail jobs and factory work. Even the recycling centres are under threat by Surrey CC (BBC News 26 November 2014) to save money. In fact the more houses being built half of them will be sold to Londoners and wealthy investors commuting to the City, Portsmouth, and Heathrow and Gatwick airports and places beyond (Financial Times 20 June 2014)	The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date

## Comments in relation to Housing

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	Farnham in Surrey: market town's appeal for high-end buyers). If more affordable housing is built then the local councils might be able to give first preference to local people.	evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a></b>
liz witham	there is no option for "don't know" so I have entered the middle option. What about the option to use the Dunsfold brownfill site? Would that mean building less in your list for Farnham? I hope so.	This site is not included in the Neighbourhood Plan. The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan.
YOLANDE HESSE	I disagree with Materials being the same as host house. If the house is ugly already then all you are doing is making the house a bigger ugly house. We specialise in	Noted. Policy FNPI specifies the need for high quality designs.

## Comments in relation to Housing

Respondent	Representation	Response (italics indicate recommended amendments to text)
	changing ugly houses into aesthetically pleasing houses which always involves not using the materials of the host house. Also the idea of subordinating extensions I disagree with. I was originally brought in to help material match as a guidance. If we take off the materials e.g. roof covering then the subordinating of the ridge can make an extension look badly designed.	
Ken Johnson	I strongly support the fact that the fields in Waverley Lane have been excluded from the list of possible developments. This site would be unsuitable for the following reasons. 1 There is ancient woodland on and near the site. 2. The level crossing could not cope with the additional traffic. Air quality here is already bad. 3. The schools would not take the additional children. 4. Over stretched general infrastructure.	Noted.
Diane Trillwood	I'm glad to see an absence of the fields off Waverley lane in the list of acceptable locations for houses. These Compton Fields are unsustainable for development into housing estates. The road is too narrow, not enough school places are available and the sewerage system is incapable of the development.	Noted.
Samantha Butters	The fields at Waverley Lane are not included in the above list, and I fully agree with this. To build on these fields would be a massive mistake and cause a nightmare on local roads and at the railway crossing.	Noted.
Anneka Butters	Agree that the fields in Waverley Lane should not be included in these proposed locations. The impact on the local infrastructure would be disastrous	Noted.
Samantha Butters	Support the non inclusion of fields adjacent to Waverley Lane as this site is completely unsuitable for development	Noted.
Belinda Butters	Strongly support the fact that the fields in Waverley Lane have been excluded from the list of location options for new housing. Many associated problems with developing these fields, not least the persistent traffic problems crossing the railway line.	Noted.
Tim Thackeray	Il haven't seen a question yet on infill development in large gardens. This does seem to be progressively giving the outskirts of the town a crowded and sometimes urban feel. I don't think your question on "spacing" covers this. We need to be very careful to ensure that this type of development is only allowed by exception.	Policy FNPI would protect large gardens, where they form part of the character of an area.
Daniel Birkett	None	Noted.
Andrew Kilpatrick	you must also matching the current socioeconomic status of each area of new development	Noted.

## Comments in relation to Housing

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Deborah Raven	No	Noted.
Anna Blandford	Making the developments smaller will increase the number of cars further.	Noted.
janet pym	don't let the Farnham Society have the final say over development of private residences	Noted.
Peter Coltart	The fields in Waverley Lane should be excluded from the sites which are deemed suitable for development because of sensible planning reasons - landscape quality; ancient woodland and veteran trees (protected by planning law); proximity to the Special Protection Areas; insufficient road and footways; illegal air pollution at the level crossing; overstretched general infrastructure (school, water, sewage treatment).	This site is not included in the Neighbourhood Plan. See Farnham Housing Land Availability Assessment (FHLLAA) conclusions on housing sites.
Nicholas Scales	See Question 55	Noted.
Rebecca	(Your comments above would not accept my 20 lines of text!). Coxbridge farm is the best option: .Construction traffic can avoid the town center: It will not be necessary for construction vehicles to go through the center of town and restrictions can be place on construction vehicles through the town/ signage for construction traffice can be utilised and divert traffic around the town and onto main trunk roads.2.Enable the highest number of houses to be built at one time, limiting disruption over the next few years as demand for housing ineveitably increases thus avoiding several smaller individually planned developments and the resulting extended disruptions they would bring about. creating a happier Farnham! 3.Construction on the larger scale should therefore reduce carbon footprints re transport of goods in bulk per house built etc and co ordination can be more efficient so hopefully Farnham's Roads will not need to be dug up several times in order to install amenities as would occur with for several smaller 'scattered' developments '. 4.Daily commutes from the new residents would probably affect the town less as they can link directly top the main roads and not need to first by pass out through the town center. 5.Farnham town will remain in keeping with tradition and not be crowded by the introduction of a new buildings in every nook an cranny, adding to protection of existing buildings by perhaps reducing risks re construction etc and probably be safer as a result (fire/over crowding etc). 6.Sites near Badshot Lee will cause snarl ups in many residential areas for people trying to get out of those areas and onto the main roads, these should be avoided. 7.This site will clearly provide a lot of onsite Space for the new residents (probably the most out of all sites - which could probably be utilised by neighbouring developments too) and therefore	Support noted.

Comments in relation to Housing		
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	reducing impact on the Thames Basin SPA. 8.As it is so large perhaps farnham can hold a welcomming event there, creating good feeling rather than existing residents subjected to crowding resulting in reduced community spirit.	
Chris Sampson	I don't understand Q27, development should be sympathetic to the local area.	Noted. The vision for Farnham is to meet the changing needs of the community by ensuring new development fits well with the character of the distinctive areas of the town and is supported by improved infrastructure.
Thomas Clayton	The style of development is important. Terraced houses off Beavers Road took a very long time to sell - is there actually the demand? Developments need to be spacious and not cramped together to make as much money from each site.	Noted. The vision for Farnham is to meet the changing needs of the community by ensuring new development fits well with the character of the distinctive areas of the town and is supported by improved infrastructure.
Adam Gardner	Land off Crondall Lane and rear of Three Stiles Road: The road infrastructure of Crondall Lane WILL NOT COPE with the extra traffic a development in those fields would create. It's not possible. The traffic is already excessive every morning and evening.	Noted. The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore not allocated in the Neighbourhood Plan.</b>
June Chilton	none	Noted.
Laith Anayi	Character is too loosely defined and should not dictate style at the expense of good design. People should be allowed the ability to have modern extensions if they positively contribute to the house.	Policies FNPI and FNPI3 in particular seek to ensure high quality designs for house extensions. The plan seeks to cherish and protect the existing high quality environment.
Mrs Valerie Nye	One of the problems is people's different interpretations of what is and is not acceptable. Many large extension are now allowed to fill most of the plot they are sitting in thus destroying the character and openness of an area.	Policies FNPI and FNPI3 in particular seek to ensure high quality designs for house extensions. The plan seeks to cherish and protect the existing high quality environment.
Antony Patterson	The key with the development of housing is that it should be driven by an approved plan and NOT by the profit driven demands of developers. It is of great concern that there are currently several planning applications either made or being drafted which in no way meet the requirements of the draft Neighbourhood plan - eg Frensham Vale and Compton Fields. These must be stopped.	Noted. Neither Compton Fields or Frensham Vale are proposed for allocation in the Plan.

Comments in relation to Housing		
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Valerie Elliott	Although I have agreed each of the sites listed to ensure Farnham has a contingency of sites to comply with the Waverley Local Plan, I am opposed to all planning applications on individual 'green field' sites until I am convinced that development on 'green field' is absolutely necessary	Noted
Brian	WBC allows trespass for construction, for maintenance a 2 metre maintenance envelope should be provided.	Noted.
David Howell	Garden Grabbing should NOT be permitted	Noted. Policy FNPI would protect large gardens, where they form part of the character of an area.
Mr E Spencer	All development need to account for impact on local infrastructure. Specifically roads with in village areas that are already overloaded at peak time; and schools, given that all local schools are already over subscribed.	Noted. Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Kelvin Forster	It is preferential that the environment is protected as far as possible by promoting development of areas well within settled boundaries that are already surrounded by other development. Development of brownfield sites is much preferred over destruction of greenfield sites.	Noted. The Neighbourhood Plan supports the use of appropriate brownfield sites for development but National Planning Policy Framework does not support the sequential approach of brownfield before greenfield sites for development where there is housing need.
V Withey	None	Noted.
Joanna Sumner	None	Noted.
Velma Fixon	Although I have agreed each of the sites listed to ensure Farnham has a contingency of sites to comply with the Waverley Local Plan, I am opposed to all planning applications on individual 'green field' sites until I am convinced that development on 'green field' is absolutely necessary.	Noted.
J Newton	Having considered generically sites around Farnham that I thought May be suitable for housing, I was pleased to see several of these reflected in the housing plan sites	Noted.
Alan Humphries	We need more housing as soon as possible	Noted.
Danielle Collett-Bruce	There is more a shortage of housing for first/second time buyers (2 bed houses) rather than flats. A large development is already taking place in the centre of farnham for older members of the community. In addition, a very large care home has opened in church crookham.	The demand from younger people and the need for smaller homes is recognised by the plan. <b>The Plan should be amended to recognise that there is an identified need for affordable housing (including for rent and shared ownership) and that the emerging Local Plan will set an updated policy</b>

Comments in relation to Housing		
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		<b>based on based on the Strategic Housing Market Assessment (available <a href="http://www.farnham.gov.uk/shapefarnham">www.farnham.gov.uk/shapefarnham</a>)</b> The plan recognises that whilst most older people would prefer to remain in their own homes, the ageing population will also mean some increased provision will be needed of housing specifically designed for older people.
Alison Burns	there should be a limit on the number of extensions agreed	Policies FNPI and FNPI3 in particular seek to ensure high quality designs for house extensions. The plan seeks to cherish and protect the existing high quality environment.
R.Stoker	More conversions to flats above shops.	Noted. New permitted development rights allow the change of use from offices to residential use in some cases.
N Burch	See earlier comments. Very high quality design and materials to match Farnham's existing vernacular trophies would be welcomed as visual area enhancements for all stakeholders.	Noted. The plan seeks to cherish and protect the existing high quality environment.
Leigh Brooks	The scale and height of proposed extensions should fit with the existing building however by including "Form" it dictates a design style which goes against the NPPF which will lead to loss of planning appeals. Design innovation was as fundamental to the Georgian period as it is now - we do not live in the 1830s nor indeed the 1920s and so it is important that 21st Century high quality contemporary design is recognised as a valid and natural progression in the history of the town.	Policies FNPI and FNPI3 in particular seek to ensure high quality designs for house extensions. The plan seeks to cherish and protect the existing high quality environment.
Hugo Anson	The "West of Switchback Lane site seems to have all the same problems as the Baker & Oates, Gardners Hill Road site that has rightly been rejected. In addition to this the access to Switchback Lane is extremely narrow and Pear tree Lane no better. The footpaths and lanes around that area have very low vehicle traffic and are safe for children walking to school. Increased traffic would seriously damage the character of the area.	Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
Sarah Viney	I don't feel that Farnham needs any more housing at all as I think the influx of people will make the town, roads, countryside in Farnham a lot busier, making it noisier and a less pleasant place to live. A strong appeal of Farnham is its unspoilt, traditional, quaint environment and the fact it is quieter than Guildford for example. I think the	WBC has had to employ the methodology prescribed by Government to calculate the objectively assessed housing need for the housing market area: see Strategic Housing Land Availability Area.



Comments in relation to Housing		
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	extra housing and plans will be damaging rather than beneficial to current residents. I have only said I 'agree' to some of the areas above because we don't appear to have a choice as ultimately the extra housing will be forced upon the area whether current residents want it or not, it appears to be just a case of where it will be located.	See responses to Infrastructure section.
Sue Haworth-Edwards	reduce the overly harsh enforcement of planning permission application by WBC at the mo	Planning enforcement it ultimately a matter for Waverley Borough Council.
Roy Charles Sawyer	Extensions should not be allowed, housing estates were originally designed as a whole and peacemeal building totally destroys the original concept and it is possible to wind up with rows of terraced housing.	Policies FNPI and FNPI3 in particular seek to ensure high quality designs for house extensions.
Brian Edmonds	Development should end 2 metres from the plot boundary to prevent trespass and construction risk. A practice common in Europe where planning is taken seriously.	This suggestion is too prescriptive to be applied to all sites, particularly in areas where a more compact style of development would be more appropriate.
John Mulheron	Any building extension should not be permitted where the immediate neighbours can demonstrate that it would negatively effect them.	Policies FNPI and FNPI3 in particular seek to ensure high quality designs for house extensions.
Ray Cucklow	<p>Farnham currently has some 16,700 dwellings and 39,000 residents, roughly 33% of the Waverley total. Their democratic voice must be heard, loud and clear. Residents have been crystal-clear that they prefer Scenario 4 to the other three, voting for that scenario by 81%. What this really means is that Farnham residents are voting for maximum houses on Brownfield Dunsfold and minimum on Greenfield sites in Farnham and Cranleigh. This response is not unique to Farnham; it is Borough-wide. Waverley residents are making it clear that they support the use of Brownfield sites before any green fields are built upon. They are not voting explicitly for Scenario 4 per se but for Brownfield sites to be used first.</p> <p>Scenario 4 has the most houses at Dunsfold, 3,400, with 1,800 at Farnham of which 700 are above the anticipated provision of 1,100. Much of those 700 would have to be on local Greenfield sites.</p> <p>In Waverley overall, Scenario 4, there would be some 1,200 homes on Greenfield sites at the 4 main settlements. I find this unacceptable when there are other alternatives, and much better alternatives, at Dunsfold, a Brownfield site.</p> <p>If (regrettably) agreed, those Scenario 4 numbers would pose a severe challenge in terms of deliverability, sustainability and infrastructure.</p> <p>In the time available I have not so far been able to discuss with Waverley those</p>	<p>The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted.</p> <p>In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing</p>



## Comments in relation to Housing

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	<p>matters that are within their control. I therefore log them here for your information. Specifically:-</p> <p>a. The numbers of houses required in Waverley between 2013 and 2031 is the major foundation stone on which all the other options depend. That number is 8,450, or 470 each year and is rumoured to rise.</p> <p>b. There is no up-to-date justification that I can find so far as to how that overall number of houses required has been arrived at. This needs to be in the public domain, highly visible, and in full detail, for searching scrutiny. Nor does it seem that the methodology, calculation, and result, have been subjected to an independent expert rigorous stress-test.</p> <p>c. I see from Iain Lynch's letter to Waverley that "At the Town's and Parishes meeting on 29th September 2014, Farnham Town Council was pleased to hear that the Borough Council was not accepting the 470 dwellings per annum, currently reported housing need for Waverley, from the 2013 SHMA". Excellent.</p> <p>d. In assessing the density of housing on sites there needs to be explicit allowance for the appropriate SANGS requirement, quantified by site. The area needed to provide the required SANGS on potential sites is substantial. This significantly reduces the dph for the sites overall. It is not clear to me that Waverley has done this.</p> <p>e. As argued below, we now need a new Scenario 5 with 5,000 homes at Dunsfold. The logic for this is impeccable but we need Waverley to agree formally. I am copying Waverley Planners on this letter. I invite them to respond to these issues.</p> <p>Returning now to Farnham Town Council's position: I have read in detail all of the many planning documents relating to Dunsfold that are on the Waverley website. This includes their 2009 Appeal papers and their latest submissions. These papers make an overwhelmingly strong case for a new Eco-Village at Dunsfold. The quality of Dunsfold's documents is superb.</p> <p>I note in particular:-</p> <ol style="list-style-type: none"> <li>1. This is a residential-led mixed housing and business development. There is a substantial proportion of affordable housing.</li> <li>2. In 2009 Dunsfold was awarded the "Francis Tibbalds Award for the Best</li> </ol>	<p>scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified.</p> <p>The distribution of development across the Borough (including Dunsfold) is ultimately a matter for the Borough Local Plan but the support noted for a significant residential-led mixed housing and business development is noted.</p>

## Comments in relation to Housing

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	<p>Potential New Development in the UK”</p> <p>3. In correspondence with me this week, Dunsfold Airport Ltd, the owners of Dunsfold, expressed a desire to work with WBC to assist the Borough with its housing needs and said that their very latest plans “....will refer to what can be provided at Dunsfold, namely, suitable infrastructure, transport, renewable energy, schools, public open spaces, medical facilities etc. In other words, all that a sustainable community would require in order to make it a pleasant place to live. It is Dunsfold’s ambition to create an exemplar village for the way in which we will all need to live in the future: to take the best from the past, blend it with the best from the present and make something worthwhile for future generations”</p> <p>4. Even the Inspector in 2009, when he turned down an appeal against a Waverley residential planning refusal for Dunsfold, largely based on traffic issues, did not only consider the traffic impact on the A281. He pointed out the self-evident, common- sense, fact that adding so many houses in Waverley would cause traffic problems somewhere!!</p> <p>The Secretary of State also agreed saying “5,000 new houses [now 8500 or more] to be built in Waverley over the twenty year period of the SEP (now LDF) are likely to have a major impact on traffic wherever they are placed (IR377)”</p> <p>Well, surprise, surprise! The challenge that WBC missed was not to take a pan-Waverley view of the impacts, particularly on the already-stressed Farnham roads.</p> <p>5. The Secretary of State did not miss this point, though; he said in his letter that in dealing with Waverley’s Local Plan:  “that a decision to allow the Eco-Village to proceed at this stage, prior to the formulation of the Local Development Framework, would be premature and would effectively pre-empt the proper consideration of alternatives as part of the development planning process”</p> <p>In WBC’s case, it would now appear that they have now completed the “proper consideration of alternatives” through their Consultation process and some 89% of the respondents have elected to have Dunsfold as their preferred choice.</p>	

## Comments in relation to Housing

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	<p>6. In a letter to the Farnham Herald of 14 November (attached) the vice-Chair of the Farnham Society, Andy Macleod, systematically and factually demolished the argument that the most serious traffic problems were on the A281.</p> <p>7. Dunsfold Park's appointed Traffic Planning Specialist Consultant, Vectos, has a most compelling map of existing traffic hot-spots at Executive Summary page (ii) of their "Dunsfold Park Preliminary Transport Assessment, Volume I, Text" (Waverley website). This map is copied at the end of this letter and makes it very clear that Andy Macleod's letter was remarkably accurate.</p> <p>It is no surprise to anyone that Farnham has the most severe problem in Waverley. The contrast between Farnham and Dunsfold on that map is stark. Vectos's detailed and authoritative reports merit careful study.</p> <p>8. The following organisations are supporting the concept of a significant Garden Village at Dunsfold:-</p> <ul style="list-style-type: none"> <li>a. The Cranleigh Civic Society</li> <li>b. Cranleigh Parish Council</li> <li>c. Chair of the Cranleigh Chamber of Trade and Commerce who speaks on behalf of local businesses</li> <li>d. For the first time ever Friends of the Earth (UK) appeared and spoke in support of a commercial development</li> <li>e. The University Environmental Engineering Departments (Cambridge, Surrey and East Anglia)</li> <li>f. The Local Environmental Forums</li> <li>g. The Town and Country Planning Association (who have endorsed the scheme's low carbon measures).</li> <li>h. Lord Taylor of Goss Moor, the Government adviser on Rural Housing</li> <li>i. Local residents of all ages have voiced their support alongside others who spoke of their desperate need for an affordable home.</li> </ul> <p>In my view, impressive. I doubt that many other similar sized developments have this wide-ranging array of support, including from Friends of the Earth.</p>	

## Comments in relation to Housing

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	<p>8. In 7.h above I refer to Lord Taylor. In September 2012 he published his 94 page Report “The Future for Dunsfold Aerodrome”. This is a powerfully argued overview of the options for Dunsfold’s owners. I imagine that recipients of this letter are fully familiar with the Report’s conclusions, but I wish to highlight here an extract from the Report Summary Clause 29:-</p> <p>“Therefore the best option for DPL as a business, if mixed use is ruled out, (which is what WBC’s draft Core Strategy proposes) is to grow the aviation business upgrading the other business offers. What that means however is:-</p> <p>a. No improvement, and very likely a worsening of, the ‘nuisance’ issues to local communities of the Aerodrome uses (air traffic and automotive). WBC’s own environmental appraisal doubts WBC can control this.</p> <p>b. Substantial [greenfield] development in Waverley Borough (notably at Cranleigh and Farnham) that could instead be better accommodated on this brownfield site”.</p> <p>c. Cranleigh faces the worst of both worlds – increased aviation impacts and Greenfield development - sufficient to increase congestion on the narrow link roads from Cranleigh to the A281, particularly on those alternative routes such as Shamley Green, Wonerish, Shalford etc”</p> <p>A sobering thought for Cranleigh residents – as Lord Taylor puts it a lose-lose situation, whereas he describes the Dunsfold garden-village concept as a win-win-win. (See his conclusions on page 12, copied at the end of this letter)</p> <p>I live in Farnham but I doubt that the residents of Cranleigh wish to be subjected to a sharp increase in noisy aviation movements as well as the development of local Greenfield sites as well as increased traffic congestion. All this if substantial, and badly needed, housing at Dunsfold is again refused.</p> <p>9. I also note that in his October 2014 letter to Waverley, Iain Lynch, Farnham Town Clerk, argues strongly for 5,000 houses at Dunsfold. I support him in that argument.</p>	

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	<p>In the next draft of the Plan I request that you include much of these benefits. Without that, Farnham could be accused of NIMBYism in voting for the scenario with the maximum number of houses at Dunsfold!! The reality is that there is a compelling case for Dunsfold, entirely on its own merits. That case needs to be put, to make clear our logic for choosing Scenario 5.</p> <p>I should add that I have no connection in any way with Dunsfold. It is only in the last two weeks that I have had contact with them and then only on matters pertaining to the Farnham Neighbourhood Plan.</p> <p>So, where now? In the local press, and within the local residents associations, there has been discussion of “Scenario 5”, with around 5,000 new dwellings at Dunsfold. I know that this is the remit of Waverley to decide, not you, but ask that you continue vigorously to press that case with them, as you have done in Iain Lynch’s letter referred to above.</p> <p>Once agreed there will obviously have to be a detailed assessment of that new Scenario 5, to be compatible with all the other work to date.</p> <p>Given all of the above I will be asking in a separate letter that Jeremy Hunt enthusiastically backs Scenario 5 as being the most appealing way to go forward, for the balanced and sustainable benefit of Waverley residents overall.</p>	
Transition Town Farnham	<p>Policy FNPI I – Housing Site Options</p> <p>We were surprised to see that the Hale Road development is an excluded site given the scope for:</p> <ul style="list-style-type: none"> <li>• a well screened, low density development in keeping with the surrounding housing;</li> <li>• enhancement of the landscape by the burial of the overhead electric power lines;</li> <li>• opening up a significant proportion of the site to public access from the adjacent Farnham Park land;</li> <li>• strengthening of the Farnham Greenway network at the junction of the Scholars and Hale Trail Greenways.</li> </ul> <p>We would like to see a review of the status of this site in the light of the developer proposals and landscape impact assessment / photo-montage evidence.</p>	See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.

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Anita Warner	<p>The road system, in my view will not support the suggested central designation areas with the level of development being proposed.</p> <p>One of the aims of The Farnham Design Statement is that it is designed to ensure a sustainable and attractive environment for future generations. It is my view that a number of the proposed areas will impact on this to its detriment. The statement acknowledges that already “it is widely recognised...that it is blighted by the volume of traffic”. Many of the proposed areas are only going to add to this to this problem.</p> <p>Whilst I am aware of the call for housing in the country, this has to be achieved in areas which have the infrastructure to support such development. The historical way in which Farnham has developed does not support this and we need to ensure that the integrity of the town is maintained.</p>	<p>The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted.</p> <p>In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified.</p>

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		Surrey County Council Highways have provided feedback on the sites allocated in the Regulation 14 Draft. They have indicated the highways should be able to cope with effective mitigation planned alongside development.
D J Wardell	<p>I have read the information available in order to understand the purpose and the document and also the survey form. You are asking for our views on a number of matters, including housing. I have looked at the various schedules that relate to sites that you have considered and included, those considered and excluded and those rejected. The attractiveness of a site as a potential housing site appears to relate to a number of factors such as landscape value, its location in relation to the town centre and schools and also the availability of greenspace.</p> <p>There are a number of sites that are proposed to be allocated for housing that are considered to be of medium/high landscape value, whereas others are not. The availability or otherwise of greenspace or access to it does not seem to have influenced the intention to support many of the sites. However this seems an important factor in the delivery of many of these sites; that seem incapable of being delivered without it.</p> <p>It must make more sense to designate sites that are already broadly contiguous with the urban area for housing and that can add to the existing benefits of Farnham Park for greenspace. Looking at the sites considered and selected and those considered and rejected there appears to be only one that has the potential to meet these aspirations. Indeed we were hardly aware of its existence until now, despite being frequent users of the Hale Road. Its almost invisibility from the road presumably would also be an advantage.</p> <p>Therefore from what we have read and seen the land off Hale Road seems to have many advantages as a potential housing site.</p>	<p>Sites which are in areas designated as High Landscape value and High Landscape Sensitive are not proposed for development.</p> <p>See Farnham Housing Land Availability Assessment (FHCAA) conclusions on housing sites.</p>
Karen May	I have looked at the various constraints that relate to the town and the locations that are being suggested for new housing development. Amongst these issues are the conservation area, the castle in the park, the current gap between Farnham and	Noted. This site is being promoted by the landowner for housing. Waverley Borough Council have consulted on a SPA Avoidance Strategy which assesses the

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	<p>Aldershot to the east and increased pressure on local services. Many of the sites that the Town Council suggest are suitable for housing development appear to be constrained by an absence of something referred to as SANG. I have looked at what this is and recognise that there is need for further green space.</p> <p>As a frequent user of the park some of which we understand is counted as SANG in my view there is a logic in looking at land that can extend the facilities already here. There appears to be only one site that can fulfil this role that the documents refer to as green burial site. This site appears to be well located to provide such benefits as well as a proximity to the town centre for future residents.</p> <p>Therefore this site, when compared to more remote sites to the west of the town or the east, appears to have much to commend it for inclusion.</p>	possibility of this site as an expansion to the Farnham Park SANG in the medium to long term future.
Carolyn Bennett	<p>My only comment on the neighbourhood plan is that the housing seems adequately thought out but the added pressure on the infrastructure, in particular schooling and traffic seems to have been skirted over with an acknowledgement that there will be. Need for improvement but no reall adequate suggestions as to how that can be acheived. Without a proper plan for improvement any further housing is going to reduce Farnham to gridlock - it is not far off now. Before any of us should support the development plan going forward there needs to be as many suggestions and details showing improvement in the infrastructure as there are for where to put the extra housing. The plan deals with the easy part but as far as I can make out, it's strategy for the infrastructure improvements hold as much detail as the rebuilding of Iraq after the invasion and look how well that went!!,</p> <p>I agree we should have more housing. I believe the suggestions for placement are by and large correct but it will make Farnham a very unpleasant place to live if no one can get from north to South or east to west and vice versa in under 45 minutes. It is currently up to half an hour not just in rush hour but either side of it as well, which puts it akin to London traffic levels!! No wonder there are problems with air quality.</p>	Noted.
Surrey County Council	<p><b>10 Acre Wood</b></p> <p>This email is to confirm that Surrey County Council has instructed Waverley Borough Council to pull the above site from their SHLAA promotion.</p>	Noted. This site is not proposed for allocation in the Neighbourhood Plan.



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	<p>The Borough Council has confirmed that it will duly remove this site at the time of their next round of SHLAA consultation - this will then rectify the error when it was mistakenly loaded up by the Borough Council as a candidate site for SHLAA.</p> <p>We are currently awaiting confirmation from County Education colleagues that this land is not needed for future strategic purposes and as such will keep you advised.</p>	
Waverley Borough Council	<p>Page 43 – The quoted figure of 9400 homes for the net need in Waverley Borough does not correspond to any figure set out in the recent Local Plan consultation. It would be more accurate to state that the estimated need of 470 homes per year equates to around 8450 over the plan period (2013-2031).</p> <p>The phrase “residents are keen that this is absorbed within the environmental constraints” is vague and unclear.</p> <p>Page 43 - The approach in the NPPF is for Local Planning Authorities is to objectively assess its housing needs and then to test if those needs can realistically be delivered. The Borough Council has assessed its needs through the draft (Waverley &amp; West Surrey) SHMA (2013) and will shortly be publishing its final (Guildford, Woking and Waverley) SHMA. It follows that the testing process for delivering those needs, in terms of both numbers and distribution, has yet to be completed.</p> <p>The key issue here is that neighbourhood plans should facilitate delivery of the amount of housing and other uses set out in the Local Plan. In the absence of this, it is not clear what the justification is for the housing number identified in the FNP. It just states that the number of sites is approximately 790 dwellings over the 1100 dwellings stated in the Housing Scenarios consultation that could be potentially built from existing permissions, windfall sites and mainly brownfield sites.</p> <p>Page 44 - Housing completions - The figures used are up to 31st March 2014. To be consistent with the other components of supply 30 dwelling completed since then and 1st October 2014 should be added.</p> <p>Windfalls – As the Waverley SHLAA is based on 01/04/14 the table will need to take off half a year’s worth of small and large windfalls which will give an overall total of 311 up to 31/03/31.</p> <p>Page 45 - Summary - The changes to the components of supply above means that the summary table should be changed and gives a total of 874 dwellings (see below)</p> <p>Source Net Dwellings</p>	<p>The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. The good degree of agreement between the authorities on the suitability of sites is noted. The respondent has assumed that the WBC SHLAA represents the correct site appraisal. However, the use of different criteria, particularly the importance placed on avoiding coalescence between the distinct areas of Farnham in the FHLAA has led to different outcomes.</p> <p>In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. A West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. The Borough Council have consulted on 4 housing scenarios for the Borough to meet an earlier identified need with different implications for Farnham. None of the options (and hence housing distribution) will be confirmed until a new Local Plan for Waverley Borough</p>

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	<p> Completions 83  Large site permissions (01/10/14) 412  Small site permissions (01/10/14) 68  Large Windfall 127  Small Windfall 184  Total 874 </p> <p>The 1100 referred to in Waverley's consultation comprises 835 commitments within settlements (completions, outstanding permission and windfalls) and 260 from sites identified within the settlements in the SHLAA as of 1st April 2014. It does not include any sites outside the settlement boundary and therefore does not include brownfield sites in this location.</p> <p>Page 45 - The site size threshold for the FHLLA sites at over 0.2 ha is inconsistent with Waverley's SHLAA which has a threshold of 5 dwellings or more (for sites within the settlement area). Waverley's estimate of small windfalls is also based on sites of fewer than 5 dwellings. The FNP assessment of capacity therefore underestimates the number of potential dwellings from within the built up area compared to Waverley's SHLAA as it will exclude those sites below the site area threshold that could achieve more than 5 and they can not be included as part of the small windfalls estimate. This is particularly so for sites in town centres where higher densities are more appropriate.</p> <p>The number of dwellings from sites not currently allocated is put forward as 245 on largely brownfield sites from FNPI I (a) – (f). However:</p> <ul style="list-style-type: none"> <li>Does site c) Part of SSE Depot also include the greenfield element, i.e. the part outside the settlement boundary?</li> <li>The number does not include those sites g) to j) which are also within the settlement except for</li> </ul> <p>h) the Brethren's meeting room which is not. This site was granted consent as an exception to policy on the grounds it was providing a community use.</p> <p>Page 46 – Where is the evidence that the five sites listed all have the capacity to</p>	<p>is adopted. The Neighbourhood Plan has identified a number of nationally recognised as well as locally important constraints on development. In particular, retained regional planning policy clearly states that priority should be given to directing development to those areas where potential adverse effects on the Thames Basin Heath SPA can be avoided without the need for mitigation measures. This would mean directing development away from Farnham. Nevertheless, the Neighbourhood Plan seeks to meet part of the identified Borough-wide need within the constraints identified.</p> <p><b>All housing figures will be updated to 1 April 2016 base date.</b></p> <p>Whilst the site size threshold used for the FHLLA may not be consistent with that used by Waverley Borough Council, the NPPG does not specify a 'correct' threshold. However, the Borough Council's statement that the Neighbourhood Plan assessment of capacity consequently underestimates the number of potential dwellings from within the built up area compared to Waverley's SHLAA is noted - as it is considered to exclude those sites below the site area threshold that could achieve more than 5 which cannot be included as part of the small windfalls estimate. This is particularly so for sites in town centres where higher densities are more appropriate. <b>Review windfall contribution.</b> See Environment section for reference to SANG. The SHMA is the source of demand for 1 – 2 bedroom units.</p>

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	<p>provide on-site SANG? See previous comments about the need to satisfy the site quality checklist, not just meeting a minimum site size requirement.</p> <p>Pages 47- 48 – FNPI 1 - As a general comment, it is noted that all of the included sites k) to r) have been given a RAG score of Green or Amber in the Waverley SHLAA 2014, which shows a good degree of agreement between the authorities on the suitability of sites. The estimated yields do differ between the SHLAA and the FHLLAA on some sites, especially those where on site SANG is required, e.g. (n) to (r).</p> <p>We have also spotted that sites k) to q) in this policy are shown in a different order in Appendix 2 of the FHLLAA. This is confusing.</p> <p>Site j) Coal Yard, The Street, Wrecclesham – Waverley did include this site in its SHLAA published in 2011 but rejected it from subsequent updates on the grounds of availability. It is appreciated that the FLHAA may entice the owner to promote the site but the NPPF says that the SHLAA needs to establish realistic assumptions about delivery. Therefore, it should not be included as a deliverable site until there is evidence to support this assessment.</p> <p>We note that one of the supporting evidence documents for the FNP provides details of 31 sites that were considered but not included as site options. Two of these sites were rated Green in the latest version of the Waverley SHLAA and 11 were rated as Amber. We note that in several instances, one of the reasons given for not including the site is a lack of SANG provision. However, many of the sites that this applies to are very small, and we query whether it is appropriate or reasonable to reject these sites on this ground. I would suggest that you reconsider whether any of these sites have potential for development, in particular those rated in the recent WBC SHLAA as Green or Amber, even if this is subject to the caveat that SANG provision will also be required. Following the recent Local Plan consultation, we will be reviewing the SHLAA. We will be reviewing this to take account of comments made to the consultation on the Local Plan and we will also take into account the information in the FHLLAA.</p> <p>Page 49 - It would be helpful to refer to the 2013 Waverley and West Surrey SHMA.</p> <p>Page 50 - FNPI2 encourages proposals for 1 and 2 bedrooms on smaller sites in the built up area but the evidence is for 3 bedrooms as well, particularly in the market</p>	

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	housing sector. What justification is there for the policy requirement? Is it to take account of the suppression of household type in the past or is it to ensure that the development maximises the number of homes on the site? What does the FNP define as a smaller site in the built up area?	
English Heritage	<p>At this detailed level how national and local policies will be implemented needs to be expressed with regard to individual site allocations.</p> <p>Sites c) and n) - Given the potential for a cumulative impact arising from the development of these adjacent sites we would suggest that assessment of their suitability for allocation includes assessment of the cumulative impact of both sites being developed, including their impact on the historic landscape character of the area and any archaeological potential the area may have.</p> <p>Site e) The Woolmead – This site lies close to the medieval core of the town of Farnham and includes land within the Area of High Archaeological Potential defined within the Waverley Local Plan. Development proposals affecting this area need to consider the potential for impacts on the medieval and later archaeological remains of Farnham, including opportunities to better reveal the historic character of the area as an element of local distinctiveness. The policy requirements for this site should explain that archaeological assessment of this site will be required to inform development proposals, and that this may lead to the need to undertake a programme of archaeological investigation of the area to inform development proposals. Furthermore it should state that should this result in the identification of well preserved or stratified archaeological remains that can provide evidence of the origins and history of Farnham, the design of development may need to be carefully considered to preserve these in situ or allow interpretation of them in order to contribute to the historic character of the town centre and its distinctive sense of place.</p> <p>Site p) Coxbridge Farm - This site appears to present a high level of risk for the coalescence of the distinct settlements of Farnham and Wrecclesham, loss of distinctive rural historic rural character and impacts to the listed farm buildings and rural character farmstead at Coxbridge Farm, including their setting. In appraising the suitability of this site, these factors should be taken into consideration along with the potential benefits of the site coming forward. However, in conformance with the Planning (Listed Buildings and Conservation Areas) Act 1990, special consideration (that is separate and detailed consideration beyond that given to other factors)</p>	<p><b>Review historic landscape character of the land off Green Lane area and any archaeological potential.</b></p> <p><b>Amend Policy FNPI I The Woolmead to include criteria that archaeological assessment of this site will be required to inform development proposals which may lead to the need to undertake a programme of archaeological investigation of the area to inform development proposals. Furthermore it should state that should this result in the identification of well preserved or stratified archaeological remains that can provide evidence of the origins and history of Farnham, the design of development may need to be carefully considered to preserve these in situ or allow interpretation of them in order to contribute to the historic character of the town centre and its distinctive sense of place.</b></p> <p><b>Amend FNPI I Coxbridge Farm to add further detailed guidance on access, layout, landscaping and infrastructure should be provided on preserving the special architectural and historic interest of the listed buildings, including their setting and that the design of development, including the provision of public open space, may need to include measures to sustain the significance of these designated heritage assets and their optimum viable use.</b></p>

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	<p>should be given to the desirability of preserving the special architectural and historic interest of these buildings, including their setting. This consideration may suggest the entirety of the site, or part of it, is not suitable for development or that the design of development, including the provision of public open space, may need to include measures to sustain the significance of these designated heritage assets and their optimum viable use.</p> <p>Further consultation</p> <p>Given the large number of potential allocations that are presented as opportunities within the draft Neighbourhood Plan, English Heritage would be interested in further opportunities to comment on the methodology used to appraise these sites and their suitability, including the assessment of potential impacts on the historic environment and landscape character. Please do not hesitate to contact us if you would like further advice or guidance on how these matters may be taken into consideration.</p> <p>We hope that this advice will help you to move forward to presenting a robust neighbourhood plan to Waverley District Council. Should you wish to discuss any points within this letter, or if there are issues about the proposed Neighbourhood Plan where you require further assistance from English Heritage, please do not hesitate to contact me.</p>	
Alan Cooke, Pro Vice-Chancellor of the University of Creative Arts	<p><b>New Housing Development</b></p> <p>It is noted that additional sites for development will need to be identified to meet strategic housing needs. UCA supports the draft Plan requirement (Policy FNPI I Housing Site Options) for new developments to provide open space and landscape buffers as well as new housing. New development should ensure it is developed in a sustainable way, consistent with the three strands of sustainable development set out in the National Planning Policy Framework.</p> <p>In support of the proposed wording of the Policy, we refer to our consultation response to the current application (App Ref: WA/2014/1565) by Taylor Wimpey at Crondall Lane (Policy FNPI I(q)). This application is currently pending determination by Waverley Borough Council and comprises a substantial development adjacent to UCA. Our representation requested, amongst other matters and a particular concern regarding highway impact, that the boundaries of the site are appropriately treated with landscape buffers and the open space proposed on the illustrative</p>	<p>Support for FNPI I noted.</p> <p>The site on Crondall Lane has planning permission. With the allocation of Open Green Space to the north of this site, <b>the land at Three Stiles Road is not accessible or deliverable. It is therefore removed as an allocation in the Neighbourhood Plan.</b></p> <p>The Neighbourhood Plan already makes reference to the need arising for residential accommodation suited to students in Farnham from UCA.</p>

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	<p>masterplan are secured and maintained in the detailed design. Draft Policy FNPI I also seeks to secure high quality development, whilst also delivering housing.</p> <p><b>Student Housing</b>  The draft Plan acknowledges the need to identify further sites to help meet the strategic housing target and help to meet local need particularly from new households, younger families, older downsizing households as well as the specialist needs of older people (page 45). UCA considers that there should be specific policy recognition of the need to provide further student residential accommodation in Farnham.</p> <p>UCA commissioned Jones Lang La Salle to undertake a Student Accommodation Review (February 2014). This identified that the Farnham Campus has the highest number of full-time students living in their own residence (either owned or rented) or with parents / guardians (49% of the total full-time student population),</p> <p>The chart below demonstrates that a large proportion of the University's students do not live in University accommodation. We consider that this requirement should be taken account of in the Neighbourhood Plan.</p>	