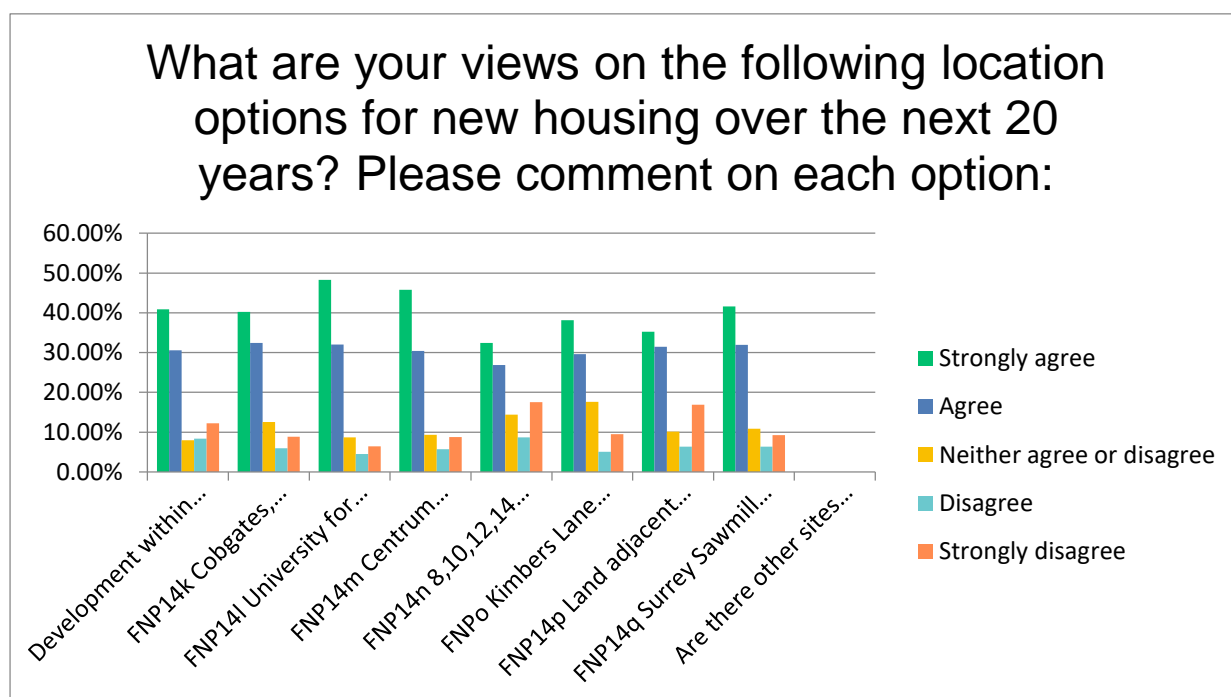


Farnham Neighbourhood Plan Review

Regulation 14 Consultation 2018

Summary views on sites:

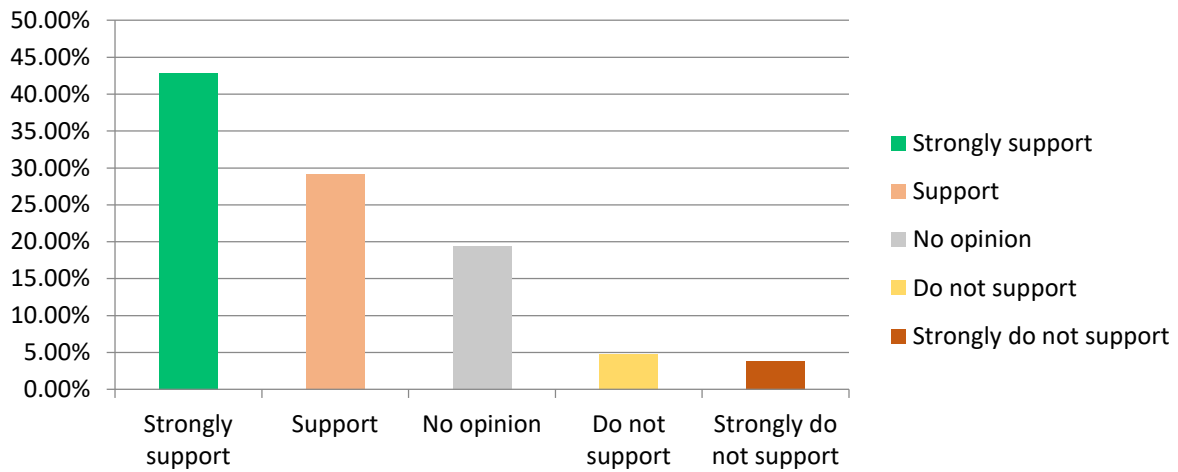


Average response 729.

Net positivity scores based on strongly agree and agree, less strongly disagree and disagree responses excluding those who neither agree or disagree:

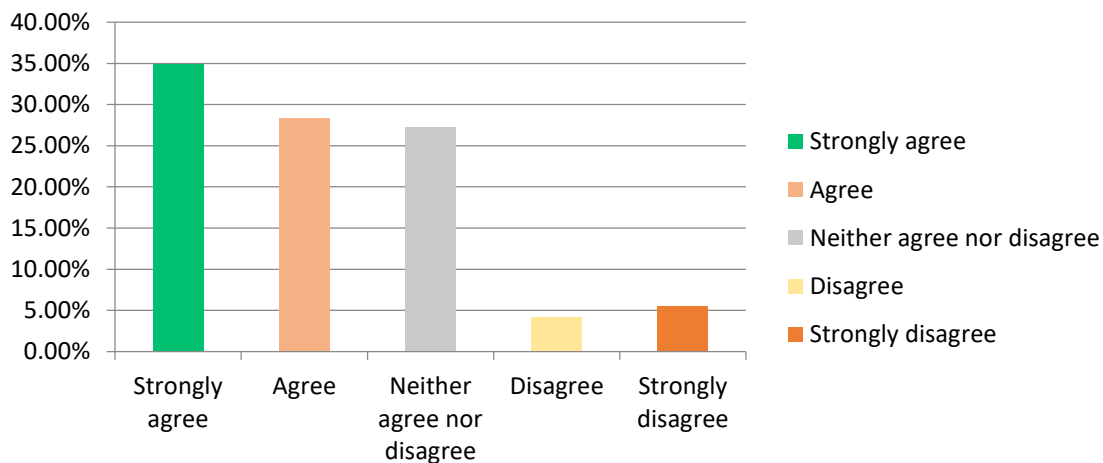
	Agree	Do not agree	Net agree
Development within the built up area boundary of Farnham	71%	21%	(51%)
FNP14k Cobgates, Falkner Road (Gross Area 0.55ha. Approximate density: 110dph. approximate capacity: 60 dwellings)	73%	15%	(58%)
FNP14l University for the Creative Arts, Falkner Road (Gross Area: 2.05ha. Approximate capacity 252 student units, 217 net additional student units. This equates to 72 dwellings released for the housing market.	80%	11%	(69%)
FNP14m Centrum Business Park, East Street (Gross Area 0.7ha. Approximate density: 175dph. Approximate capacity: 125 dwellings)	76%	15%	(62%)
FNP14n 8,10,12,14 Upper Old Park Lane (Gross Area: 0.95ha. Approximate density: 15dph. Approximate capacity: 10 dwellings)	59%	26%	(33%)
FNPo Kimbers Lane (Gross Area 0.24. Approximate density: 85dph. Approximate capacity: 20 dwellings)	68%	15%	(53%)
FNP14p Land adjacent to Green Lane Cemetery (Gross Area 0.37ha. Approximate density: 30dph. Approximate capacity: 10 dwellings)	67%	23%	(43%)
FNP14q Surrey Sawmill Wrecclisham Hill (Gross Area 0.7ha. Approximate density: 30dph. Approximate capacity: 20 dwellings)	74%	16%	(58%)

What do you think about the updated areas of high landscape value and sensitivity (Map E) Page 37



Support or strongly support: 72%
 Do not support or strongly do not support: 9%
 No opinion: 19%

What do you think about the new proposed SANG Sites described on pages 43 and 44 (Map G and Map Q)?



Agreement with the new SANG sites

Strongly agree or agree: 63%
 Strongly disagree or disagree: 10%
 Neither agree nor disagree: 27%

Respondent ID	Respondent	Representation	FTC Response
10209721182	Peter Clarke	Concern remains over the proposed development of Farnham Park West (FWP), which I understand is now under appeal. The original objections remain to these proposals since they place a significant increase in the pressure on the infrastructure of North Farnham and Folly Hill. The proposed extra 100+ houses will lead to an extra 150+ cars (at least) using the road into and out of the Town centre; increasing the already alarming congestion on this road. Serious concerns over the water and sewage provision in the area, for which there appears to be non plans. The area suffered water shortages throughout this summer due to high levels of demand in the hot weather. Finally the neighbourhood plan suggest the Old Deer park to be of historic and environmental importance.	Noted. The Neighbourhood Plan does not propose to allocate this site. Against the wishes of the Town Council, consent was granted at appeal for 96 dwellings on this site (Appeal Ref: APP/R3650/W/17/3171409).
10247634348	A Cross	This project is really bad planning for a start it will never work. A small grassed area like that for God's sake it has always been used for children playing and dog walking, are the council really that hard up. The worst thing is it's right next to the grave yard a very private quiet place that's been there for all these years. Do they intend demolishing flats to get this road into the field, I hope not, the public footpaths will have to go. Do they intend disturbing graves at the edge of the field to get that little bit extra? I certainly hope not. I suppose some idiot has been given the job to sit with an Ariel photo and pin the tail on the donkey so to speak, they are going to have difficult job getting people to sell if they have to I for one won't be going anywhere.	Policy FNPI4 p) Land adjacent to Green Lane Cemetery site. The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option. Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.
10240403546	Paddy Blagden	As an ex-councillor, Paddy totally likes the Neighbourhood Plan - we've been involved in its creation. Good luck.	Noted
10207354570	Andrew Kemshall	Site FNPI4N directly contravenes the recently adopted Farnham Neighbourhood Plan (Review Regulation 14) namely sections 5.92. Site FNPI4N is located on Upper Old Park Lane which is an unadopted lane in a fragile state, not suitable for expansion as it is already heavily eroded from	Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane. The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its

Respondent ID	Respondent	Representation	FTC Response
		<p>existing usage. Any such development would clearly need to bring this lane up to highway standards with a view to adoption by the local council prior to any works vehicles accessing it.</p> <p>Site FNPI4N is located on Upper Old Park Lane which is not wide enough for two cars to pass each other along most of its length and relies on passing points. No footpath exists and clearly could not be added which discourages walking, cycling and other none vehicle usage.</p> <p>Site FNPI4N Is not in keeping with the street scene in general which is made up of detached houses each located within their own large plots. This proposed site is of a fair higher density of small plots and would upset the balance of the existing street scene.</p>	<p>comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNP1 of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPn</p>
10228833714	Rachel Potter	<ol style="list-style-type: none"> 1. Cobgates, where will the elderly and care home facilities be moved too? 2. Faulkner Road, student accommodation- does not help housing issues in Badshot Lea. 3. Centrum, working successful businesses, the site would need cleaning up, serious traffic congestion, already without adding even more traffic with dwellings. 4. Kimbers Lane has poor access and is council OWNED! 5. Surrey sawmill, loss off working business and jobs unnecessarily. <p>450 NEW homes needed, above total is only 317 where is the difference?</p>	<p>Policy FNPI4 k) Cobgates site is already an outmoded and vacant building which is no longer required by Surrey County Council. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people. Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>locations. Allocated housing sites in Policy FNPI4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet this need.</p> <p>Policy FNPI4 l) University for the Creative Arts There is a need for student accommodation in Farnham.</p> <p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site..</p> <p>Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>Borough Council as local highway authority provided traffic management measures are put in place. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p> <p>Policy FNPI 4 q) Surrey Sawmill site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate.</p> <p>The NP Review makes provision for at least 2780 dwellings in Farnham Parish during the Plan period.</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>Consultation reveals strong support for the retained housing allocation options from local residents and groups.</p>
10228847451	Michelle Potter	<p>450 houses but the above sites total 317, where are the missing units coming from?</p> <p>Cobgates, existing carehome, owned by surrey county council where will it now go?</p> <p>Falkner Road is proposed as student accommodation, this does not solve the housing crisis in Badshot Lea.</p> <p>Centrum, Working Businesses - The site would need to be de-contaminated, traffic would be increased in already extremely congested area.</p> <p>Kimbers Lane, Council property with very poor access.</p> <p>Surrey Sawmill, Working Land based business would be lost along with jobs and council tax, the roads are extremely dangerous resulting in many accidents including a death, to add more volume of traffic to this area would be ludicrous.</p>	<p>The NP Review makes provision for at least 2780 dwellings in Farnham Parish during the Plan period.</p> <p>Policy FNPI 4 k) Cobgates</p> <p>The site is already an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>FNPI 4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p> <p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p> <p>Policy FNPI 4 I) University for the Creative Arts</p> <p>There is a need for student accommodation in Farnham. UCA have confirmed that their numbers oscillate around 2,250 on the campus and that numbers are not set to grow significantly beyond this.</p> <p>Add information on student numbers to Student Accommodation evidence base.</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p> <p>Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI4o) Kimber Lane.</p> <p>Policy FNPI4 q) Surrey Sawmill</p> <p>The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate. Land to the north of the site outside of the Built Up Area Boundary and not allocated for housing development is within the control of the landowner and would be suitable as a buffer zone between the allocated site and the ancient woodland and would not need to compromise the capacity of the site.</p>

Respondent ID	Respondent	Representation	FTC Response
			Consultation reveals strong support for the retained housing allocation options from local residents and groups.
10231544458	Jenny Bray	A necessary evil.	Noted
10249723818	Mark Westcott	A vision for a future western bypass could allow the extension of Farnham hinterlands by several thousand houses. A “vision” that could include and provide for the housing, infrastructure, employment opportunities parks, health and education. This is planning!	The Neighbourhood Plan Review is not required to allocate several thousands of additional houses to those already provided for within the made Neighbourhood Plan. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP. This cannot represent the preferred planning strategy for Farnham.
10229140464	Richard Joels	Additional Housing should not even be considered in the future unless the infrastructure of the area has been improved greatly in all areas to cope with any future plans. Saturation point has already been reached in all aspects and after the already approved plan great care must be given to all applications so that the existing residents in the area do not suffer more traffic pollution and over stretched services.	Infrastructure providers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10223914827	Roy Sharpe	Agree with the Farnham Town Council proposals. - do NOT consider that a further consultation/survey is necessary - I understand these proposals have the full support of the South Farnham Residents Association.	Noted
10244516436	Martin Barrett	All are suitable except for the green area next to Green Lane cemetery. This is a valuable small area of green in a built-up area. It is small and it would be a shame to lose it for the sake of just 10 extra houses.	Noted. Policy FNPI4 p) Land adjacent to Green Lane Cemetery

Respondent ID	Respondent	Representation	FTC Response
			<p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10189557939	Christopher Ellis	All new development should be on brown-field sites.	Noted
10209731734	Nora Harding	All seem to have been carefully researched, with access to services considered, and impact on the environment minimised. I support these proposals.	Noted
10245533110	Stewart Edge	<p>Although I realise the pressure to find sites to meet the additional need, FNPI4m has two problems. Firstly it removes commercial / industrial sites and replaces with residential. With the pressure of permitted development it seems likely that Farnham will have insufficient employment sites, particularly with the increased population - with a consequential pressure on transport infrastructure. Secondly there are already the Woolmead and Brightwells residential developments planned. Whilst higher densities in the middle of the town is appropriate, the sheer scale of the density of these closely packed sites seems excessive.</p>	<p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking. High density development is appropriate in, or close to, the town centre on brownfield sites close to the town centre and sustainable transport options. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part 1 Policy EE2:</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p>
10248579841	Michelle Quinlan	<p>Although the principal of using Town centre brownfield sites is a good, the current infrastructure, services and conservation areas are under great strain. Sewage and drainage a real issue with old Victorian drains that run from the town to the often smelly and under stain sewage works east of the Town. With the new Woolmead and Brightwells yard I really fail to see why this is not addressed first? Our services operators' electricity, gas, sewage and water have no regard for the town and its conservation area with a make do and mend approach. Often vandalising conservation areas in the process. Again this needs addressing before more housing is allowed. FCAMP seems to have no money or power? Where is the "Sustainable transport options" again I don't see them, lower parking requirements for developments but Surrey has the largest allocation of cars per household. No real thought is given to numbers. So current households suffer the consequence of more and more housing in the town with not enough parking. Where is the additional parking? All I see is more and more parking charges, fines and towing away for Town Centre residents. How are the train links to London going to cope and what bus services are in place to support them. Cobgates should designed for the older/retirement generation with small gardens and accessibility. More thought should be given to affordable terrace houses for the young again with gardens. There are far too many flats being built. The young still need private green space....otherwise they will go to Borden and Aldershot. Commuting to Farnham, causing more congestion.</p>	<p>Infrastructure providers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.</p> <p>Occupants of centrally located sites have the option of walking or cycling to the town centre and adjoining areas for the range of services available together with the most frequent bus services and access to the train station. These sustainable locations certainly provide the opportunity to reduce car usage and hence parking provision.</p> <p>Policy FNPI 4 k) Cobgates</p> <p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI 4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p>
10173798757	Michael Hopkins	Any additional housing in Wrecclesham needs additional improvements to A325.	Surrey County Council as highway authority have not sought additional improvements to A325 for the level of development proposed in the Neighbourhood Plan Review.
10219244323	Paul Somerville	Any additional housing must be in absolute consideration of the local infrastructure - which is already at breaking point, especially in north Farnham / Folly Hill...and also for local wildlife (Farnham Park, Alice Holt etc.).	Infrastructure providers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through

Respondent ID	Respondent	Representation	FTC Response
			<p>contributions from development through the provisions of Policy FNP32.</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNP1 of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10233044063		<p>Any development in Upper Old Park Lane or Farnham Park West will have an impact on the existing sewerage system which is known to be inadequate. The entry to Folly Hill will require re-alignment causing congestion and will impact on the traffic queues in rush hour at the bottom of Castle Street.. Where is the infrastructure to support all the additional families, shops, schools and transport.</p>	<p>Infrastructure providers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.</p>

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			<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10191174008	Jo Pettitt	Any further development in Wrecclesham is not sustainable with current road conditions. There are too many cars as it is, too many speeders (Speedwatch group figures show the worst offending on that road in the whole of West Surrey). The schools can't sustain this increase in people. We need better road links, better medical options. It is not all about housing. These developers are greedy.	<p>Surrey County Council as highway authority have not sought additional improvements to A325 for the level of development proposed in the Neighbourhood Plan Review.</p> <p>Infrastructure providers including Surrey County Council as Highway and Education Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection</p>

Respondent ID	Respondent	Representation	FTC Response
			to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10232334618	Julie-Anne Flude	Any housing on brown field sites within Farnham town is infinitely preferable to building on greenfield sites outside Farnham. It is important to preserve as many green spaces as possible	Noted
10187214404	Peter Collison	<p>Area of high landscape map is not clear enough. Cannot see definitive boundaries. What use is a sang site at runfold/tongham for development in Farnham. People will walk locally and sites which have no spare capacity will be used. You might as well have the site in Woking as it is there overspill housing we are catering for!!!!</p> <p>The area in question is the closest site you have to a SSSI site If you allow development on the Upper Old Park Lane site you are going against the democratically adopted Part I plan you are going to undermine the credibility of that plan. NO DEVELOPMENT IN THE OLD PARK IT STATES. You are now seeking to cherry pick which bits are allowed to be developed. I'm sure the housing developers will use this to attack other sites within The Old Park. Trying to get 10 houses in will undermine all the good work done by part I. If you include this site then eventually other sites in Upper Old Park lane will be developed and so on and so forth to eventually stretch down to the Castle. More than enough is being done at present to destroy the character of Farnham without this short-sighted quick fix.</p>	<p>Noted</p> <p>Maps to be improved in Regulation 15 Neighbourhood Plan.</p> <p>The Runfold Tongham SANG site is considered suitable to serve development in Farnham.</p> <p>Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNP1 of the NP Review and the adopted Farnham Design Statement 2010.</p>

Respondent ID	Respondent	Representation	FTC Response
			Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane
10226037025	David Porter	As always, the question of infrastructure gives me greatest concern. We already have some of the worst kept roads in the country, some of the worst pollution and a ten day wait to have a telephone conversation with a doctor. Whilst appreciating the work of FTC someone further up the line should be taking a bit more responsibility.	Infrastructure providers including Surrey County Council as Highway Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10245727300	Rachel Clements	As the online survey does not allow for the submission of accompanying documents, our response has also been submitted as a pdf with annexes to neighbourhood.plan@farnham.gov.uk. The online survey should be read in conjunction with the pdf submission which includes the annexes referred to below. The purpose of the response below is to explain why a number of the	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA the Land at Manley Bridge site is not considered to be suitable.

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		<p>revised Farnham Neighbourhood Plan proposed housing allocations are unsound. These include inconsistencies within the Housing Land Availability Assessment (HLAA) and lack of consistency with the Waverley local Plan Part 1 (notably policy EE2). The below also provides commentary on why the HLAA assessment of Land at Manley Bridge (WBC ref 963) - as promoted by Berkeley Homes (Southern) Limited ('Berkeley') - is flawed and goes on to provide evidence to justify this conclusion. The Manley Bridge Road site provides a sustainable option for housing delivery of between 50 and 100 units in Farnham contrary to the HLAA conclusions. On the basis of the inaccuracies in the chosen housing allocations, Manley Bridge Road offers a sustainable alternative which delivers a number of benefits including a mix of housing including family homes, a community orchard and improved highways around the site and access. The Farnham Neighbourhood Plan Housing Land Availability Assessment. Whilst the methodology described in the HLAA is in accordance with national policy, its application in some instances is inaccurate. In the case of the Land at Manley Bridge (WBC ref 963), the site is found unsuitable because of the following purported reasons: · “Development of this site would not enhance the value of the open countryside in this location and would harm the integrity of the gap between Rowledge and Wrecclesham”; and · “There is no suitable sustainable access to a site of this size”. It is not appropriate to assess a site as unsuitable because it does not currently have a suitable access. There is no constraint that means access could not be gained to the site and there is no logical reason to conclude that just because the site currently does not have an existing access, there is no means of introducing one and it is unsuitable. Details of how a suitable access can be provided for the site as set out in the appended Glanville Transport Report and accompanying access drawings (Annex 1 and 2). Site N (Upper Old Park Lane) is a chosen housing allocation which is a large plot which currently contains only two houses and the HLAA assessment for this site states the following with regards to ‘suitable access to road’ “Upper Old Road Lane is narrow with no footway and detailed assessment would be required”. In addition,</p>	<p>It is proposed to delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane and Policy FNPI4 p) Land adjacent to Green Lane Cemetery as housing allocations in the Regulation 15 Neighbourhood Plan in part due to unsuitable access.</p> <p>Policy FNPI4 I) University for the Creative Arts</p> <p>There is a need for student accommodation in Farnham. On site accommodation will free up market housing currently occupied by students. UCA have confirmed that their numbers oscillate around 2,250 on the campus and that numbers are not set to grow significantly beyond this.</p> <p>Add information on student numbers to Student Accommodation evidence base.</p> <p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites only applies</p>

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		<p>Site P (Land adjacent to Green Lane Cemetery) is a chosen housing allocation and the HLAA assessment for this site states the following with regards to ‘suitable access to road’ “the site is currently accessed along a track. The track will need to be upgraded by the use of land within the site owner’s control.” It was concluded that both these two sites “may be suitable for residential allocation”. As such, for consistency, there is no logical reason why Land at Manley Bridge should not be treated in the same way on this point, especially on the basis of the conclusions of the Glanville Transport Report and accompanying access drawings (Annex 1 and 2). The only outstanding issue which the HLAA concludes makes Land at Manley Bridge unsuitable for housing development is the allegation that it harms the integrity of the gap between Rowledge and Wrecclesham. This is informed by Policy FNPI11 of the Farnham Neighbourhood Plan Adopted July 2017 which states that development in the identified gap between Rowledge and Wrecclesham will be assessed in terms of their potential impact upon the visual setting and landscape features of the site and its surroundings, and the potential impact upon the biodiversity of the area and other relevant planning considerations, such as the impact of traffic and noise. As explained in more detail in the response to question 4.0, the scheme as proposed will be located behind an existing wooded area. Combined with the contours of the site and surrounding area and proposed landscape parameters, the development would maintain the existing visual landscape separation between the two villages; indeed, from the majority of vantage points there would be no discernible impact on the view. Furthermore, the delivery of this site would still maintain a physical separation of Rowledge and Wrecclesham and would be perceived as such.</p> <p>Housing Allocations - The sites identified as housing allocations in the Farnham Neighbourhood Plan Review 2018 are set out below alongside the corresponding number of units each site is expected to deliver.</p> <ul style="list-style-type: none"> · FNPI4K – 60 dwellings · FNPI4L – 217 student units releasing 72 dwellings into the housing market · FNPI4M – 125 dwellings · FNPI4N – 10 dwellings · FNPI4O – 20 dwellings · FNPI4P – 10 dwellings · FNPI4Q – 20 dwellings <p>The Farnham Neighbourhood</p>	<p>to Class B Uses and does not therefore apply to this part of the site.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p> <p>Policy FNPI4 q) Surrey Sawmill</p> <p>The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate. Land to the north of the site outside of the Built Up Area Boundary and not allocated for housing development is within the control of the landowner and would be suitable as a buffer zone between the allocated site and the ancient woodland and would not need to compromise the capacity of the site.</p> <p>In relation to windfalls, the adopted Waverley Local Plan makes an allowance for large site windfalls as</p>

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		<p>Plan Review 2018 needs to allocate sufficient land to deliver an additional 450 homes, or 2,780 dwellings between 2013 and 2032. The total housing delivery in Farnham itemised in the Neighbourhood Plan is made up of completions, planning permissions, two types of windfalls, outstanding original Neighbourhood Plan allocations and new Neighbourhood Plan allocations which total 2,805 dwellings or +25 dwellings above the target. It should however be noted that this target set at Policy ALH1 of the Waverley Local Plan is set as a minimum, and as such if the Neighbourhood Plan can accommodate further sustainable development, this is encouraged by the policy. However, there are a number of housing components of the Neighbourhood Plan which it is considered should not be included as they do not adhere to policy and should be removed from the emerging Neighbourhood Plan as set out below. Change of use of Existing Employment Sites Policy EE2: Protecting Existing Employment Land of the Waverley Local Plan Part 1 explicitly seeks to allow change of use from employment to residential only where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use. It goes on to state that where there is an identified need for new homes (as is the case in Farnham), the Council will normally approve applications for a change to residential use from employment where there are no strong economic reasons why such a development would be inappropriate. Where sites do not adhere to the requirements of this policy, it will be necessary to consider the extent to which the residential use will contribute to the economy or meet other specific economic needs. A number of the proposed housing allocations in the Farnham Neighbourhood Plan do not adhere to this Local Plan policy. Indeed, Site L (University for the Creative Arts) contains existing B1a offices, Site M (Centrum Business Park) contains B2 industrial works and Site Q (Surrey Sawmill) has operational timber yard and sawmill activities in use classes B2 and B8. All of these B class sites are operational so it is not possible to evidence that there is no reasonable prospect of the site being used for employment use. Therefore, the case would need to be made that there is no strong economic reasons why</p>	<p>part of its housing land supply. It would be perverse and illogical if one of the Borough's largest towns were excluded from such provision. Indeed, the made Neighbourhood Plan (Page 46) makes provision for a large site windfalls allowance based on the Borough Council's calculation of a windfall allowance. There is every justification for the inclusion of large site windfalls in Farnham as it is difficult to capture all land owners' intentions for the long term and, whilst every effort has been made to allocate suitable sites over 0.2ha, this is based on current known land owners' intentions. Indeed, this is clearly illustrated by the most recent Call for Sites exercise when additional suitable large sites came forward only a year since the Farnham Neighbourhood Plan was made.</p> <p>The promoters of the Centrum site (the only site abutting the AQMA) have submitted an Air Quality Impact Assessment This concludes that the change of use of the site from commercial to residential will contribute to a reduced impact on air quality with in the Farnham AQMA. The amount and nature of traffic to be accommodated on site can be successfully managed to reflect the Air Quality Management Plans objectives. There will be a significant decrease in the number of heavy goods vehicles and diesel-powered vans visiting the site and provision for electric vehicle charging points within the under-croft parking areas will encourage private car owners to switch to less polluting electric /</p>

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		<p>residential development would be inappropriate. However, this argument would be illogical because the sites are occupied and operational and contributing positively to the economy, there is a strong economic reason for not delivering housing on these sites. Even taking just Sites M and Q which are predominantly employment uses at present (Site L also includes student accommodation), these sites are assumed to deliver 145 homes, or a third of the additional housing which needs to be identified. It is clear that these sites do not comply with Local Plan Policy EE2 should not be assessed as suitable and should not be carried forward as allocations into the revised Farnham Neighbourhood Plan and alternative allocations to accommodate 145 units should be identified. Large sites Windfalls - The windfalls allowance of sites under 0.2ha is not disputed, it is based on evidence and does not double count with small site permissions. The Neighbourhood Plan does not allocate sites of this size and it is fair to include an allowance for them continuing to come forward. However, the Neighbourhood Plan also includes an allowance for large site windfalls of 198 dwellings for the last 7 years of the Plan period (2025/26 – 2031/32) based on the average per annum over the last 11 years. However, the inclusion of a windfall allowance is not meant for this purpose. Farnham has a track record of large site windfalls coming forward over the past 11 years because all development over that time (except since July 2017) was unplanned for in a Neighbourhood Plan, the same could also be said of the vast majority of sites also not being allocated in the Borough level plan. Now that a Local Plan and Neighbourhood Plan will be in place, there will be less scope for large unidentified sites to come forward because the allocation process has already undertaken this task. As such, there is no logical reason to conclude that large schemes which are unplanned for will continue to come forward, because plans are now in place which allocate sites of this size. As such, to avoid double counting large site allocations and large site windfalls, the large site windfalls allowance of 198 dwellings should be removed from years 2025/26 – 2031/32 of the plan period. Location within the AQMA It has been recently reported that both local residents and Farnham Town Council are concerned</p>	<p>hybrid vehicles. The requirement for electric vehicle charging points to mitigate the impact of the development through future use will be embraced within the scheme and as part of an agreement between Surrey County Council and Surrey Borough Authorities. Other sites are close to, but not within, the AQMA and have greater opportunity to avoid adverse impacts on the AQMA than greenfield sites at the edge of town which are likely to require car travel in or through the AQMA to access employment, rail services, the town centre facilities etc.</p> <p>Add the requirement for electric vehicle charging points within the scheme to mitigate the impact of the development through future use to the Development Guidance (Access section) of Policy FNPI4 m) Centrum Business Park.</p> <p>Consultation reveals strong support for the retained housing allocation options from local residents and groups.</p> <p>The NP Review makes provision for at least 2780 dwellings in Farnham Parish during the Plan period.</p>

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		<p>about Farnham’s air quality; with graffiti being used by residents as a means of protest (https://www.getsurrey.co.uk/news/surrey-news/anti-pollution-graffiti-prompts-council-15103997). The Farnham AQMA is one of 25 in Surrey, which has high levels of air pollutants, specifically NO2. Farnham Town Council (FTC) has urged people to help make the air in the area healthier by adopting more environmentally friendly transport habits. One of the criteria the FLHAA assesses is whether the site is located within the AQMA. It is noted that: 1 FNPI4m (Centrum Business Park) is located within the AQMA; 2 Three of the proposed allocated sites: FNPI4l (University for the Creative Arts); FNPI4k (Cobgates, Falkner Road); FNPO (Kimbers Lane) are located within 500m of the AQMA boundary; and, 3 All of the Council’s proposed sites (as listed above) are located within the built up area boundary. Although the FLHAA categorised whether the proposed sites were within or out with the AQMA boundary, it does not appear to have assessed relative proximity of sites to the boundary (which, for Kimbers lane is as close as 200m). The Town Council need to be certain that it has appropriately considered the impact allocating these sites would have on pollution levels and health impacts within the AQMA. Conversely, Berkeley’s site at Manley Bridge is located 3km south east of the AQMA boundary and is located outside of the existing built up area boundary; the site therefore has clear sustainability benefits above the other allocation options in this respect. Summary - Based on our analysis of the Neighbourhood Plan’s housing land supply position, it is considered the below components of supply should be removed: · FNPI4M – 125 dwellings; · FNPI4Q – 20 dwellings; and · Large site windfalls – 198 dwellings. In total, 343 units should be removed from the assumed housing delivery figure for the Neighbourhood Plan, reducing deliverable supply to 2,462, or a deficit against the ALHI target of 318 units. Berkeley’s site at land at Manley Bridge (WBC ref. 963), offers a suitable, available and achievable alternative which can deliver up to 100 units.</p>	

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10240207277	M Barnes	Badshot Lea parts of already being developed! Carry on! S.C.C on a section of land on St Georges Road (neglected) the area will need a larger school and parking and many more facilities, to make it all a better village for all residents.	Noted
10240412236	Ann Blagden	Brown field sites are a priority. We strongly like Councillor Cockburn's plans - she know her Farnham very well.	Noted
10202418685	Jane Horne	Brown space development is preferable to green space. Dwelling built in walking distance to the town centre would hopefully reduce traffic. The east side of the town is not as attractive as the west and is likely to be less so after the Brightwell development is completed so new building would not affect the town's heritage so much. More SANG areas are definitely needed to reduce the pressure on Farnham park.	Noted
10246747211	Rachel Lothian	Building houses on the Green Lane site is madness. 10 dwellings the potential for up to 20 more vehicles little parking as it is with the added congestion of St Peters School at the end of the road and Weydon a stone's throw away. This will make the area we live in a mass car park. I have walked my dogs on that site for 22 years the wildlife is wonderful especially the bats at dusk and Dawn.	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10194335857	Michael Sweeting	Building within the built up area cements the local business who have bought into population density, helps older people with local amenity and just makes sense.	Noted

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10210931351	Andy Turner	<p>Building within the Farnham boundary, providing that the number of units aren't excessive, is a viable proposition. Some of the suggestions fall within the East Street development, which would be good for that part of town, as it is somewhat run down; almost derelict. Bringing further students to the town is good for the economy, as well as a positive cultural initiative. So enlarging the capacity of student accommodation is good. Building up to 10 dwellings up at Upper Old Park Lane may sound a small proposition, but this is a cynical ploy by Bewley Homes to weaken the considerable opposition (500+ nearby residents; myself and my wife included) to the proposed building of 102 dwellings by Bewley Homes on an ancient deer park. If you allow 10 - why not allow 102? This would cause great strain on an already creaking traffic infrastructure. On a utility issue, it was proven by drainage testing by Bewley homes, that it was difficult to support adequate sewer and drain facility to sustain housing in the fields in front of Upper Old Park Lane. The ensuing stench and overflow of drains in Farnham Park as a result of this testing caused great consternation to local residents. There is only one main road down the hill to Castle Street, and the 'back door' option of 102 houses would contribute towards approx. 300 more cars regularly using that road. Farnham is struggling as it is with poor air pollution - this would make pollution infinitely worse, with even longer tailbacks up the hill. Added to this, abundant wildlife in the Folly Hill area, with some rare species, would be put in danger. Local farmland surrounds this proposed area. There is a possible threat to livestock. The Upper Old Park Lane proposal is, in my opinion, not thought out and unworkable to the surrounding environment. At a residents' consultation in late 2016, Bewley Homes admitted that they hadn't done their homework with regards to traffic infrastructure and the knock- on effect to the housing estate opposite the proposed site.</p>	<p>Noted</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10191898550	Gary Bird	<p>Central Farnham has a known pollution issue. It's not a great idea to make this worse.</p>	<p>Proposals will need to be assessed against Policy FNP30. Sites within or close to the AQMA are</p>

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			well located in relation to the town centre and sustainable transport options.
10180142275	Alan Cooke	Cobgates was a community building and given that it is opposite the University serious consideration should be given to making the site available for further student accommodation thereby supporting the increasing contribution of the University to Farnham and the local economy.	UCA have not sought additional land beyond the site within their ownership.
10246267459	Dawn Thacker	Cobgates - loss of Care Home Falkner Road - student accommodation does not help local people in Badshot Lea. Centrum - Needs site cleaning up - no until 2032 Kimbers Lane - Bad entrance Surrey Mills - Loss of good business and jobs.	<p>Policy FNPI 4 k) Cobgates</p> <p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable</p>

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			<p>locations. Allocated housing sites in Policy FNPI4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p> <p>Add following to the Landscape guidelines:</p> <p>The established mature trees on the northern boundary and the landscaped boundary to the south should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p> <p>Policy FNPI4 I) University for the Creative Arts</p> <p>There is a need for student accommodation in Farnham. UCA have confirmed that their numbers oscillate around 2,250 on the campus and that numbers are not set to grow significantly beyond this.</p>

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			<p>Add information on student numbers to Student Accommodation evidence base.</p> <p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p> <p>Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented</p>

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			<p>in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p> <p>Policy FNPI 4 q) Surrey Sawmill site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate.</p> <p>Consultation reveals strong support for the retained housing allocation options from local residents and groups.</p>

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10240427090	Mark Thorne	<p>Cobgates - where is new care home going Falkner Rd student flats no solving housing problem. Centrum - Decontamination problems Surrey sawmill - Loss of local work This is a prime site ready to go. with major road on one side and railway on the other, will not bother any body's way of life. If you walked it you can see what I mean, could even put new life into Badshot Lea Village.</p>	<p>Policy FNPI 4 k) Cobgates</p> <p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI 4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p>

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			<p>Policy FNPI4 l) University for the Creative Arts There is a need for student accommodation in Farnham.</p> <p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p> <p>Policy FNPI4 q) Surrey Sawmill</p> <p>The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local</p>

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			<p>Plan – Part I Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate. Land to the north of the site outside of the Built Up Area Boundary and not allocated for housing development is within the control of the landowner and would be suitable as a buffer zone between the allocated site and the ancient woodland and would not need to compromise the capacity of the site.</p> <p>Consultation reveals strong support for the retained housing allocation options from local residents and groups.</p>
10228559975	Brian Lowe	<p>Cobgates should be developed and upgraded as sheltered housing. Centrum should not be developed for housing, but for business and parking. Turning this into residential removes employment and creates further infrastructure pressure particularly on roads and traffic / pollution. If it did proceed, the accommodation density with Brightwells and Woolmead would be enormous and unacceptable. Development within the built-up boundary of Farnham should only be considered if the traffic. access / pollution / parking aspects are solved satisfactorily first</p>	<p>Policy FNPI 4 k) Cobgates</p> <p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p>

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			<p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI 4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p> <p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p>

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			<p>Policy FNPI4 m) Centrum Business Park</p> <p>The site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. There would be limited employment loss from this site. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p> <p>Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30. The Town Centre sites are well located in relation to facilities and sustainable transport options.</p>

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10233946129	Upper Old Park Lane Residents Association	<p>Comments from Upper Old Park Lane Residents Association We believe that sites NP Ref K,L,M and O,P,Q SHOULD BE included as they do not contravene any policies set out in the recently adopted Farnham Neighbourhood Plan. However, Site NP Ref N (8,10,12,14 Upper Old Park Lane) SHOULD NOT be included as it clearly contravenes the Farnham Neighbourhood Plan, as demonstrated below: - Site NP Ref N contravenes page 34 as follows: “The Neighbourhood Plan Review seeks to retain the landscape character of the areas of high landscape value and sensitivity, as shown on Map E, and to avoid allocating sites for development in these areas.” - Site NP Ref N contravenes page 36 as follows: “There has been a small incursion of residential development into this historic landscape west of Folly Hill along Old Park Lane/Heathyfields Road. Nevertheless, the rural character of Old Park is characteristic of North West Farnham (Farnham Design Statement, 2010) and should be retained for its historic interest; its sensitive landscape; its contribution to the setting of the collection of Grade 1 and 2 listed buildings at the Castle; its recreational value and biodiverse habitats. This area forms part of the adopted Local Plan’s Area of Great Landscape Value. The Neighbourhood Plan seeks to avoid allocating sites for development in this area.” Allowing the above stipulations from the Farnham Neighbourhood Plan to be compromised sets a dangerous precedent for any other developer to use allocation NP Ref N as a precedent to override these policies. We believe that consideration should be given to revising the minimum size limit of 0.2Ha down to 0.1Ha, thereby potentially allowing sites WBC Ref 33, 165, 190, 264, 281, 285, 327, 477, 498, 748, 810 and 962 to be allocated as more suitable alternatives. In addition, we are concerned about the following: Upper Old Park Lane is part of the Old Park (see reference above: Neighbourhood Plan pages 34 and 36 together with FNP maps). Old Park has been designated an Area of Great Landscape Value and the views from the Lane over Farnham to the Surrey Hills are spectacular. Upper Old Park Lane is a narrow, unadopted lane with ‘pinch points’, forming the Northern border of the Old Park. It is owned by individual residents and its surface is a rough natural</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>

Respondent ID	Respondent	Representation	FTC Response
		<p>stone. It is lined predominantly with ancient oaks, all of which is in keeping with the aesthetics of the area of Farnham Old Park. Upper Old Park Lane provides the only access to the public highway for 28 properties and is an important access route for walkers and riders to the bridleways and footpaths of the Old Park and the open countryside beyond. In the event that any new development were to go ahead, then the Lane would need to be brought up to highway standards with a path running alongside included for walkers and riders. 106 funds would need to be made available for this. Almost exclusively, the properties on Upper Old Park Lane are low density and sit in grounds of .5 acres. Any development at Nos 8, 10, 12 and 14 would not be in keeping with the other properties in the Lane. Planning Application WA/2017/1144 for a garage ‘conversion’ was refused on those very grounds. Numbers 12 and 14 are clearly “turnkey” properties in the low density housing of Upper Old Park Lane. Agreeing to include them in this proposal would be setting an alarming precedent for the rest of the Lane. The residents of the Lane are still awaiting the outcome of a decision of the Planning Inspector’s inquiry concerning WA/2016/1224. We feel that it is entirely unacceptable to consider any proposal for a development on the same Lane directly opposite the site we are vigorously opposing.</p>	
10197477946	Daniel Bamford	Consider Buildbase site off Weydon Lane.	The site was not submitted as one which was available through the Call for Sites exercise.
10204581062	Geraldine Eaton	Consideration should be given to how traffic will be increased on already overburdened routes into Farnham town and to the train station. We risk causing further tailbacks and gridlock at peak times.	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.

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10226162656	Malcolm Ryall	Current development of the Garden style plant centre site has now brought the Surrey Sawmills Site within the built up area.	The part of the Surrey Sawmills Site which is allocated for housing development is within the built up area of the made Neighbourhood Plan.
10229044433	K Hudson	Current housing plans all seem to be about squeezing as much housing into a tiny space as possible. All the current housing being built is not allowing much in way of a garden or parking for the size of houses which brings neighbourhood disputes and puts too much traffic on already congested roads. We need smaller developments with at least 3-4 spaces per house and 2 spaces per flat otherwise roads are clogged up with on street parking as well as lots of cars. It's also a hazard for kids crossing roads and large vehicles travelling about. There is a lack school spaces and houses are being built for families in areas where they will have travel further afield to get them to school. This places pressure on Parents who both need to work to afford houses in this area but have a school drop off to do before work. With the east street development affecting the bypass traffic will be gridlocked and adding more cars to the roads around with the current developments at the shepherd and flock, six bells and St. George's Road will mean chaos. The planning department needs to find areas to create new villages rather than cram in housing estates into over built up areas.	Infrastructure providers, including Surrey County Council as Highway and Education Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.
10228530740	C Bamford	Development in the built area should also take into consideration pedestrian and vehicular circulation as well as a strengthening of the infrastructure.	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.

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10203169390	Andrea Maden	Developments in the Upper Old Park Lane have previously been refused on the grounds of infrastructure not being able to cope, impact on wildlife among an endless list of objections for various reasons. Why do these people persist on pushing for planning in areas that will simply not work?	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10207753431	Mark Overd	Do not agree with the Upper Old Park development due to the closeness to areas of outstanding natural beauty and great historic significance. The Folly hill area is already suffering big issues with sewage disposal and the existing infrastructure cannot sustain additional developments without significant improvements. It should be noted that Thames Water had to tanker sewage 24/7 from bottom of Hampton Road for several weeks over Xmas holiday period 2017, this is something that is continually being repeated.	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the</p>

Respondent ID	Respondent	Representation	FTC Response
			Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNP1 of the NP Review and the adopted Farnham Design Statement 2010. Delete Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane
10224592073	Carolyn Haynes	Everyone has to live somewhere but no one thinks about traffic congestions as everyday more people are passing there test and i feel very strongly of building houses on green belt land and as soon there won't be any green land left our country side will be built on nowhere to walk and also we need more car parks as there are very few around Farnham.	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.
10235313677	Andrew Neill	Farnham is a small town with a massive traffic problem. Guildford in comparison, particularly in relation to its size does not have such a problem. Furthermore has much more undeveloped green spaces. Build them there.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan which prescribes that Farnham should accommodate at least 2780 dwellings up to 2032.
10192730999	Personal	Farnham is already a built up area and the traffic in and around is already compromised. Badshot Lea is a village, people that have chosen their forever homes there have done so for the serenity of the area. It is in danger of becoming too built up and the road systems cannot sustain the increase in footfall.	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the

Respondent ID	Respondent	Representation	FTC Response
			provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.
10242963979	Murphy	Farnham is full but if we can squeeze a few more in...	Noted
10248206606	Helga Parker	Farnham is such a unique town, it would be a great shame to spoil the untouched, historic feeling of the town, especially in the town centre area. In addition, it would cause great inconvenience to the residents. Brightwells is bad enough.	Noted. It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan which prescribes that Farnham should accommodate at least 2780 dwellings up to 2032.
10245509597	JD and JE Maines	Farnham town already suffers from traffic pollution and it will continue to be polluted until a serious scheme is developed to reduce traffic through town e.g. a western bypass.	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP.
10238888817	Michael Hyman	FNP 14n - (8,10,12,14 Upper Old Park Lane). With the recent windfall of 8 new dwellings on the hitherto prohibited SPA 400m Protection Zone, and the additional 7 new dwellings by the change of 7 detached houses to semi-detached (Woolmead?), this greenfield site no longer needs to be developed to meet the 450 target, and should be deleted from this list. FNP 14p - (Land adjacent to	Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation.

Respondent ID	Respondent	Representation	FTC Response
		<p>Green Lane Cemetery). The remaining windfall of 5 dwellings from the above should be used to develop the Brownfield parts of this site to spare the Greenfield areas from unnecessary development.</p>	<p>The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p> <p>Policy FNPI 4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI 4 p) Land adjacent to Green Lane Cemetery site.</p>
10198020393	Mr R G Precious	<p>FNP 14q Surrey Sawmill development, when combined with adjacent development at former Garden Style site, highlights the need for improvements to infrastructure, particularly traffic on the A325 and through Wrecclesham.</p>	<p>Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP</p>

Respondent ID	Respondent	Representation	FTC Response
			Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP.

Respondent ID	Respondent	Representation	FTC Response
10247350417	John Willacy	<p>FNPI4I The specific area proposed generates an access, traffic, safety and pollution issue which is non manageable or able to be mitigated due to its central position within the town. FNPI4n The Council admits it's within the proposal document that new opening statement that the Old Park is of High Landscape value and historic significance and that development should be avoided in this area. To then propose 10 houses within the FNP demonstrates a consistent lack of clear decision making within its own planning policy which consistently leads to legal challenges by developers. The town and borough council are vehemently opposed to the 102 houses proposed at Folly Hill at this very same location for which the appeal is about to re-open. It seems the Council wishes to offer strong arguments to defeat its own planning policy at every turn. If we stretch credibility and assume there is simply no option anywhere else in Waverley to put another 10 houses, then at best this development should be restricted to the Northern edge behind No's 8 and 10 and insist on a separate access to Folly Hill thereby minimising the impact on the protected Old Park area, including any change of environment, critical housing density, essential access for the community to the road and as a much used access for walkers and riders to the Old Park and beyond. Allowing access on to Upper Old Park Lane for any construction or further housing development would have a negative effect on a wider basis than can be imagined from any maps and this narrowly focused proposal. The Lane would have to be upgraded to accept any further traffic which would include widening which would affect other dwellings. The changes to 12 and No 14 would be a "turnkey" to the density of housing on the complete Lane indeed an application to build in No 14's grounds was rejected by WBC only last year. To demolish them would undermine the environment and standing of the whole Lane. In the event it is impossible to strike this ill-conceived plan which will impact on other decisions, it is strongly recommended that this compromise plan is accepted despite the reduction of houses to be accommodated, as to include the Lane and it's frontage in any development would have a greater negative effect than any gain.</p>	<p>Policy FNPI4 I) University for the Creative Arts Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p>

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			<p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10249490768	M Daniels	<p>FNPI4K Cobgates - Major concern is adequate parking for 60 homes, given the loss of spaces at UCA and the very busy Falkner and Beavers Road. FNPI4 Centrum Over capacity.</p>	<p>Policy FNPI4 k) Cobgates</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p> <p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p>
10176268321	Kenneth Hurst	FNPI4n - Unacceptable in respect of the destruction of four large houses to be replaced by 10 dwellings. This area is important for historical reasons, together	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is</p>

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		with the current arguments put forward in the extended. Appeal proceedings due to be heard on 23rd October 2018.	<p>in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10204483868	Paul Birch	FNPI4n 8,10,12,14 Upper Old Park Lane (Gross Area: 0.95ha. Approximate density: 15dph. Approximate capacity: 10 dwelling Upper Old Park Lane not fit to carry any more traffic than it currently does. To demolish the four nice houses currently there and then to extend the site so as to build fourteen new houses, almost certainly to be out of character with the location, beggars belief.	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10235995247	David Kershaw	<p>FNPI4n 8,10,12,14 Upper Old Park Lane (Gross Area: 0.95ha. Approximate density: 15dph. Approximate capacity: 10 dwellings) This site contradicts the reasoning behind the refusal of WA/2017/1144 Erection of extensions to existing garage to provide an annexe at Highfield Park, 14 Upper Old Park Lane, Farnham GU9 0AS. That permission was REFUSED for the following reasons: The proposed development by reason of its design, scale, bulk and mass would materially detract from the character and appearance of the surrounding area in conflict with Policy D1 and D4 of the Waverley Borough Local Plan 2002, Paragraph 17, 58 and 64 of the NPPF 2012, Policy TD1 of the Waverley Borough Council Draft Local Plan Part 1: Strategic Polices and Sites 2016 and Polices FNPI and FNPI6 of the Farnham Neighbourhood Plan 2016.</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10236106319	Mr R Higgins	<p>FNPI4n. This development appears to be a collusion between the owners and a developer to provide a "thin edge of the wedge" precursor to the larger Farnham Park West scheme, a blatant attempt to legitimise development in this area. All the objection reasons which apply to the Farnham Park West proposal must be applied to this development. NB: The above Location Options list contains only</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation.</p>

Respondent ID	Respondent	Representation	FTC Response
		<p>a total of 317 dwellings. Where are the proposed developments containing the other 143 dwellings? Even if the majority of this number is contained in a proposed development currently scheduled for appeal, the residents should still be able to have their opinions registered.</p>	<p>The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10245789445	Peter Brown	<p>FNPI4P It is hard to see how access to this land is possible since it is surrounded by houses on three sides and the cemetery on the other. It currently provides a small but much needed green space where there is no traffic for: children to play safely, dog owners to let their pets run, as well as room for wildlife such as birds bats and foxes.</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10247342213	Hilary Newman	<p>FNPI4p Land adjacent to Green Lane Cemetery 1) This site is home several species of bat which forage on this land. Bats are a protected species. 2) The site is used regularly, that is every day, by families, some of which live in flats. 3) There are at least 4 mature oak trees. 4) Given that the developers of the</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p>

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		<p>Garden Style site disregarded conditions imposed by the council, there are no guarantees that the wild life would be protected. 5) The density is too large - approx. twice that of Upper Old Park Lane (I realise that is 'infilling'.) which is a similar site. 6) FNPI4I UCA Faulkner Road is a greenfield site which, however, will provide many more dwellings. 7) All the other sites are brown field which is environmentally good. 8) The development of FNPI4p would be destructive for little return or benefit.</p>	<p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10242511427	Anthea Bailey	<p>FNPI4p. This is a wildlife sanctuary and should be retained as such. Bats can be seen most evenings and is obviously an important site for them. Where would the access be as there is no road access to the site.</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>

Respondent ID	Respondent	Representation	FTC Response
10231517525	Roger Jude	FNPI4q: Surrey Sawmill Wrecclesham Hill. The A325 road between Bordon and Farnham is already choked with commuter and HGV traffic, especially on working days. The massive expansion of housing currently underway in Bordon will almost certainly lead to even greater numbers of commuter journeys northbound on the A325 in the mornings and southbound in the afternoons/evenings. Allowing further housing development on this site will only exacerbate this situation and make the environment on Wrecclesham Hill even more unpleasant for residents. The risk of major traffic incidents and collisions with the Wrecclesham rail bridge will be even more likely and the risk to schoolchildren walking to and from Weydon and other Schools greater. Clearly, what is needed is a strategic plan for diverting traffic away from Wrecclesham village and to the West of Farnham rather than adding to an already totally unsatisfactory situation.	FNPI4q: Surrey Sawmill is already a generator of traffic. Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP.
10243069759	Charles Fearnley	FNPO Kimbers Lane - the site includes the old pumping station - an important part of Farnham's infrastructure history. Any development must preserve the building, and at least some space around it.	Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner. Add the need for local traffic management in Kimber Lane in the Development

Respondent ID	Respondent	Representation	FTC Response
			Guidance (Access section) of Policy FNPI4o) Kimber Lane.
10248239240	Laura	Green fields which are used by the local community should not be put up to have housing built on them. There are plenty of other locations which are brown field, unused that need to be freed up. I understand this can take time however choosing higher density projects within the already built up areas will protect our green space. This is far more important than building housing on precious space needed for health and wellbeing and for our future generations.	Noted
10243878356	Annie Lambert	Green space and mature habitats are precious	Noted
10234179904	Chris Hunter	Hale Road and East Street have very bad traffic problems. Development out in that direction needs to be resisted. The Farnham Park Development should also be resisted. That land has strong environmental and historical significance.	<p>Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may</p>

Respondent ID	Respondent	Representation	FTC Response
			adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010. Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane
10205156136		Homes should have sufficient garden space and not be too dense. Thoughts on air quality must be considered given extra vehicles and congestion in town, especially schools traffic.	Noted
10243842417	Mrs. Ella G R Cattell	Housing I. Comments on Additional Housing Options FNPI4k – This included site is of concern and in order to support this proposal an assurance would be required that a replacement supported care accommodation is planned alongside this proposal at an alternative location but that is not apparent with the FNP. FNPI4l The objective to reduce the shortfall of increased housing numbers under this partial review by converting 217 student units being constructed on the University Campus into 70 available homes is of concern as to its delivery of available homes. It lacks an assurance that students, contrary to normal practice, will remain in their Halls of Residence on the University Campus rather than take up rented accommodation in the town. To support this view when viewing the UCA dedicated website Accommodation section under ‘Frequently asked Questions’ quote “Can I live in halls of residence in my second or third year?” the reply states “Unfortunately, this isn’t possible in most cases.” FNPI4m As a Farnham resident it is of concern that in addition to the East Street and Woolmead granted permissions generating over 300 more homes, the 125	Policy FNPI4 k) Cobgates The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development. The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people. Add new Paragraph between Affordable Housing and Student Accommodation:

Respondent ID	Respondent	Representation	FTC Response
		<p>homes proposed for the Centrum Business Park new included site within this modified FNP will result in around 450 homes being constructed in close proximity to the established heavily polluted air quality of The Borough/Woolmead crossroad area of Farnham. Infrastructure in the immediate vicinity and transport access to these sites together with the consequential demands on parking in the town will seriously challenge the road network and existing car parks.</p>	<p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p> <p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p>

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			<p>Policy FNPI4 I) University for the Creative Arts</p> <p>There is a need for student accommodation in Farnham. On site accommodation will free up market housing currently occupied by students. UCA have confirmed that their numbers oscillate around 2,250 on the campus and that numbers are not set to grow significantly beyond this.</p> <p>Add information on student numbers to Student Accommodation evidence base.</p> <p>Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.</p>
10177405054	Adam	Housing options need to be on new sites and appropriate land not already over congested areas. Kimbers lane being a prime example. This is not suitable for future development due to the postage stamp footprint and existing homes becoming overcrowded.	<p>Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the</p>

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			<p>setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI4o) Kimber Lane.</p>
10238248865	Atkinson	<p>How adequate is the support infrastructure; Schools. Public Transport. Sewerage disposal. Roads: can they support the increase in traffic especially when presently they are, in many places, in disrepair. How will the proposed developments effect the wildlife and plants/ flowers that are presently in the area. Bearing in mind the good effect they presently have.</p>	<p>Infrastructure providers, including Surrey County Council as Highway and Education Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.</p> <p>Policy FNPI3 of the Neighbourhood Plan seeks to protect and enhance biodiversity.</p>
10233826196	Janet Leggett	<p>I agree that brown field areas should be considered for providing new housing as long as they are truly brown field. Selling off a back garden to build housing in it is not, in my view, brown field. The residents of Old Park Lane, Folly Hill I believe have sold their houses to the developers who wish to build 102 houses in the GREEN FIELD opposite. If this in anyway sets a precedence for the go ahead to build in this site then I strongly disagree to the 10 dwellings proposed.</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the</p>

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			<p>route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10204486842	Jason Griffiths	I agree with the 450 homes in the built up part of Farnham	Noted
10233428405	Mrs M. Fenn	I agree with the above sites in Farnham. It is very important to avoid developing green field sites.	Noted
10232805722		I am concerned about the loss of jobs if the Centrum Business Park and Surrey Sawmill sites were re-developed for housing. I have not seen any assurances that these jobs will be protected in any way.	<p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p>

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			<p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p> <p>Policy FNPI4 q) Surrey Sawmill</p> <p>The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate. Land to the north of the site outside of the Built Up Area Boundary and not allocated for housing development is within the control of the landowner and would be suitable as a buffer zone between the allocated site and the ancient woodland and would not need to compromise the capacity of the site.</p>

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10248584645	Bill McCall	<p>I am objecting to the proposed development FNPI8n in Upper Old Park Lane on several grounds. If, as reported, the government have overestimated the required number of houses by 25% then all applications should be turned down until the position is clarified. Upper Old Park Lane is a private road and more houses being built with access onto it would make the condition of the lane intolerable. Access onto Folly Hill would exacerbate an already dire position in rush hour where the queues on weekdays are often up to the castle and beyond. You cannot go on building houses willy-nilly without having the proper infrastructure in place first...this is putting the cart before the horse....crazy. If this application is being used by developers to up the density argument for the larger application in the field opposite then it should be stopped. I smell something fishy! Why have the developers for that application asked for more time with the inspector....they have had their time. These developments are within 400 metres of the Thames Valley Basin SPA and I thought they were supposed to be sacrosanct</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10248722237	Dave Carter	<p>I am only strongly agreeing to the sites I have noted on the grounds that my understanding is that Farnham has to find sites for the additional 450 dwellings and that these seem reasonable locations and will limit the impact on making vast increase in density of housing in these area. I am also basing my agreement on assumption that those involved with the revisions have identified these as suitable for such development and would be willing to allow such development given inevitability we have to have it in Farnham. I assume Carole Cockburn has been involved in identifying these sites and believe Carole will have considered his very seriously. I am neutral on the Centrum Business site as I feel any development here could be too dense for the location and hope maybe an alternative site could be chosen, but would be willing to accept it if there were no other possible</p>	<p>Noted.</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the</p>

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		alternatives and such development here was considered the only option. I am against the Old Park Lane site as this is infill of greener spaces and I would favour the brownfield sites (and this only gives 10 dwellings anyway). I also note that the total sum of all these sites is 317 dwellings (counting 72 for the UCA site), so does not cover the 450 that is noted is needed to have provision made for.	route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010. Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane
10177521740	Valerie Nye	I am pleased that mainly Brownfield sites have been allotted as potential sites. There will always be questions about the suitability of some sites but of the above listed sites I feel the need and availability outweigh this.	Noted
10248467112	Clair Bailey	I am very concerned that you are thinking of building homes on the green lane cemetery. I was told that this is for overflow for the cemetery, where would people bury their dead loved one if the land is built on? There is not easy/suitable access. Little Green lane has a primary school on it and it is already busy road. Adding more homes will cause more congestion and possible road accidents with children crossing the road. Weydon school is at the bottom of the hill. Lots and I mean lots of children walk to both schools and the extra traffic could potentially cause some serious accidents. (Only last year a lady was killed on the Wrecclisham Hill road). The land you propose to build on is used by the community, kids playing, dogs chasing balls etc. If you build on all the greenery there will not be any left to pass down to the next generation.	Policy FNPI4 p) Land adjacent to Green Lane Cemetery The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option. Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.
10246260877	Christopher Mitchley	I approve of sites chosen in built-up areas - rather than greenfield sites.	Noted
10246106708	Linda Mitchley	I approve the sites being chosen are all in the built up area and not in green field sites.	Noted

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10210508272	Richard Sandars	I assume that land adjacent to Builders Merchants Buildbase (formerly G A Day) does not meet the minimum space requirement of 2 hectares. An industrial/commercial building on this site has now been abandoned.	The site was not submitted as part of the Call for Sites exercise and has not been considered as available.
10178557611	M Hearn	I disagree with all these proposed developments UNLESS there is a properly useful addition to the affordable (and by this I mean ACTUALLY affordable) and social housing opportunities for real Farnham residents. I think the survey as written is disingenuous as obviously the housing stock needs to be increased but it needs to be increased to suit the needs of ordinary and young people whose opportunities to get on the housing ladder in this area are non-existent. I also think the whole idea of SANGS is nonsense. Its not increasing the green space or leisure opportunities in the area it's just labelling a piece of existing land.	The provisions for affordable housing rely on the adopted Waverley Borough Local Plan - Part I. The proposed SANG sites would result in two new areas of publically accessible open space.
10186209971	Grahame Mulvin	I feel that all the sites highlighted are acceptable and should be encouraged.	Noted
10180310909	Peter Hornsby	I feel that the short list you have come up with is very sensible, i.e. the overall objective of keeping development within the built up area boundary, and the heavy usage of brown field sites, especially the Dogflud Way central ones.	Noted
10207394567	Julie	I have the following comments on allocation FNPI4n:- Page 36 of this current final plan refers to Old Park and stats "The Neighbourhood Plan seeks to avoid allocating sites for development in this area". FNPI4n is located in this area and as such it contravenes policy FNPI0. In addition there are no secondary schools within walking distance leading to higher number of cars parking outside our schools! Finally Upper Old Park Lane is too narrow to accommodate a path and is in a poor state of repair. If this allocation does remain (which it clearly should not) then 106 funds should be put aside to bring Upper Old Park Lane up to highway standards.	Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the

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			Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010. Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane
10248501291	Jane Georghiou	I hope that the huge numbers of new dwellings in the last 5-10 years, including small developments, have been taken into account when assessing Farnham's required total. They never seem to me to be taken into account!	The Plan period is from 2013 – 2032 and so takes into account development in the last 5 years.
10223804731	Martin Angel	I see no substantive differences in principle between the original Plan that received the strongest local support. While it is good that the alterations effectively align the Farnham Neighbourhood Plan with the Waverley Local Plan, it is perverse that the Farnham allocation has been increased because other localities could not meet theirs.	Noted
10214664135	Joseph Michel	I strongly agree with the stipulation of building on Brownfield sites. Garden Grabbing should not be allowed (I have about a 1 acre garden but building on it would endanger wildlife (Corridor 4) and impose crowded development on my neighbours and the surrounding area). Monetary greed is not a priority for site development – strategic planning and careful choice of location is of paramount importance. Avoid all Flood Risk area especially Flood Zone 3 and 3B. Do not develop on Floodplains as from experience this diverts flood water to other houses.	Noted

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10176447470	Rachel Wheeler	<p>I strongly disagree with adding additional housing to the site behind Kimbers Lane. Currently the road proposed as the access road is already extremely busy with people parking here instead of in town / the railway station or using the road as a place to turn around. This means that parking can already be difficult for residents of Kimbers Lane. Adding another 20 dwellings to the area will add to the congestion already experienced, along with additional noise and air pollution. Currently the road is so busy that the refuse collectors cannot always access the road with their truck, instead they leave the truck at the end of the road and wheel the bins from the houses to the truck (wonderfully noisy at 6:15am when they reach us!). If we are lucky the bins are returned to houses, but sometimes they are all left at the end of the road for residents to collect. With the additional cars that will inevitably come with additional houses (as you say in your paper a lot of Farnham houses have more than one car and I'm assuming provisions won't be made for this when building the new dwellings) this problem will only get worse. I am also concerned with how people will access the proposed dwellings as currently there is only a single road which runs alongside my house to the training centre - surely this needs to be a two way road with a path as well? Where will this additional space come from? The single road already runs alongside my garden and we already experience lots of noise from pedestrians / cars using it.</p>	<p>Policy FNPI 4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p>
10236146574	Anne Temple-Hall	<p>I strongly disagree with the idea that housing should be built on the historic areas which were originally the deer park. Not only will this have a significant effect on local wildlife and spoil the country feel of our historic town but the infrastructure is not in place on the area around Upper Old Park Lane to take more housing. There is already significant congestion at certain times/on certain days on Folly Hill going down into Castle street and this is problematic both in terms of the air pollution caused by more standing traffic waiting to go through the town and from a safety point of view in terms of the nature of this road.</p>	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the</p>

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			<p>route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10208353532	Marianne Bainbridge	<p>I strongly disagree with the proposed plan to build housing on old deer park as there is insufficient transport provision for this - there is already congestion coming down into Castle Street with no by-pass around the town centre. Plus this land is green belt.</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>

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10242732759	Mike Stanley	<p>I strongly object to the FNPI 4n development. The access of Upper Old Park Lane onto Folly Hill road is poor adding a net 6 dwellings and probably pro rata a lot more people (younger) and cars and movements will only aggravate the problem. Nothing has been done to improve Folly Hill Road itself. It is a twisty-turny dangerous road increasingly liked by cyclists who relish the challenge of Folly Hill. There is also serious congestion at the junction at the bottom of Castle Street. This is bad during rush hours but can flair up at any time of day. (Developers will of course present surveys at times when the traffic is free flowing, but locals know the reality). There have also been major issues with water supply and pressure in the area, and sewage overflow and leakage.</p>	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10208534859	J Jackson	<p>I strongly object to Upper Old Park Lane being put forward as a site for redevelopment on the same grounds that I objected to the application to build 102 homes on Folly Hill. Additional development will add to the pressure on the sewage system, impact on wildlife and add to the traffic problems - at peak times, it can take 20 minutes to get down Folly Hill/Castle Street. If this site is allowed, it will open the floodgates for other similar applications. Every effort should be made to preserve the Old Park and prevent further development as this will be detrimental to the landscape value and biodiverse habitats.</p>	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the</p>

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			<p>Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10188014323	Mr M Cook	<p>I strongly support the extension to the plan (8 additional locations) as indicated in my voting options above. The only concern I have is with the number of dwellings at Green Lane Cemetery. Perhaps this could be reduced from 10 to 6-8 in keeping with the density of the surrounding area.</p>	<p>Noted</p> <p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10198102797	Maximilian Lyons	<p>I support the new allocations at sites; K, L, O, P and Q In relation to site M (Centrum Business Park) I would comment that the site is capable of accommodating more units than the 125 suggested in the proposed allocation assessment. Dependent upon unit size this site has a capacity to accommodate up to 160 units. This additional supply should compensate for the removal of the site 'N' Upper Old Park Lane allocation - see my comments below: In relation to site N (Upper Old park Lane) I would strongly object to this allocation for the following reasons; The FHLAA looks to allocate sites that can secure good</p>	<p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. Given the local context, the site has capacity for approximately 150 dwellings</p>

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		<p>design principles and “retain the character and historic fabric of the area and the amenities of surrounding land uses.” In this case the Farnham Design Statement of 2010 rightly describes Upper Old Park Lane as ‘rural in character with protected fields along its southern edge.’ It requires that the rural nature of Old Park (whose designation over-sails this site) should be preserved and new development should be strictly controlled with none permitted which ‘harms its natural beauty.’ It further states, correctly in my view that; “Tree-lined roads should be protected and enhanced and spaces around existing dwellings should be reflected in new development. & Mature gardens should be retained, to protect the green aspect of the street-scene along the roads, which run into open countryside.” This aim for the Old Park designation is reflected in the 2017 Farnham Neighbourhood Plan which states at page 36 that; “Within the Built Up Area Boundary the Plan seeks high quality designs which respond to the distinct character of the individual areas of Farnham.” This distinct character of site ‘N’ is set by large family homes in large plots with well-established trees and mature landscape features. This should be retained for its historic interest; its sensitive landscape; its contribution to the setting the Old park, its recreational value and biodiverse habitats which forms part of the adopted local plans Area of Great Landscape Value. The 2017 Neighbourhood plan rightly “seeks to avoid allocating sites for development in this area”. (page 36 - old plan & para 5.92 in the review doc) despite existing residential incursions into the 'Old Park'. The proposed allocation clearly conflicts with this aim which is soundly based on an assessment of character here. Any such allocation at the Upper Old Park Lane site would also be prejudicial to the on-going planning appeal by Bewley Homes Plc / Catesby Estates for the 125 unit proposal on land adjoining immediately to the south of Upper Old Park Lane and west of Folly Hill that was rightly refused by the Council for (among other things) its “urbanising impact and material harm to the landscape character and intrinsic character beauty and openness of the countryside” here. An allocation at the Neighbourhood Plan review’s site ref: N at 8 -14 Upper Old Park Lane would have a similarly material harmful effect.</p>	<p>with undercroft parking. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p> <p>Add the provision of undercroft parking in the Development Guidance (Access section) of Policy FNPI4 m) Centrum Business Park and amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p>

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			Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane
10237680326	Pamela Woodward	I support these options for new housing as they are within the built up area boundary of Farnham.	Noted
10228726088	Wendy Montague	I support these proposals and thank Cllr C. Cockburn and Cllr Beamen for all their hard work for the good of Farnham , in there consideration that development needs to be geared to the infrastructure that is in place. Further allocation should only be allowed when the infrastructure has improved to meet the needs.	Noted
10221086949		I think Cobgates should be retained for social housing	<p>Policy FNPI4 k) Cobgates</p> <p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p>

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			<p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI 4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p>
10204316674	Benjamin	I think Farnham's infrastructure (schools, roads and facilities such as available play areas) cannot support the additional people and families these plans will bring).	Infrastructure providers, including Surrey County Council as Highway and Education Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.
10233960986	Richard Steijger	I think it is important to build new houses within built-up areas and keep the green belt intact for everyone to enjoy	Noted
10245292500	Mary Stuart-Jones	I think that the first option for additional housing should always be a site within the built up area boundary.	Noted

Respondent ID	Respondent	Representation	FTC Response
10247808375	David Brinton	I understand that the government's house building target is based upon the Office of National Statistics' estimate of the future rate of household formation, which has recently been lowered by 25 per cent. Therefore I do not accept that the targets imposed on Waverley and Farnham (including Woking's unmet housing need) are correct. Furthermore it seems completely unfair that Waverley and Farnham should be burdened with additional housing as a result of Woking's failure to produce a viable plan. Nevertheless if we have no alternative but to build the stated number of homes over the next 20 years then I agree with the above additional housing options.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the adopted Local Plan. The most recent Office of National Statistics' estimate of the future rate of household formation came after the Local Plan – Part I had been examined and adopted.
10220076222	Claudia Hall	I used to live on Wrecclesham Hill and now live in Folly Hill and know that there is no infrastructure to accommodate any additional housing. The roads leading into Farnham are a nightmare - I used to drive my daughter to Weydon via Castle Street and we would be held up in a traffic jam going all the way up Castle Street.	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.
10234788255	Maureen Sharpe	I voted for the Farnham Neighbourhood Plan which was approved and did not expect Waverley Borough Council to force more housing on Farnham.	Noted
10230115817	Paula Dunsmore	I wonder if the Sawmill could cater for more housing? Green Lane land for access will need to demolish possible 4 dwellings to create 10 dwellings. As the site is surrounded.	Policy FNPI 4 q) Surrey Sawmill The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local

Respondent ID	Respondent	Representation	FTC Response
			<p>Plan – Part I Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate. Land to the north of the site outside of the Built Up Area Boundary and not allocated for housing development is within the control of the landowner and would be suitable as a buffer zone between the allocated site and the ancient woodland and would not need to compromise the capacity of the site.</p> <p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>

Respondent ID	Respondent	Representation	FTC Response
10224101034	Jill Bowden	I would agree with developing brownfield sites but am concerned that Surrey Sawmill Wrecclesham will suffer from traffic congestion unless there is a by-pass. Old Park Lane is a rural area with a narrow lane adjoining Folly Hill which would again cause traffic problems.	<p>Policy FNPI 4 q) Surrey Sawmill</p> <p>The site comprises a Class B2 use which already generates traffic – in some cases in the form of large vehicles. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP Review.</p> <p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10202573359	John Mitchell	If revision necessary the new options all seem to fit the need of those seeking homes and existing residents.	Noted

Respondent ID	Respondent	Representation	FTC Response
10231022140	Phil Thomas	I'm just getting fed up with the constant building work going on literally everywhere in the Farnham area, it's getting ridiculous. Pretty much everywhere that used to be a quiet place to walk is being disrupted by it. I've always lived in Weybourne and Badshot Lea and it's always been a target for developers as long as I can remember. There will come a time when there is nowhere pleasant or quite to go..#sadtimes	Noted
10242881860	Martin Lloyd	In respect of Kimbers Lane (20 dwellings), I am strongly opposed to this as it will not retain the Old pumping station building which is a very attractive building and one which is being considered for listing as a Building of Merit. Also, if Kimbers Lane is to be used as the access this is very narrow, just 4m in places and is not a suitable means of access to a residential site as there is no ability to provide a footpath or passing spaces. With no footpath, parents will be encouraged to drive their children to and from school. Any alternative access would be through the industrial estate which is not desirable either. If the development of the Kimbers Lane site were to include the conversion of the pump house and be restricted to 1-bed flats where there is unlikely to be children of school age, that might be acceptable. This would also provide lower cost housing for those just starting on the property ladder.	Policy FNPI 4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner. Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.
10240447901	Claudia Woodward Quail	It is good to see that the extra housing is all within the built up area boundary of Farnham	Noted

Respondent ID	Respondent	Representation	FTC Response
10231142957	Patricia Warren	It is not acceptable that Woking cannot fulfil the housing quotas it has been allocated and that Farnham is required to take additional housing, having already identified a massive amount of housing.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the adopted Local Plan.
10195092232	Robinson	It is so important that proposed new housing does not including green field sites. Our green sites around Farnham are vital for environmental reasons. It is so important that sites are found for new housing in the built up areas in the Farnham town boundaries.	Noted
10179342820	Chris Fisher	Just because Waverley cannot agree its own local plan - Farnham should not have been asked to increase the number of houses in its local plan. The Farnham plan was agreed by over 10,000 local residents. Anyway because we have to play politics I agree with Carole Cockburn's suggestions. Thought the extra 125 houses at East Street maybe a bit too much but if we can't find anywhere else I reluctantly agree. Thanks for doing a good job, Farnham Town council please don't bow into any more pressure from Waverley.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the adopted Local Plan.
10237877143	Ian Bradley	Kimbers Lane would be a totally unacceptable option for access and egress to the proposed housing development option as it cannot cope with existing vehicular access and egress by current residents and visitors. The section of road immediately off Guildford Road is already congested with inconsiderate parking making access and egress for larger vehicles such as the recycling and refuse trucks, large delivery vehicles, motorhome etc. very difficult especially as the built-up hedging along the section of road on the opposite side to parking also encroaches into the roadway in places (local residents have to keep cutting it back). A further 20 new dwellings would result in a significant increase in the number of vehicles accessing and egressing along Kimbers Lane, only adding to the current situation. In order to overcome these issues, Kimbers Lane would need to be widened and parking restrictions i.e. double yellow lines be introduced.	Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.

Respondent ID	Respondent	Representation	FTC Response
			Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI4o) Kimber Lane.
10240049115	William Norris	Land at Badshot Farm, Badshot Lea should be included. Without this additional area the required number of houses to be provided will not be met. This site has been rejected for all the wrong reasons. See planning application submitted last year. No landscape character. No coalescence between Badshot Lea and Weybourne. Sang land is available	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable.
10246465765	Teresa Mead	Land behind Thurbans Road is such a special family area where earlier this year with all the snow, the children on their toboggans and the many snowman being made was a delight to behold. The lovely oak tree with its homemade swing the local families love, and early evening watching the bats flying over our heads. It isn't Farnham Park but it's our Farnham Park. Please don't destroy it.	Policy FNPI4 p) Land adjacent to Green Lane Cemetery The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option. Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.
10229552617	Vivienne Miller	Land south of Bagshot Lea {wbc ref 381} I regret that our proposal for this site has been rejected. I still feel it would have met the council's requirements to provide a large number of houses including affordable homes and also offer many other amenities that would make the site a self-contained in an area that has no intrinsic attraction.	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable.

Respondent ID	Respondent	Representation	FTC Response
10221853525	Julie Russ	Most of these avoid green field sites which I am in favour of. Brown field and land within the built up area of Farnham should be developed as we cannot afford to lose any more green field land. My family are very concerned that developers are not providing sufficient affordable homes and that none are being offered in the East Street development (Woolmead). It is affordable homes that we desperately need but Waverley Borough Council seem unable, or unwilling, to make developers provide the correct percentage of affordable homes.	Noted The provisions for affordable housing rely on the adopted Waverley Borough Local Plan - Part I and Waverley Borough Council in determining planning applications, as Local Planning Authority.
10237470687	Mr Anthony Radnor	Much more sensible allocation of future building sites. We must strongly resist the use of greenfield sites similar to the one recently proposed by Wates Developments	Noted
10223448601	Robin Munday	must use brown field sites first	Noted
10194385707	James Rose	Need to give full consideration to the cumulative impact on key infrastructure such as water, sewerage, electricity (vehicle charging and heating/cooling), telecommunications, roads, schools, medical facilities etc. Each development in isolation may not trigger any intervention but the combined effect, alongside incremental private developments need to be fully considered in cooperation with relevant stakeholders.	Infrastructure providers including Surrey County Council as Highway and Education Authority; the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors and statutory undertakers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development on allocated and windfall sites through the provisions of Policy FNP32.
10223410901	Dr John Mann	Nevertheless, the total number of housing sites proposed appears to be well short of the Waverley requirement.	The NP Review makes provision for at least 2780 dwellings in Farnham Parish during the Plan period. The completions and planning permissions should be listed in the FHLAA for clarity.

Respondent ID	Respondent	Representation	FTC Response
			Provide tables of completions and planning permissions in the FHLAA.
10244435970	David Johnston	New development should be directed to these sites to allow for managed provision of the new homes needed in the most suitable and sustainable locations.	Noted
10196178510	Mrs Orrell	No building on greenfield or anywhere near Farnham Park. No building on Folly Hill/Old Park Lane. These areas must be protected please! Keep Farnham special. Use brownfield.	Noted Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010. Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane
10168648958	Noel Moss	No comment	Noted
10184151054	Jeffrey Hogg	no comment other than very pleased to see the re-iteration of "not included" unacceptable site (appendix 3 FHLAA)	Noted

Respondent ID	Respondent	Representation	FTC Response
10166258162	James Blandford	No further housing in Badshot Lea and the surrounding area. The plan is already very heavily loading new dwellings in this area with no change to the supporting infrastructure (roads, schools, etc.) so space in other areas of Farnham needs to be identified	There are no additional housing allocations at Badshot Lea within the NP Review.
10241175065	Charles Stuart	No green field sites to be used	Noted
10190871265	Sam Everitt	Nothing of the options are terrible. What needs to be sorted out before any further development if the traffic and pollution issues. It is in a terrible state and when I have visitors they always comment of the busy, queuing traffic in North Farnham.	Infrastructure providers including Surrey County Council as Highway Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development on allocated and windfall sites through the provisions of Policy FNP32.

Respondent ID	Respondent	Representation	FTC Response
10214664272	Claire Adie	<p>On behalf of Rowen Properties (London) Ltd, there are a number of significant concerns regarding the assessment process of sites that has been undertaken by Farnham Neighbourhood Plan Team. - Farnham Housing Land Availability Assessment Site Assessments The assessments are unsound in their approach. The FHLAA 2018 has assessed all sites submitted through the Call for Sites. The FHLAA identifies 7 new housing sites. We acknowledge the NPPF supports the allocation of small and medium size sites and that brownfield sites should be a priority. However, we have concerns regarding the site assessment and deliverability of some of the sites. - Site K will remove an opportunity for new elderly accommodation within the town. The adopted Neighbourhood Plan states ‘Addressing the housing needs of older people will be particularly important in Farnham given the ageing population, with 18.7% of the population being aged over 65 (2011 census)’ page 12 of the adopted NP. Conversely there is then no provision for elderly accommodation within the Plan. Whilst the site is currently owned by the Surrey County Council, this would not prevent a private operator taking the site. It is unclear if any marketing exercise has been undertaken by the County Council. - Site L identifies student accommodation which would equate to 72 dwellings. The redistribution of students into the student accommodation will not help assist with affordability in the area which is a major issue across the borough. Whilst there is no objection to creating new student accommodation, the lack of affordable housing, alongside the overall housing shortfall generates significant concern for the younger generations wishing to remain in the area. The standard methodology and Housing Delivery Test forecast that the affordability ratio in Waverley will be 14.5. That means it will cost a buyer 14.5 times their wage to afford a house in the borough. This locks out the majority of first time buyers and younger persons. Freeing up houses which are currently occupied by students (multiple persons in one house due to costs), this does not make them any more affordable. - Sites M, O and Q all have contaminated land issues which could render the sites unviable due to remediation costs. The NPPF 2018 states ‘planning policies should identify a</p>	<p>Policy FNPI 4 k) Cobgates</p> <p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI 4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNP FNPI 5 seeks smaller dwellings to help meet the need for housing for older people.</p>

Respondent ID	Respondent	Representation	FTC Response
		<p>sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability’. It is unclear what level of viability work has been undertaken to ensure these are deliverable sites, particularly as sites O and Q have low development yields. - Sites M and Q are operational sites with multiple viable businesses located on the sites. Delivery is anticipated within 5-10 years, removing employment opportunities from Farnham. This will result in further out commuting from the town as less jobs will be available. In turn this puts additional pressures on infrastructure and local services and if sites are not large enough to support sufficient S106 contributions to mitigate against multiple small sites this will cause significant disruption locally. Furthermore these allocations contradict paragraph 5.190 which state business vacancy is low and units are in demand. As demand exists these sites could be redeveloped to meet modern business needs, supporting the economic growth of the area, which as housing numbers increase, job opportunities will be needed locally. - The assessment of site 381 Land South of Badshot Lea, Farnham appears to exclude the site based upon unjustified reasoning. There are no policy or environmental constraints which would prevent the development of the site. The site is in a sustainable location with access to facilities and services. The Landscape Assessment assesses the site as ‘Low landscape value, medium landscape sensitivity’, concluding ‘The existing landscape structure could be built upon to mitigate a proposed development’. The Neighbourhood Plan’s assessment contradicts this, by stating development would not retain the landscape character or enhance the landscape value of the site. We have prepared a traffic light assessment of site 381 to highlight suitability of the site for housing. Green = No issues Amber = Consideration required, does not prevent development Red = Prevents development Site Area (hectares) 18.7ha overall site – 8.3ha development site – 10.4 SANG WBC Reference 381 Current Use 2 dwellings and agricultural land Grade 2 and 3 Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses) Extensive flat greenfield site with two residential dwellings and gardens, bordered by the railway to the west, the</p>	<p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p> <p>Add following to the Landscape guidelines:</p> <p>The established mature trees on the northern boundary and the landscaped boundary to the south should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p> <p>Policy FNPI4 I) University for the Creative Arts</p> <p>There is a need for student accommodation in Farnham. On site accommodation will free up market housing currently occupied by students. UCA have confirmed that their numbers oscillate around 2,250 on the campus and that numbers are not set to grow significantly beyond this.</p> <p>Add information on student numbers to Student Accommodation evidence base.</p> <p>The Neighbourhood Plan makes it clear that provisions for affordable housing rely on the adopted Waverley Borough Local Plan - Part I.</p>

Respondent ID	Respondent	Representation	FTC Response
		<p>A31 and open fields to the south. Some boundary trees but few landscape features within the site. Recent planning history Pre-application Enquiry. No substantive issues were raised. No design, environmental or landscape objections received. Within or Outside the Built Up Area Boundary FNP Outside the Built Up Area Boundary Flood Zone (1,2,3a,3b) I Within AQMA No Within Conservation Area No Part of setting of Conservation Area No Part of setting of Listed Building 3 listed buildings to the west Part of Setting of Building of Local Merit No Within Site or Area of High Archaeological Potential Yes – Neolithic Long Barrow Character Area (Design Statement) Weybourne & Badshot Lea Within South Farnham Arcadian Area No Within the Historic Old Park No Within public open space No Owner Consortium of owners Within 5km of Thames Basin Heaths SPA Yes – on site SANG provision provided Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Yes – on site SANG provision provided Within or adjoining SSSI No Within or adjoining Site of Nature Conservation Importance No Within a Biodiversity Opportunity Area (BOA) No Within Surrey Hills AONB No Within AONB Candidate Area No Farnham Town Council Landscape Character Assessment Low landscape value Medium landscape sensitivity Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham No Within or adjoins ancient woodland No Impact of development on landscape Landscape assessment states ‘The existing landscape structure could be built upon to mitigate a proposed development’. Proximity to Town Centre (metres) 3200 Proximity to Neighbourhood Centre (metres) 2200 Proximity to Primary School (metres) 310 to infant 1400 to junior Proximity to Secondary School (metres) 1630 Proximity to GPs/ Medical Centre (metres) 2100 Proximity to bus stop (metres) 430 Proximity to Farnham train station (metres) 3020 Suitable access to road Yes Confirmed through call for sites and information from land owners Yes Economic viability and marketability of the site The site is promoted by the</p>	<p>Policy FNPI4 m) Centrum Business Park The site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. There would be limited employment loss from this site. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site. There is no specific evidence concerning site contamination, the necessary remediation measures and costs and that this would make site development unviable.</p> <p>Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner. There is no evidence presented</p>

Respondent ID	Respondent	Representation	FTC Response
		<p>landowner and is likely to prove acceptable to the market. The site is ready to deliver housing and developer interest has been received, sales could start within 8 – 12 months of planning permission. SANGS available to support delivery of housing Proposed on site SANG Summary of Assessment (Site suitability/availability and achievability) There are no policy or environmental issues which would prevent the development of the site for housing. Design can mitigate landscape and visual impacts. The site is available. Developer interest has been received and there are no known viability issues. The site is suitable, available and achievable. In summary, the only constraint to development of the site is the current NP Built Up Area Boundary. As part of the NP review the boundary is being revised and therefore this can be overcome with a policy revision. It is considered, given that the neighbourhood plan cannot identify sufficient housing numbers within the built framework boundary, that a site which can mitigate against the landscape impacts in a low landscape value area, the assessment approach is unsound. This site could deliver a large number of houses, with significant S106 contributions, including affordable housing for the community. In one hit this site could protect Farnham from future housing pressures, creating a robust Neighbourhood Plan which would stand the test of the plan period. With the revised NPPF if sites are not delivering there will be significant implications for those areas. This site can be delivered, is available and would protect the sensitive and beautiful locations around Farnham. In light of the issues set out above, it is considered that the Neighbourhood Plan Review document is unsound and cannot be made in its current form. Please note a PDF copy of our comments have been sent to neighbourhood.plan@farnham.gov.uk which would address the format issues of these comments. Thank you.</p>	<p>concerning site contamination, the necessary remediation measures and costs and that this would make site development unviable.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p> <p>Policy FNPI 4 q) Surrey Sawmill</p> <p>The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate. Land to the north of the site outside of the Built Up Area Boundary and not allocated for housing development is within the control of the landowner and would be suitable as a buffer zone between the allocated site and the ancient woodland and would not need to compromise the capacity of the site. There is no</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>specific evidence concerning site contamination, the necessary remediation measures and costs and that this would make site development unviable.</p> <p>A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable.</p> <p>Consultation reveals strong support for the housing allocation options in the Regulation 14 NP Review from local residents and groups.</p>

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10230100881	Why	Our road systems cannot cope with any more traffic	Infrastructure providers including Surrey County Council as Highways Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10185949773	Karen	Please do not add housing to areas of green space. You will ruin the feel of the local area.	Noted
10226059216	Andy Meader	Please refer to separate Pegasus Group representation letter on behalf of Cove Homes, sent by email to the neighbourhood plan email address.	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable. The FHLAA to accompany the Regulation 15 Neighbourhood Plan will be updated. In relation to a planning appeal on this site (APP/R3650/W/16/3152620), the Secretary of State agrees with the Inspector that <i>there would be some harm to the general character and appearance of the area</i> and this is reflected in the FHLAA.
10188564843	Andy Meader	Please refer to separate Pegasus Group representation letter sent on behalf of Cove Homes, sent by email to the neighbourhood plan email address, as part of this submission.	
10246370186	Joan Anniballi	Please retain the Kimbers Lane Pump House and list it as a Building of Local Merit. I strongly oppose the proposals for the land adjacent to Green Lane Cemetery which will increase traffic & emissions in this built-up area occupied by 2 schools	Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley

Respondent ID	Respondent	Representation	FTC Response
			<p>Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI4o) Kimber Lane.</p> <p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10223261347	Sarah Owens	Pleased that these are with-in or near the town. In my voluntary work I support families who live a 40 min walk from town facilities like the Sports Centre, cheap food stores, free entertainment at Gostrey Meadow and even GP's and they cannot afford to run a car or pay for buses so are effectively cut off from town life.	Noted

Respondent ID	Respondent	Representation	FTC Response
10226053351	Mrs Anne Sparrow	Preferred Cobgates Sheltered Housing	<p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p>
10186674688	Mrs A Gunner	Protection of Farnham's green belt should be paramount in any future developments.	Noted
10188236318	Dr E R Coombes	Pump house at Kimbers Lane should be preserved (and renovated appropriately). Social Housing should definitely be included, at least at the Cobgates and Kimbers Lane sites.	Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway

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			<p>objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p> <p>The Neighbourhood Plan makes it clear that provisions for affordable housing rely on the adopted Waverley Borough Local Plan - Part I.</p>
10183460243	Rod Mousley	Put some Godalming not all in Farnham	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan which prescribes that Farnham should accommodate at least 2780 dwellings up to 2032.

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10226974497	Celia Sandars	<p>Re Cobgates, this is a very prominent site in the very centre of Farnham and should be treated as somewhere deserving of special attention, as it will be close to UCA buildings such as the Crafts Study Centre and the Students Village, which are buildings demonstrating quality in their design and certainly merit special recognition. It would be good for Farnham if Surrey County Council, as owners, could be persuaded to open an architectural competition for the proposed development of 60 dwellings. We should be aiming to underline the special identity of the town as one demonstrating buildings of the level of design quality which would deserve to be included as heritage for the future in order to match the character of our very special town. I would like to suggest that the Farnham, Waverley, and Surrey authorities refer to the evidence provided to parliament's Housing, Communities and Local Government (HCLG) Committee in a session held on Monday 10 September 2018. The transcript for this session contributing to the Committee's Inquiry into the future of town centres and high streets, emphasises the importance of history and heritage in building an identity that will support a successful town. Re the Centrum Business Park proposals, I am very concerned about safe access for new residents. This needs careful thought and planning for a workable and safe roads system, serving the new development. Please take this seriously.</p>	<p>The Neighbourhood Plan takes the design of new development very seriously.</p> <p>The Design and Layout part of Policy FNPI4k states:</p> <p>The development should respond to the local characteristics of the Central Farnham – Outside Conservation Area - Character Area as set out in the Farnham Design Statement, 2010. The site should enhance the setting of the Town Centre Conservation Area.</p> <p>Development will also have to comply with Policy FNPI - Design of New Development and Conservation and Policy FNP2 - Farnham Town Centre Conservation Area and its setting.</p> <p>Policy FNPI4 k) Cobgates site is already an outmoded and vacant building. The site should enhance the setting of the Town Centre Conservation Area and retain the trees along Falkner Road. A reduced capacity of approximately 40 dwellings is proposed for this site.</p> <p>Add following to the Landscape guidelines:</p> <p>The established mature trees on the northern boundary and the landscaped boundary to the south should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p>

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			<p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. The site is close to the town centre facilities and sustainable modes of transport and lower parking standards will be appropriate on this site. Surrey County Council as highway authority accept that safe access can be provided to this residential allocation.</p>
10248300976	Karen Bayley	<p>Re FNPI4n (Upper Old Park Lane) - the access to this site is not suitable for additional housing, as it is a narrow, unmade track with no footpath. The site is not served by public transport - there is a bus stop on Folly Hill but there is only one bus an hour, and the service does not start until nearly 9am and the last bus is at 5pm, with no bus on Sundays, meaning that each of the new houses are likely to have at least 2 cars per household. Increasing the number of houses on this land will mean intensive use of the site, which is not in an urban area, and will adversely affect the semi-rural character of the site.</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>

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10232981916	CW Wicks	Reason for disagreement----- FARNHAM IS FULL-----IT TAKES 15 MINS TO REACH THE CENTER OF FARNHAM FROM ABBOTS RIDE -----IT IS QUICKER BY BIKE, IT IS ONLY 1 MILE.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan which prescribes that Farnham should accommodate at least 2780 dwellings up to 2032.
10181389796	Dr M.A. Coombes	Restricting additional development to within the built up area boundary is essential. The 2 sites on the edge of this area (Upper Old Park Lane and Surrey Sawmills) are acceptable given the necessity of finding sites, if regrettable. Several of these sites, especially Kimber Lane and Cobgates, would be highly suitable for the new social housing that Farnham desperately needs. It is not realistic to expect a public authority to build a replacement care home on the Cobgates site: well-designed social housing close to services would be of more public benefit than this. More student accommodation on campus should release some private housing for rent or sale. My main concern is over accommodating increased traffic in the town centre, although the extra 450 houses proposed here are pretty minor considerations. Any redevelopment of the Centrum business park must await completion of the Brightwells and Woolmead developments.	<p>Noted</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p> <p>Infrastructure providers including Surrey County Council as Highways Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP</p>

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			Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10249527409	John Overton	Roads not adequate Wrecclesham	Infrastructure providers including Surrey County Council as Highways Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10168461076	Mark	Runfold, Seale, how about Frensham area for one or are million pound areas of Farnham not allowed to be involved!!!!!!!	A large number of sites have been assessed for housing development in preparing the NP Review including at Frensham and for the reasons set out in the FHLAA this site is not considered to be suitable.
10253031265	The Farnham Society	<p>We strongly support the Regulation 14 Farnham Neighbourhood Plan Review 2018 document.</p> <p>Housing</p> <p>We support the inclusion of the allocated housing sites included with the partial review of the Plan but suggest that the approximate capacities of some and the Development Guidance for a number of the sites be supplemented and strengthened.</p>	<p>Noted</p> <p>The FHLAA gives the best estimate for the delivery of each site. The delivery of each site is dependent on a number of factors including the national and local housing market, developer land banking and specific site requirements and it is not necessary to repeat this information in the Neighbourhood Plan.</p>

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		<p>We suggest the inclusion of the time frames ‘Delivery’ for development for each allocated site be included within the site title header (transferred from the FHLLA document)</p> <p>Location of new housing</p> <p>Built up area boundary</p> <p>We strongly agree that any new housing should and must be within the built up area boundary of Farnham. Housing outside the built up boundary area should be strictly controlled in accordance with the existing and reviewed documents.</p> <p>Although we accept that the housing figures allocated to Farnham by the Waverley Local Plan are minimum numbers we record that we consider the capacities included in the Policies for individual allocated sites as numbers that will not be unacceptably exceeded, ie not more than 5% of the site total. We acknowledge that Farnham is required to provide these additional dwellings but the right mix of dwellings appropriate to Farnham and the immediate neighbourhood should be designed and built. Furthermore we suggest that should the number of dwellings required be reduced by Government, County or Borough changes in policy appropriate reductions will be made by the reduction of sites or density of construction on the sites.</p> <p>Individual Sites</p> <p>The design proposed by the developer must be of the highest quality and not a ‘cut and paste’ from other developments from the appropriate developer. The design should take the lead from and be in keeping with the buildings in the immediate neighbourhood. It should be recognised that Farnham is built up of a series of adjoining villages some immediately abutting, and some retaining an undeveloped space, preventing coalescence.</p>	<p>More detailed design guidance can be found for each site within the relevant Character Area section of the Farnham Design Statement, 2010 (which is cross- referenced in Policy FNPI4).</p> <p>The affordable housing requirements for each site rely on policies within the adopted Local Plan.</p> <p>Policy FNPI4 k) Cobgates site is already an outmoded and vacant building which is no longer required by Surrey County Council. The redevelopment of the site should enhance the setting of the Town Centre Conservation Area and retain the trees along Falkner Road. Detailed guidance can be found in the Central Farnham – Outside Conservation Area - Character Area section of the Farnham Design Statement, 2010 (which is cross- referenced in Policy FNPI4). Given the site context a reduced capacity of approximately 40 dwellings is proposed for this site.</p> <p>Add following to the Landscape guidelines:</p> <p>The established mature trees on the northern boundary and the landscaped boundary to the south should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p>

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		<p>We would record that developers will continue to test the robustness of the Plan seeking to obtain permission to build houses in areas where residents don't want them not as NIMBYism but to protect the town as a whole. Residents would prefer not to have to accept the additional allocated houses but the Society accepts the necessity with reluctance. Developers would and probably will seek permission to build on sites not allocated within the Plan. We would strongly support the rejection of these applications.</p> <p>Following the order of inclusion within the Plan, we comment and suggest the following additions to be worded in accordance with appropriate style:</p> <p>The heading Development Guidance should be added to sites headed Policy FNPI4k through FNPI4q.</p> <p>Policy FNPI4 k) Cobgates:</p> <p>We strongly support the inclusion of this site but comment:</p> <p>All the mature trees and grass verge shall be retained, the building line of neighbouring buildings followed, the buildings should not exceed two and a half storeys in height, advantage should be taken of the sloping nature of the site, traditional materials such as red brick, clay roofing tiles, timber doors and windows shall be used, lead dormers if incorporated to complement the traditional appearance, reasonable side gaps to neighbouring buildings allowed. The site should include green space within its perimeter.</p> <p>The development shall include not less than 30% social housing including provision of social rented housing interspersed through the site.</p> <p>New trees shall be native specimen of reasonable size when planted, in excess of 4 metres in height.</p> <p>Pedestrian access from the existing footpath to the south should be maintained.</p>	<p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. Detailed guidance can be found in the Central Farnham – Outside Conservation Area - Character Area section of the Farnham Design Statement, 2010 (which is cross-referenced in Policy FNPI4). The site has capacity for approximately 150 dwellings with undercroft parking.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p> <p>The promoters of the Centrum site (the only site abutting the AQMA) have submitted an Air Quality Impact Assessment This concludes that the change of use of the site from commercial to residential will contribute to a reduced impact on air quality within the Farnham AQMA. The amount and nature of traffic to be accommodated on site can be successfully managed to reflect the Air Quality Management Plans objectives. There will be a significant decrease in the number of heavy goods vehicles and diesel-powered vans visiting the site and provision for electric vehicle charging points within the under-croft parking areas will encourage private car owners to switch to less polluting</p>

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		<p>Policy FNPI4 l) UCA Falkner Road We strongly support this site without comment.</p> <p>Policy FNPI4 m) Centrum Business Park: We strongly support the inclusion of this site but comment:</p> <p>Flexibility within the proposals should be maintained so should adjoining land become available one access could serve the enlarged site. The site should include some traditional housing as well as flats so providing a mix of accommodation, the buildings should not exceed two and a half storeys height on East Street, three and a half storeys in height on Dogflud Way, advantage should be taken of the sloping nature of the site, traditional materials such as red brick and clay roofing tiles where pitched roofs are part of the design, to complement the traditional appearance. Flat roofs providing accessible terrace space could be included. The new buildings should be set back from the road kerb as the existing buildings are providing some landscaping relief and the site should include green space within its perimeter.</p> <p>The development should include not less than 30% social housing including provision of social rented housing interspersed through the site.</p> <p>Vehicular access should be taken only from Dogflud Way to facilitate underground or sunken residents car parking which will be considered as the preferred option, with pedestrian access from both East Street and Dogflud Way.</p> <p>Due consideration of the AQMA should be made.</p> <p>Policy FNPI4 n) 8, 10, 12 and 14 Upper Old Park Lane: Although we support the inclusion of this site within the Plan we have some concerns about a number of the guidelines included. The site is within the Built</p>	<p>electric / hybrid vehicles. The requirement for electric vehicle charging points to mitigate the impact of the development through future use will be embraced within the scheme and as part of an agreement between Surrey County Council and Surrey Borough Authorities. Other sites are close to, but not within, the AQMA and have greater opportunity to avoid adverse impacts on the AQMA than greenfield sites at the edge of town which are likely to require car travel in or through the AQMA to access employment, rail services, the town centre facilities etc.</p> <p>Add the requirement for electric vehicle charging points within the scheme to mitigate the impact of the development through future use to the Development Guidance (Access section) of Policy FNPI4 m) Centrum Business Park.</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be</p>

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		<p>Up Area Boundary which is strongly advantageous for its inclusion. Our primary concerns relate to access and density.</p> <p>The retention of the lane in its current 'state / make up' is important to the character of the neighbourhood. Ideally access to a majority of the dwellings should be taken directly from Folly Hill as opposed to Upper Old Park Lane. New dwellings on Upper Old Park Lane should front Upper Old Park Lane. The installation of infrastructure will require careful planning to ensure that the lane is not significantly disturbed. The residents should determine whether the surfacing of the lane is upgraded, not any developer.</p> <p>Although the density of Old Park Close to the north of the site is higher, the density of the allocated site should be determined, as generally proposed, by the houses currently accessible from Upper Old Park Lane not Old Park Close.</p> <p>The existing building line of neighbouring buildings should be followed, the buildings should not exceed two and a half storeys in height to reduce footprint but maintain green space and semi-rural environment, traditional materials such as red brick, clay roofing tiles should be used, lead dormers if incorporated to complement the traditional appearance, reasonable side gaps to neighbouring buildings allowed. The site should include green space within its perimeter.</p> <p>Policy FNPI4 o) Kimbers Lane:</p> <p>We strongly support the inclusion of this site but comment:</p> <p>The retention of the Pump House should be considered as viable in any proposal. Any development should be based on the Pump House being retained and refurbished as a centrepiece to the allocated site. The new dwellings could be designed to reflect the Pump House. The layout of the development will require careful consideration but the site would best suit a development of flats with reduced amenity space. The buildings should not exceed three and a half storeys</p>	<p>carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p> <p>Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI4o) Kimber Lane.</p>

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		<p>in height to reflect neighbouring buildings. A contemporary design would be appropriate.</p> <p>Policy FNPI4 p) Land adjacent Green Lane Cemetery</p> <p>We strongly support this site without comment.</p> <p>Policy FNPI4 q) Surrey Sawmill, Wrecceham Hill</p> <p>We strongly support this site other than commenting that the buildings should not exceed two and a half storeys in height and the development should include not less than 30% social housing including provision of social rented housing interspersed through the site.</p> <p>Areas of high landscape value and sensitivity</p> <p>We strongly support the updated areas of high landscape value and sensitivity but comment on the size and quality of Map E on page 37 of the Regulation 14 document which requires improvement to at least the level of Map E in the made May 2017 Plan, page 35. The legend on the hardcopy and digital copy is impossible to read.</p> <p>Proposed SANG Sites</p> <p>We strongly support the proposed new SANG Sites illustrated in Map G (page 43) and Map Q (page 87).</p> <p>We suggest that confirmation of the colouring / colour wash should be added in the text or as a legend for both maps. The Farnham Town Council Boundary should similarly be annotated for clarity on Map G.</p> <p>General Comments</p> <p>We support the introduction of paragraph numbering throughout the document.</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p> <p>Policy FNPI4 q) Surrey Sawmill site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes.</p> <p>Maps are to be improved in the Regulation 15 Neighbourhood Plan Review.</p>

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		<p>We would support the omission of the blue or otherwise coloured Policy blocks windows used in the made May 2017 Plan.</p> <p>We would support the collection of monitoring Indicators and Target windows on the same page as the related Policy.</p> <p>The legibility of some of the maps, Map L, page 71, Map M, page 74, and some of the Housing Site maps being examples as poor although accept that this may be the quality of the printing or scanning.</p>	
10194159234		Seems very appropriate to use brownfield sites before considering greenfield sites	Noted
10233823634	Wendy Hylden	<p>Site Location 8,10,12,14 Upper Old Park Lane, Farnham FNP Reference N 1 object to the inclusion of this site in the proposed plan for the following reasons: 1. Upper Old Park Lane is in the Historic Old Park 2. Last year Waverly Borough Council, supported by the Farnham Society, rightly turned down an application to add an extension the garage at No 14 3. There is a clear access problem which has been glossed over Let me amplify these points: Firstly, after nearly 3 years we are still in the process of defending a case under review by the Planning Inspectorate not to build on the field opposite this proposed site. The lane is narrow and single track and clearly forms part of the Old Park. Proposing a site for building in the FNP within feet of a site we are trying to convince the Inspector to reject undermines our case on the field and the FNP approved by voters to date. For the sake of 10 houses this site would be better excluded from the FNP - indeed it would've been better to exclude it from the draft proposal. Secondly the Planning decision last year to turn down an application from No 14 stated "Reason The proposed development by reason of its design, scale, bulk and mass would materially detract from the character and appearance of the surrounding area in conflict with Policy D1 and D4 of the Waverley Borough Local Plan 2002 Paragraph 17, 58 and 64 of the NPPF 2012 Policy TDI of Waverley Borough Council Draft Local Plan Part I Strategic Policies and sites 2016 and Policy FNPI and FNPI6 of the Farnham</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>

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		<p>Neighbourhood Plan 2016” Nothing has changed here. Any changes to Nos 12 and 14 would detract from the character of the whole area and set a precedent for change in the rest of Upper Old Park Lane which would in turn reflect on the whole of the Old Park Area. Thirdly the suggested access is an unadopted, narrow, rough surfaced lane which is wholly unsuitable for increased and heavy traffic. I urge you to exclude this proposed site from the review of the Farnham Neighbourhood Plan.</p>	
10236064031	Mr & Mrs Ackland	<p>Site NP Ref N goes against “The Neighbourhood Plan Review” which seeks to retain the landscape character of the areas of high landscape value and sensitivity. Although there has been a relatively small amount of residential development into this historic landscape west of Folly Hill along Old Park Lane/Heathyfields Road the rural character of Old Park has not been substantially eroded and the area should be retained in its current state for its historic interest; its sensitive landscape; its contribution to the setting of the collection of Grade 1 and 2 listed buildings at the Castle; its recreational value and biodiverse habitats. This area falls within the Local Plan’s Area of Great Landscape Value. Upper Old Park Lane is a narrow, unadopted rough surface lane, and is the Northern border of the Old Park being owned by individual residents. There are ancient protected oaks to the south side. Upper Old Park Lane provides the only access to Folly Hill for 28 properties and is used by many walkers, horse riders and many others for recreational purposes giving access to the Old Park and the open countryside beyond. The Lane is totally unsuitable for the large amount of heavy, large traffic that would be necessary if access to this site were given from the Lane. Enlargement of the Lane is not feasible due the proximity of properties on one side and the ancient protected oaks on the other. Inclusion of this site in the Neighbourhood Plan would be seen by developers as the first step in overturning all the aims and principles being used to protect this Area of Great Landscape Value. A recent Application by a resident to enlarge his property was refused on</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>

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		<p>just these grounds, therefore the principles must be retained at all costs. Should further consideration be given with regards to reducing the size of acceptable sites?</p>	
10205688177	Linda Williamson	<p>The application for development on Folly Hill and already been rejected after strong objection by residents. These objections are still valid. Earlier this year residents suffered effluent spillage into the park and loss of drinking water supply due to lack of pressure. Clearly the existing infrastructure cannot cope with increased housing. This is an area of natural beauty and should be preserved for the benefit of residents. The proposed development will increase traffic flow which is already heavy - it can take half an hour at busy times to get down Folly Hill/Castle St. into Farnham. The addition of more housing will put pressure on amenities such as schools of doctors' surgeries. Such a large development is</p>	Noted

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		entirely out of keeping with the area and will impact enormously on the lives of local residents	
10247328739	Kenneth Somerset	The best plan for Farnham.	Noted
10175974192	Alasdair Cockburn	The big advantages are the avoidance of using greenfield areas and the avoidance of spreading the boundaries. Good that all the land has been "volunteered" by owners. The fundamental principles of the original Neighbourhood Plan remain in place. There are a number of appeals and Judicial Reviews outstanding which could affect some proposals in Farnham and the Waverley Local Plan. In the event that these decisions result in a reduction in the allocation to Farnham then this should be recognised. In the event that a higher figure is allocated then this should be resisted.	Noted
10195795391	Ray Grainger	The current Farnham Neighbourhood Plan built up area boundary should not be breached	Noted
10223202474		The density of housing within the boundary is becoming so dense that it is detrimental to the quality and character of the town. Better to spread a little further with lower density.	The proposed approximate densities included in the Neighbourhood Plan are considered appropriate for the character of the part of the town in which they are located with the following exceptions:

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			<p>Policy FNPI4 k) Cobgates</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p> <p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p> <p>Policy FNPI4 m) Centrum Business Park brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p>
10187018230	Nick Lang	The density of proposed housing on Cobgates is too high, and is almost certainly not going to fit in with that area of Farnham.	<p>Policy FNPI4 k) Cobgates</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p>
10166776863	David Howell	<p>The Development Guidance notes require amplification to ensure that developers of the sites understand the restraints from the offset. Limits must be added to buildings heights so as not to destroy the character of the neighbourhood. Buildings should be restricted to three and a half storey on the Centrum Park site and include green space within the site. Some housing should be included to ensure the mix of residents. The Woolmead and Brightwell site already include over 375 flats. Social housing or apartments must be included within this site. The wording to protect the Pump House in Kimbers Lane should be strengthened considerably. The Pump House in Farnham may not be considered as a nationally listed example but it is by far the best example in Farnham and should be saved, refurbished into an appropriate residential use or related use. If housing numbers on this site need to be reduced so be it. Other housing options will become apparent during the course of the next 5 to 10 years. If these present a less intrusive option they should be perused if favour of allocated sites. Housing numbers should not be increased unacceptably on the allocated sites.</p>	<p>All proposals should comply with Policy FNPI which seeks appropriate designs (including heights) for development. This is considered more appropriate than fixing a specified height to all sites (and even differing heights within sites).</p> <p>Policy FNPI 4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development</p>

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			<p>Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p> <p>The adopted Local Plan will require affordable housing to be incorporated within housing development.</p>

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10229880646	Lesley Swann	<p>The field adjacent to Green Lane Cemetery was left by the original Council plan as a play area for the children living in the vicinity of Green lanes. This was an important part of the plan then and is of even greater import in this day and age. There are local play areas but they are on the other side of extremely dangerous roads. This area of designated free grassland is not only needed as a vital play point but also offsets the pollution caused by the nearby bypass. It has already been noted by "The Times" this very week that pollutants emitted by cars cause problems to the unborn via the placenta. The green lung of a very small area adjacent to the Cemetery [(which was supposedly left as a green burial site??? no takers?? great, let's build houses) although how many ashes have already been scattered on this site?], is of paramount importance to the children living in this area and to the locale. The nearby school does not need an extra 10 houses nor 20 cars nor 40 more people instead of a much needed green lung and play area. Where can the children explore and learn about newts, acorns, seasons, nests, wild flowers, or climb trees and shout and of the utmost priority, learn to play together, in this age of social media wherein relationships are conducted digitally? I was brought up on a council estate which had a most marvellous immediate green space. We were outside every non-school hour. We learnt by play about rules, sharing, fairness, confidence building, how to voice our own concerns and how to build relationships. Build houses in Farnham, it's a great place. Do not build on heritage sites.</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10246561212	Rodney Mead	<p>The field by Green Lane cemetery is already over populated areas with children walking to and from schools also over populated areas with cars. The field is a much loved area with families, bats, foxes and other wildlife which is so important to us residents of Thurbans Road and adjoining houses. Our fields are getting less and less in our area. Rod Mead</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove</p>

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			<p>problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10242619309	Heather Hill	<p>The infrastructure of Farnham cannot cope with more houses. Whilst some of the sites can be built upon what is proposed as going in to the sites is dreadful. For example the houses off Gardeners Hill!!! It's fine to have some new properties go in but please, please limit the numbers and make them in keeping!!! The developments that are bring allowed are out of character with Farnham and based on developers making money! Gardeners Hill and Wrecclesham demonstrate this. The town can't take more houses as the cars go up and already you can't get in and out of Farnham! Cramming as many ugly houses in as possible doesn't make sense - it needs to be for the long term good!! Please control the developers more - the beautiful wooden area of gardeners hill is overshadowed by high ugly houses - the same as Langhams Rec ! Who is approving these ugly developments in a beautiful setting! Allow things like the retirement homes at the old police station that add character and are thought out!!! The town is being ruined.</p>	<p>Infrastructure providers including Surrey County Council as Highways Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.</p> <p>Waverley Borough Council is the Local Planning Authority responsible for considering planning applications against the local development plan policies including Policy FNPI which states that new development in accordance with the Neighbourhood Plan Review will be permitted where it: is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located,</p>

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10209804489	Simon HAYES	<p>The Kimbers Lane plan proposed 20 dwellings and no car parking. The location is far away from supermarkets for week long shop and from the station. The residents are likely to possess at least one car and there is no room in adjoining streets for car parking and that and the inevitability of delivery services is likely to cause congestion in neighbouring streets. The development on land adjacent to Green Lane Cemetery is pushing close to or beyond the built-up area boundary. Building here will set a precedent for construction on or close to the boundary leading to expansion on the scale of Basingstoke, Bracknell and Woking.</p>	<p>Policy FNPI 4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. The policy indicates that and lower parking standards will be appropriate on this site close to the town centre and the AQMA – but does not eliminate on site parking all together. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p> <p>Policy FNPI 4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove</p>

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			<p>problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10176662892	Chris Shephard	<p>The Kimbers Lane site encompasses the Old Pump House. This former sewage pumping station is of a building style which is unique within the Farnham area. Its Victorian tri-coloured engineering brick style is of a type which could be described as "Utility Gothic". While the building has been converted for various purposes over the years it has always retained many of its unique architectural features and it is a probable candidate for listed building status to preserve these important features. However this should not preclude its further sympathetic conversion to another use, perhaps residential or community, within a larger housing development. Whatever decision is taken concerning the surrounding, rather run down, area, this important little architectural and industrial gem must be preserved for future generations.</p>	Noted
10198289805	Stuart Codling	<p>The Kimbers Lane site is a non-starter. Kimbers Lane itself is too narrow to support traffic and parking for the proposed site – it is already choked daily by commuter traffic. The claim that it has a reduced need for parking because of its proximity to town is utter cant - as noted, the street is already awash with cars since four of the five houses are HMOs with multiple vehicles. The occupants of at least one property have at least five cars between them... This makes the road impassable for large vehicles such as the refuse lorry.</p>	<p>Policy FNPI4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. The policy indicates that and lower parking standards will be appropriate on this</p>

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			<p>site close to the town centre and the AQMA – but does not eliminate on site parking all together. . Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI4o) Kimber Lane.</p>
10229857023	Helen Newman	The land adjacent to Green Lane Cemetery contains mature oak trees that support more than one species of bat which are a nationally protected species.	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10243828691	Jenny Cotob	The land adjacent to Green Lane Cemetery is totally unsuitable. There is no access from Thurbans Road, other than along a footpath used by many people, especially families walking children to St Peters School. The field has mature oak trees and has many bats who cannot lose their habitat. All of the other sites are already built on, this is a green site that is used by many local families and is really important to the local community.	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to</p>

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			<p>such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10245619947	Catherine	<p>The land adjacent to green lane cemetery will cause a major issue with regard to parking, as well as the local communities' health and wellbeing. This is also an important area for nature, with bats foraging there as well as owls. This Greenland is used daily by children of the Thurbans road cul-de-sac and surrounding areas, as well as dog walkers, and losing it would have a major impact on the amount of time people spend outside, and exercise levels. Parking is already an issue in the area, and with ten more homes, an estimated 18 more cars, this will cause tension within the neighbourhood as well as encourage dangerous and illegal parking, which is already an issue at school drop off and pick up times.</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10245229434	Camilla	<p>The land is used for kids to play, dog walking. Bats forage here as well</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p>

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			Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.
10245399864	Rory	The land near little green lane is full of wild animals and helps local residents get to green space. This land shouldn't be used for houses! It is far too small with poor access. Think about the state of local roads, they are already in disrepair and have stayed that way for years! Start fixing local roads not houses!	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10229952526	Robert Newman	The land next to green lane cemetery is regularly used by the community in a number ways. Children play in the field and dog walkers use the area. The are also loads of bats and a family of foxes. There are two mature oak trees which again are used by the local children for climbing and exploring. This land should be left green for the community who also help to kept is tidy and keep the oak trees healthy. The site is also close to the cemetery which is another reason to keep it as a green space.	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>

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10237362529	K Tijou	The maps provided in the documents are of such poor quality that it is extremely difficult to see where the proposed areas for development are. I am not at all sure that this is a serious consultation given the poor quality of information provided.	Noted Maps to be improved in Regulation 15 Neighbourhood Plan.
10247327631		The more housing the better, prices are too high and unaffordable.	Noted
10246132459	Carole Howell	The number and type of houses built should be appropriate for Farnham and the immediate local area. New houses should be of good quality, design and not too high so in keeping with neighbouring houses.	Noted
10248668214	Helen Butcher	The proposal at Centrum Business Park would further erode the streetscape at this end of town, replacing generally low rise buildings with tall and dense blocks. This is further detriment to the surrounding residential streets. In addition it will bring even more traffic to a densely populated area resulting in even more congestion and increased air pollution.	Policy FNPI4 m) Centrum Business Park seeks development that responds to the local characteristics of the Central Farnham – Outside Conservation Area Character Area as set out in the Farnham Design Statement, 2010. The policy states that site is located on an important approach to the town centre and its Conservation Area and proposals should comprise a high quality design which enhances this approach. It is not inappropriate for development within or at the edge of the town centre to include higher densities. . The site has capacity for approximately 150 dwellings with undercroft parking. Amend the density to approximately 215dph and capacity to approximately 150 dwellings.

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10177532030	J Codling	The proposal for Kimbers Lane is ridiculous and includes far too many dwellings. Kimbers Lane already has 4 HMOs out of a total of 9 houses and already the bin lorries cannot access the road to collect the bins on numerous occasions due to the large amount of cars parked in the lane. The end part of the lane is effectively single lane and to have cars for 20 dwellings accessing this would cause chaos. I note that the plan states that due to the proximity to the town centre that lower parking thresholds will be required. This is problematic as it is clear that most households have at least one car and many have several more, especially in an area with a high number of HMOs accommodating 6 separate people in each.	<p>Policy FNPI 4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. The policy indicates that and lower parking standards will be appropriate on this site close to the town centre and the AQMA – but does not eliminate on site parking all together. . Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p>
10223404468	Bruce Oelman	The proposed extra housing locations seem eminently sensible, keeping the extra development within the existing built up area. This is good for the environment and good for the future of the town centre both shops and other facilities.	Noted
10215991870	Robert Temple	The proposed site 8-14 upper old park lane, Folly Hill (UOPL) is a major concern. I was under the impression that the inadequate infrastructure to support the development and its impact on wildlife in the area had been recognised, so am shocked to see the proposal for 14 new dwellings on the site. Also, disappointed to see that the vast majority of the proposed developments seem to	Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation.

Respondent ID	Respondent	Representation	FTC Response
		avoid South Farnham. No wish to see South Farnham targeted for development, but there does appear to be a notable disparity between the two sides of the town...	<p>The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNP1 of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10247690096	F.Hall	The review of potential sites was prompt and efficient and I am in agreement generally with the additional housing options. However, 20 dwellings on the Surrey Sawmills Site, which lies in close proximity to the additional new homes currently being built in Wrecclesham, will surely add to traffic congestion and danger levels in Wrecclesham. Access to the A31 along the narrow Wrecclesham Hill is already a sensitive and dangerous route and the potential traffic increase will exacerbate this problem.	The site comprises a Class B2 use which already generates traffic – in some cases in the form of large vehicles. Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP Review.

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10205766154	Thomas Lankester	<p>The sale of Cobgate reduces Surrey's care home capability at a time when there is increasing demand for public sector care support. Similarly, the Kimbers Lane site sale would result in loss of a training centre. It appears to be another loss of council land to expediently provide a short term revenue fix. If this development does go ahead, the opportunity should be taken to widen the public footpath to accommodate cycle use. This location is a pinch point preventing the completion of the Weyside Greenway / NCN 22 route through the centre of Farnham. It would be useful if Waverley paid heed to its own adopted cycle plan. NCN 22 development has been hindered 3 times by recent planning decisions ignoring the adopted plan (specifically twice at Bourne Mill on the Guildford Road and at then again at Long Bridge Road).</p>	<p>Policy FNPI 4 k) Cobgates</p> <p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI 4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p>

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			<p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p> <p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p> <p>Policy FNPI 4 o) Kimber Lane</p> <p>Development of this site would not prevent the completion of the Weyside Greenway / NCN 22 route through the centre of Farnham.</p>
10185785321	Simon Packer	The site at Folly Hill, Farnham, identified as site reference 918 on the Farnham Land Availability Assessment, should be identified for residential and SANG development. See attached letter and appendix for more information	Delete 918 Land West of Folly Hill, Farnham from FHLAA as, against the wishes of the Town Council, consent was granted at appeal for 96 dwellings on this site (Appeal Ref: APP/R3650/W/17/3171409)
10176655382	Mrs Anne Caulfield	The site next to the cemetery is very small and would be very difficult to access.	<p>Policy FNPI 4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to</p>

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			<p>such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10202836517	Jon Liddle	<p>The South side of Farnham has lots of land and spread out housing outside of the area surrounding the rail station. With no other towns of similar size on the border. The North side of Farnham has dense housing all the way to Aldershot/Fleet borders. All north side roads and infrastructure are creaking under the strain now, with the additional development from Fleet and Aldershot we are seeing significant increases in traffic already. The new housing stock should be placed on the south side of Farnham. With road and infrastructure improvements to suit. Also in the updated plans the text in the map keys is impossible to read!!!</p>	<p>A large number of sites have been assessed for housing development in preparing the NP Review including to the north and south of the town and for the reasons set out in the FHLLA this site is not considered to be suitable.</p> <p>Maps to be improved in Regulation 15 Neighbourhood Plan.</p>
10238610044	Blair	<p>The Upper Old Park Lane area is of significant importance to the community in terms landscape, historical and wildlife amenity.</p>	<p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy</p>

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			<p>FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10192468093		<p>The use of brownfield sites in the town and expanding along the peripheral industrial / commercial sites is an acceptable way to go. I strongly oppose back garden development.</p>	<p>Noted</p>
10214637288	Robert Robinson	<p>There are a number of significant concerns regarding the assessment process that has been undertaken by Farnham Neighbourhood Plan Team. - Waverley Borough Council Local Plan requires the neighbourhood plan to allocate an additional 450 dwellings as a minimum. If the neighbourhood plan fails to do so the Borough Council will allocate the shortfall in the emerging Part 2 Local Plan. The assessment has only identified 317 dwellings. At least 133 more dwellings need to be identified. - The assessments are unsound in their approach. - Site K will remove an opportunity for new elderly accommodation within the town. The adopted Neighbourhood Plan states 'Addressing the housing needs of older people will be particularly important in Farnham given the ageing population, with 18.7% of the population being aged over 65 (2011 census)' page 12. Conversely there is then no provision for elderly accommodation within the Plan. Whilst the site is currently owned by the Surrey County Council, this would not prevent a private operator taking the site. It is unclear if any marketing exercise has been undertaken by the County Council. - Site L identifies student accommodation which would equate to 72 dwellings. The redistribution of students into the student accommodation will not help assist with affordability in the area which is a major issue across the borough. Whilst there is no objection to creating new student accommodation, the lack of affordable housing, alongside the overall housing shortfall generates significant concern for the younger generations wishing to remain in the area. - Sites M, O and Q all have contaminated land</p>	<p>Farnham Neighbourhood Plan Review is required to provide 2780 dwellings by 2032 in accordance with the adopted Local Plan.</p> <p>Policy FNPI4 k) Cobgates</p> <p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement</p>

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		<p>issues which could render the sites unviable due to remediation costs. The NPPF 2018 states ‘planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability’. It is unclear what level of viability work has been undertaken to ensure these are deliverable sites, particularly as sites O and Q have low development yields. - Sites M and Q are operational sites with multiple viable businesses located on the sites. Delivery is anticipated within 5-10 years, removing employment opportunities from Farnham. This will result in further out commuting from the town as less jobs will be available. In turn this puts additional pressures on infrastructure and local services and if sites are not large enough to support sufficient S106 contributions to mitigate against multiple small sites this will cause significant disruption locally.</p>	<p>age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p> <p>The Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.</p> <p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p> <p>Policy FNPI4 I) University for the Creative Arts</p> <p>There is a need for student accommodation in Farnham. On site accommodation will free up</p>

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			<p>market housing currently occupied by students. UCA have confirmed that their numbers oscillate around 2,250 on the campus and that and that numbers are not set to grow significantly beyond this.</p> <p>Add information on student numbers to Student Accommodation evidence base.</p> <p>The Neighbourhood Plan makes it clear that provisions for affordable housing rely on the adopted Waverley Borough Local Plan - Part I.</p> <p>Policy FNPI4 m) Centrum Business Park</p> <p>The site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. There would be limited employment loss from this site (approximately 22 jobs). However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site. There is no specific evidence concerning site contamination, the necessary remediation measures and costs and that this would make site development unviable.</p>

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			<p>Policy FNPI 4 o) Kimber Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided local traffic management is implemented in Kimber Lane. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner. There is no specific evidence presented concerning site contamination, the necessary remediation measures and costs and that this would make site development unviable.</p> <p>Add the need for local traffic management in Kimber Lane in the Development Guidance (Access section) of Policy FNPI 4o) Kimber Lane.</p> <p>Policy FNPI 4 q) Surrey Sawmill</p> <p>The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>Plan – Part I Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate. Land to the north of the site outside of the Built Up Area Boundary and not allocated for housing development is within the control of the landowner and would be suitable as a buffer zone between the allocated site and the ancient woodland and would not need to compromise the capacity of the site. There is no specific evidence presented concerning site contamination, the necessary remediation measures and costs and that this would make site development unviable.</p> <p>A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable.</p> <p>Consultation reveals strong support for the housing allocation options in the Regulation 14 NP Review from local residents and groups.</p>
10192777450	Maurice Hewins	There is a great need for social housing and affordable homes, but the developer's usually rat on it!	Noted

Respondent ID	Respondent	Representation	FTC Response
10249510077	Scott Bell	There is a sense of inevitability about new houses. However my concern is the infrastructure.	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10226709046	John Fraser	There remains the question whether the additional housing required by the Local Plan Inspector is justified when Woking's unfulfilled obligation has not been reassessed against current criteria. I understand that a Judicial Review of this aspect is in hand. The above notwithstanding, I consider the analysis of potential additional sites to be a thoroughly conducted exercise, competent and comprehensive both for selected sites and for those tendered but not considered entirely suitable. I cannot take serious issue with any of the options selected for inclusion in the FNP on the basis of the analysis criteria used. A correction is offered:- Land to west of Folly Hill, WBC ref 918, presently under appeal, is for 98 dwellings (not 102) and it IS adjacent to an area of High Archaeological Importance to the south eastern boundary.	Noted. Farnham Neighbourhood Plan Review is required to provide 2780 dwellings by 2032 in accordance with the adopted Local Plan. Delete 918 Land West of Folly Hill, Farnham from FHLLA as, against the wishes of the Town Council, consent was granted at appeal for 96 dwellings on this site (Appeal Ref: APP/R3650/W/17/3171409).
10188553000	Peter Bridgeman	These sites appear to identify the best options to meet the increased housing and I fully support these proposals	Noted
10246115952	D R Wylde	These sites would be developed anyway - no developer will hold back - so it makes sense to have some control over them by incorporating them into the neighbourhood plan.	Noted
10242501083	Elizabeth Nickle	This area has too many plans as it is. Fix the traffic flow before you build. Make schools, create GP offices BEFORE you add to the population. Don't be greedy for tax revenue at the expense of those already paying high taxes. Thank you.	Infrastructure providers including Surrey County Council as Highway and Education Authority and the North East Hampshire & Farnham Clinical

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			<p>Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.</p>
10246601710	Collette Creamer	<p>This housing would put additional pressure on already over stressed infrastructure and be bad for the environment</p>	<p>Infrastructure providers including Surrey County Council as Highway and Education Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.</p> <p>The environmental impacts should be controlled by a range of policies included in the Neighbourhood Plan Review.</p>
10245265444	Michael Pierson	<p>This is valuable greenfield space used for recreational purposes by local residents. The row of ancient oak trees adjacent to the cemetery and the one in the middle of the field are home to a colony of bats which we watch feeding over the field at dusk. We were told that the only use that this land would be used for was as a woodland cemetery. We strongly object to the proposal that it could be built on.</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove</p>

Respondent ID	Respondent	Representation	FTC Response
			problematic and the Town Council proposes to delete this potential housing option. Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.
10229979769	Grace Newman	This land is used by the local cub group and lots of dog walkers and by the local children for games, football, picnics etc. there are bats using this area and mature trees.	Policy FNPI4 p) Land adjacent to Green Lane Cemetery The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option. Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.
10196087567	Richard Holway	This seems a very sensible plan.	Noted
10167101066	Amanda Sergison-Main	Too many houses. Not enough space on the roads!	Infrastructure providers including Surrey County Council as Highway Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.

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10245610842	Rachel Sewrey	Too much traffic congestion	Infrastructure providers including Surrey County Council as Highway Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10243883398	Steffanie	Traffic in Farnham cannot take any more cars. Castle Street and the one way system come to a standstill at the slightest disruption as it is.	Infrastructure providers including Surrey County Council as Highway Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.

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10243175708	Raveen Matharu	<p>University for the Creative Arts (UCA) is delighted to see continued reference to the presence of UCA within Farnham and the identification of additional student accommodation in the town. We would like to thank the Town Council for its engagement with UCA in respect of this matter. UCA welcomes the allocation of ‘Housing Site Option’ at the Campus in Policy FNPI4 Housing Site Allocations, as depicted in Appendix 2: Housing Sites, which supports the recent resolution to grant planning permission on 19 September 2018. However, UCA also notes that the site directly opposite it’s Campus, Cobgates, has also been allocated as a potential housing site under Policy FNPI4. UCA supports the allocation of this site for housing, however given it is conveniently located near to the Campus and has an existing Class C2 use, UCA considers that it would be more suitable for additional student housing. Therefore, UCA requests that the site specific guidance, as set out in ‘FNPI4(k) Cobgates, Falkner Road’, specifically states that the preferred use is for student housing and that the allocation therefore carries forward its existing C2 use. Paragraphs 59 and 61 of the National Planning Policy Framework 2018 (NPPF) state that a sufficient amount and variety of land should come forward to meet the needs of groups (which includes students) with specific housing requirements and that this should be reflected in planning policies. The Waverley SHMA identifies student housing as comprising part of the overall housing need in the area and UCA therefore considers that the identification of its Campus and Cobgates would therefore comply with the NPPF and Planning Practice Guidance.</p>	<p>It is accepted that the site is suited for small units but that there a number of suitable users of such units within the local housing market including older people (potentially downsizing accommodation); young people looking for starter homes and students. It is not considered appropriate or justified to give preference to any of these specific end users on this specific site.</p>
10192914734		<p>Use of brownfield sites seems the sensible option especially since many of the proposals will tidy up currently disused land. Green Lane cemetery seems to offer only space for 10 dwellings. I'm less convinced by this. Upper Old Park Lane is a near rural setting and looks like setting a garden grabbing precedent near the already rejected West Folly Hill site. The stony lane has already been identified as a problem for access.</p>	<p>Noted. Policy FNPI4 p) Land adjacent to Green Lane Cemetery The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p> <p>Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10233203819	Jenny Daniels	Using brownfield sites within the town is a very positive and welcome use of land	Noted
10226042076	Mrs. D. Barry	We do not have the facilities/infrastructure to support all the people who are going to live in these houses. Traffic jams in Farnham are a constant problem. Wildlife will be disturbed.	Infrastructure providers including Surrey County Council as Highway Authority have responded in detail to the additional housing proposed in Farnham

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			<p>and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.</p> <p>Any wildlife will be safeguarded within the developments by Policy FNP13a of the Neighbourhood Plan.</p>
10191588415	S Casemore	<p>We do not need additional traffic coming down The Street in Wrecclesham without traffic calming measures or a relief road in place. The town centre cannot take additional traffic. Plus there will be an adverse knock on to primary and secondary care health and education services throughout the area.</p>	<p>Infrastructure providers including Surrey County Council as Highway and Education Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.</p>
10198500344	Simon Johnson	<p>We must avoid green field sites.</p>	<p>Noted</p>
10224153787	Zofia Lovell	<p>We should be supporting the neighbourhood plan and strongly agree with the sites suggested</p>	<p>Noted</p>

Respondent ID	Respondent	Representation	FTC Response
10207324005	Jennifer Carter	We strongly disagree with any development in Upper Old Park Lane or the nearby area as having lived on The Folly hill estate for 25 years and constantly suffering from lack of water due to pressure, sewage problems and the increasing traffic that has blighted the area including parked cars. These problems have persisted and got worse as more houses have been built and the idea that again you're planning on yet more housing in such a renowned Historical and beautiful area adding further misery we find particularly distasteful.	Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010. Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane
10240383114	Zofia Lovell, Chairman, South Farnham R.A	Well constructed with discussion on all sites.	Noted
10232806025	Yolande	What about all the individual small sites e.g. Large gardens, old barns, old garages etc. etc. Where is the provision for this in the neighbourhood plan? We built a house three years ago on the site of a garage and won a wbc design award for it. As far as can be gleaned from the plan it would have now been refused as there appears to be no provision for one off houses?	Para 5.139 of the Neighbourhood Plan Review states that there remain opportunities for small scale changes of use, redevelopment and infill development as windfall developments over the remainder of the Plan period, if developed in accordance with Policy FNPI - Design of New

Respondent ID	Respondent	Representation	FTC Response
			Development and Conservation. For these reasons the Neighbourhood Plan Review continues to estimate that sites of below 0.2ha will come forward. Small scale windfall sites are therefore expected to contribute to the total housing land requirement over the Plan period.
10240264460	Mrs P W Parratt	What about schools, Dr surgery's, dentists and hospitals. We need more of those. New houses will be bought by greedy landlords and rented out to students as too many family homes are now. Why was the Marlborough Head public house closed when you say in the review that we need public houses. Cobgates should have been kept as a retirement home not more places for students was born here. What a mess now.	<p>Infrastructure providers including Surrey County Council as Highway and Education Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.</p> <p>Policy FNP25 of the Neighbourhood Plan Review states that the loss of a public house will be resisted where possible. Exceptions will be made where an equivalent accessible facility is available to the population served and/or where evidence is provided to the Council to shown that the operation of the facility is no longer financially viable and where there are no other realistic proposals for a public house use on the site, including through Community Right to Buy.</p> <p>Policy FNPI4 k) Cobgates</p>

Respondent ID	Respondent	Representation	FTC Response
			<p>The site comprises an outmoded and vacant building which is no longer required by Surrey County Council. Surrey County Council has approved the release of the site for residential development.</p> <p>The Neighbourhood Plan recognises the need for housing for older people. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people.</p> <p>Add new Paragraph between Affordable Housing and Student Accommodation:</p> <p>Housing for Older People</p> <p>Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.</p> <p>Policy FNPI5 seeks smaller dwellings to help meet the need for housing for older people.</p>

Respondent ID	Respondent	Representation	FTC Response
10246325130	K. Denne	What's to say this neighbourhood plan won't be amended again in the next 20 years having already been so within months of acceptance. I don't hold my breath.	Noted.
10191238168	Andrew Towner	Where are the plans for the additional infrastructure to support this volume of housing? Additional investment in roads to support additional construction traffic. Controls on pollution etc?	Infrastructure providers including Surrey County Council as Highway and Education Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10180222114	John Ely	Where I have given lower scores Upper Old Park Lane - this strikes me as opportunism on the part of the house owners rather than sound planning reasoning. Surrey Sawmills - I would be concerned that this creates a precedent for further "urban creep" along the A325 toward Birdworld.	Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.

Respondent ID	Respondent	Representation	FTC Response
			<p>Delete Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane</p> <p>Policy FNPI4 q) Surrey Sawmill</p> <p>The site allocated for housing development is included within the town's Built Up Area Boundary within the made Neighbourhood Plan and has not been amended to accommodate this development.</p>
10228750587		Why are these only around the Farnham area?? Spread them Waverley borough more otherwise it is a joke to then the town centre pollution levels are high. Of course they will be! In an ideal world Woking Council should have been told to sort their own problems. Moving around solves nothing.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan which prescribes that Farnham should accommodate at least 2780 dwellings up to 2032.
10182440339	S Ford	Why Farnham what's wrong with the rest of Waverley. Compton seems a bit under built up I'm sure you could find a small area for housing. Why should we loss Phyllis Tuckwell and the mot Centre they seem to sit there nicely if they have to relocate it will cost them . I'm more than sure if you wanted to you could find land in other parts of Waverley but no put it all in Farnham does that sound fair to you.	<p>It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan which prescribes that Farnham should accommodate at least 2780 dwellings up to 2032.</p> <p>Policy FNPI4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. There would be limited employment loss from this site (approximately 22 jobs). However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking.</p>

Respondent ID	Respondent	Representation	FTC Response
			Amend the density to approximately 215dph and capacity to approximately 150 dwellings.
10166897837	Phil Dunford	Woking?	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan which prescribes that Farnham should accommodate at least 2780 dwellings up to 2032.
10248158870	Christina Buijs	Would Hawthorn House and the building next to it where Oakland used to be (on East Street or Guildford Road?) be a potential site for town apartments?	Only sites which were brought forward through the Call for Sites and which are available have been appraised as potential housing sites.
10224238305	MRS JACQUI MARLER	Would it be possible to substitute some of the planned shops in East Street with apartments? Seems daft to have more shops built when many are now unused. And some buildings in existing town centre have spare capacity in basements and upper floors. The above would bring more life into the town centre.	Para 5.213 of the Neighbourhood Plan Review states that the evidence in the Waverley Borough Council's Town Centres Retail Study Update, 2013 shows that the total floorspace requirement for the town's comparison goods is estimated to be 14,610 sqm (net) over the Plan period. Whilst internet shopping was taken into account in the Town Centres Retail Study, if trends towards internet spending are greater than projected, the amount of additional retail floorspace required in the town centre would decrease. The new shops in East Street are required to retain and enhance the retail offer of Farnham town centre.

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	<p>Graham Parrott Waverley Borough Council</p>	<p>The Council welcomes the modification to align the plan period of the FNPR to the plan period for Waverley’s Local Plan. In addition, the Council welcomes the inclusion of additional housing sites to meet the expectation in Policy ALHI of the adopted Local Plan Part I. The Council also commends Farnham Town Council (FTC) on preparing the draft plan, and supporting documents in an expedient and swift manner.</p> <p>Proposed additional allocations The comments below are given in the context of housing delivery and the scrutiny that will be applied to the Plan during its examination. The Council is supportive of the FNPR and wishes to provide comment at this stage to avoid challenges at later stages.</p> <p>Cobgates – This site was assessed as potentially suitable in the LAA published by the Council in May 2018. The Council was made aware by the developer that the site is promoted for approximately 40 older people homes. It is accepted that the site has been promoted directly to FTC, but it is important that FTC has evidence to support a higher yield of 60.</p> <p>Centrum Business Park – this site is promoted for 125 units where the frontage is within the AQMA. The Council wishes to understand whether any analysis has been completed by the promoter on potential air quality impacts from a residential scheme of this size. The Council notes that the SA states that this impact is uncertain and suggests that, in line with Policy ST1 of the Local Plan and Policy FNP30(h) of the FNP, this issue is further explored before submission. In addition, any proposal involving the loss of employment would need to be assessed against Policy EE2 in Local Plan Part I. Given that the site is in active employment use, the Council believes that the potential impact of the loss of employment use needs to be considered and justified. In relation to a situation with an identified need for new homes, the policy states that there should be ‘no strong economic reasons why such a development would be inappropriate’.</p> <p>Surrey Sawmills – This is a proposed residential allocation but is an employment site protected under the current ‘made’ FNP. Any proposal involving</p>	<p>Policy FNPI 4 k) Cobgates site is already an outmoded and vacant building which is no longer required by Surrey County Council. A range of sites are allocated within the NP Review, and will become available as windfall sites, many of which would suit housing for older people. Policy FNPI5 seeks smaller dwellings to help meet this need. The site should enhance the setting of the Town Centre Conservation Area and retain the trees along Falkner Road. A reduced capacity of approximately 40 dwellings is proposed for this site.</p> <p>Add following to the Landscape guidelines: The established mature trees on the northern boundary and the landscaped boundary to the south should be retained.</p> <p>Amend the density to approximately 75dph and capacity to approximately 40 dwellings.</p> <p>Policy FNPI 4 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft</p>

Respondent ID	Respondent	Representation	FTC Response
		<p>the loss of employment would need to be assessed against Policy EE2 in Local Plan Part I and Policy FNPI7 of the existing Neighbourhood Plan. Given that the site is in active employment use, the Council believes that the potential impact of the loss of employment use needs to be considered and justified. In relation to a situation with an identified need for new homes, the policy states that there should be 'no strong economic reasons why such a development would be inappropriate'.</p> <p>Housing Delivery The sites allocated for development in the FNPR will form part of the five-year supply for Waverley Borough (including Farnham) and the submissions for the Housing Delivery Test. Therefore, it is important that FTC has and shares with the Council evidence on delivery for the sites allocated within the plan. Four of the new sites, Cobgates, UCA, Kimbers Lane and Upper Old Park Lane are suggested to be deliverable within the first four years. UCA is subject to a recent planning permission, but the Council wishes to be confident that there is evidence to support this statement for the Cobgates, Kimbers Lane and Upper Old Park Lane sites in order to help support the Council's overall monitoring of housing delivery. Failure to meet the housing delivery test targets in the NPPF will impact the whole Borough and the Council must work with Neighbourhood Planning groups to gather this evidence collectively. As FTC is aware, failure against the Housing Delivery Test can ultimately mean that planning decision making may be subject to the 'tilted balance' under paragraph 11 of the NPPF. This could be of significant disadvantage to the Council and FTC in seeking to resist inappropriate and unwanted speculative unplanned development.</p> <p>Minor points Paragraph 2.42 of the FNPR document would benefit from greater clarity and reference to Waverley's Water Quality Assessment (available at http://www.waverley.gov.uk/downloads/file/5787/waverley_water_quality_assess</p>	<p>parking. The promoters of the site have submitted an Air Quality Impact Assessment This concludes that the change of use of the site from commercial to residential will contribute to a reduced impact on air quality with in the Farnham AQMA. The amount and nature of traffic to be accommodated on site can be successfully managed to reflect the Air Quality Management Plans objectives. There will be a significant decrease in the number of heavy goods vehicles and diesel-powered vans visiting the site and provision for electric vehicle charging points within the under-croft parking areas will encourage private car owners to switch to less polluting electric / hybrid vehicles. The requirement for electric vehicle charging points to mitigate the impact of the development through future use will be embraced within the scheme and as part of an agreement between Surrey County Council and Surrey Borough Authorities. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part I Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site.</p> <p>Amend the density to approximately 215dph and capacity to approximately 150 dwellings.</p> <p>Add the requirement for electric vehicle charging points within the scheme to mitigate</p>

Respondent ID	Respondent	Representation	FTC Response
		<p>ment -_june_2017) with respect to water quality in the Borough over the plan period.</p> <p>The Council notes the additional work that has been undertaken in terms of the Areas of high Landscape Value and Sensitivity. Two Gypsy and Traveller sites proposed to be allocated through Local Plan Part 2 are located within the proposed extensions to these areas, namely Hop Meadows and Old Stoneyard. However, given the small scale nature of proposed development on these sites, and the need to be Policy compliant with general countryside policies in both Local Plan Part 1 and the current FNP, it is our assessment that the designation of these areas as Areas of High Landscape Value and Sensitivity will not preclude the Council from progressing with these allocations.</p> <p>Unfortunately, during the Review, the base layers on the maps of the proposed sites were not very clear. This may be an issue that results from the process of making a pdf a suitable size for a website, but the Council hopes that a solution can be found for the submission version of the plan.</p> <p>In summary, the Council wishes to rehearse its overall support for the production of an early review. This is considered to be a constructive and positive step to support the plan-led system for planning decision taking, in the interests of delivering development that is supportable by both the Council and FTC. To be clear, the comments raised above specifically are intended to support FTC to achieve a defensible and sound Review Plan going forward.</p>	<p>the impact of the development through future use to the Development Guidance (Access section) of Policy FNPI4 m) Centrum Business Park.</p> <p>Policy FNPI4 q) Surrey Sawmill site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate.</p> <p>Housing Delivery</p> <p>The owner of the Cobgates site has confirmewd that the scheme is to be finalised and a planning application submitted by Q3 2019, with start of development scheduled before Q3 2020, and practical completion for the development in Q1 2022.</p> <p>The Pump House is vacant. The owner of the Kimbers Lane site has confirmed release of the site</p>

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			<p>and although some demolition works will be required it is feasible that the first dwellings could commence in 2020/2021,.</p> <p>The Upper Old Park Lane site is no longer relied on to deliver 10 dwellings.</p> <p>Minor points Neither the water companies nor the Environment Agency have sought any inclusion of information on water quality within the Neighbourhood Plan and it is not necessary to include reference to Waverley’s Water Quality Assessment.</p> <p>It is proposed to improve the base layers and map quality at the Regulation 15 stage.</p> <p>Improve the base layers and map quality of the Regulation 15 NP Review.</p>
	Thames Water	<p>As you will be aware, Thames Water are the sewerage undertaker/wastewater provider for Farnham and hence a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. We have been involved in the original Farnham NP, Local Plan Part 1 & 2, the Infrastructure Delivery Plan and Water Cycle Study preparation process to date and have a number of comments on the consultation document in relation to the additional housing sites as set out below: Specific Comments The information contained within the updated Farnham NP will be of significant value to Thames Water as we prepare for the provision of future infrastructure.</p>	Noted

Respondent ID	Respondent	Representation	FTC Response
		<p>The table below provides Thames Water’s site specific comments from desktop assessments on sewerage/wastewater infrastructure in relation to the proposed development sites, but more detailed modelling may be required to refine the requirements. Although the desktop study of individual sites does not identify any concerns, the cumulative impact will also need to be considered and early engagement to understand timescales for delivery is very important to ensure it does not outpace delivery of any necessary infrastructure.</p> <p>Policy FNPI4 k) Cobgates Policy FNPI4 l) University for the Creative Arts Policy FNPI4 m) Centrum Business Park Policy FNPI4 n) 8, 10, 12, 14 Upper Old Park Lane Policy FNPI4 o) Kimber Lane Policy FNPI4 p) Land adjacent to Green Lane Cemetery Policy FNPI4 q) Surrey Sawmill</p> <p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	

General comments			
Respondent ID	Respondent	Representation	FTC Response
10247634348	A Cross	Previous comment	Noted
10180142275	Alan Cooke	None other than the previous comment.	Noted
10194078064	Alastair Emblem	In order to support the additional housing, the infrastructure in Farnham must be improved: more school places, better water supply, and improvements to the road system in the area e.g. a Western by-pass to provide relief for Wrecclesham and the town centre.	Infrastructure providers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP.
10208038452	Alethea Truin	There is insufficient allowance for social housing. Where is the plan to allow the right to build?	The provisions for affordable housing rely on the adopted Waverley Borough Local Plan - Part I.
10235408646	Amanda Broadway	In general, I endorse the approach that has been made to allocate brownfield sites for additional housing where possible, and within the built up area.	Noted

General comments			
Respondent ID	Respondent	Representation	FTC Response
10203249404	Andrew Blair	<p>I believe that it's essential to the future resilience of Farnham's appeal that the areas of open space, particularly around Farnham Park, Upper Old Park and those areas outlined in Map E are protected for the duration of the plan and that opportunities to build inside areas already allocated to the built-up sections of the town are maximised to further develop existing neighbourhoods. 5.86 is particularly important in protecting the character of Farnham's surroundings and natural environment for wildlife enjoyed by so many people who reside and visit the town. I support the proposed sites of 8-14 Old Park Lane, Folly Hill because it will deliver a better use of the current allocated land without having the dramatic impact on infrastructure, traffic, air quality and wildlife that is born from the Farnham Park West project. The reaffirmation of these risks and detriments are important to note when being considered in conjunction with the rest of 5.86 which provides a very strong response to the challenge of building new dwelling, whilst protecting from the erosion of the highly valued natural environments Farnham's residents remain proud of. Additionally, with the agreed renovation of East Street and Brightwells, the provision projected in the Housing Allocation 3rd Draft example aligns greater footfall for residents being able to be within a sensible, flatter walking / cycling distance of the new facilities along the route of the river, much more suitable for young families, the elderly and encouraging a greater volume of new residents make use of the easy access to new facilities. There is a reliance on car and bus travel from Folly Hill and Upper Hale currently and therefore there is an increased benefit for the environment and wellbeing of residents of the town in delivering dwellings nearer the course of the river. Finally, I believe that housing as many UCA students on the University Campus brings a huge benefit to there being more capacity within the local residential rental community. This area and the area around Cobgates should be developed with this in mind.</p>	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10246283050	Andrew Jones	<p>There seems little point in making any comments on planning in Farnham since the Council, Waverley and its Planning Department seem abjectly supine to the demands of developers who seem to do what they like without any hindrance or sanction (and the massive over-supply of 1 and 2 bedroom flats in London will shortly be rejected here. Houses are what we need).</p>	<p>The NP Review will become part of the development plan to which Waverley Borough Council must refer in determining planning applications. Research shows that there is a need for smaller units in</p>

General comments			
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			Farnham to meet demand from newly forming household and younger families as well as older downsizing households.
10235313677	Andrew Neill	Development on Folly Hill has several problems. Because of the current developments in Sandy Hill and Folly Hill, the sewage system cannot cope and the last Winters with heavy rainfall has caused raw sewage in Farnham Park.	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10226059216	Andy Meader	Please refer to separate Pegasus Group representation letter on behalf of Cove Homes, sent by email to the neighbourhood plan email address, as part of this submission.	Noted

General comments			
Respondent ID	Respondent	Representation	FTC Response
10210931351	Andy Turner	I don't have many comments, but I do want democracy to prevail. 88% of those who expressed an opinion/vote for the Neighbourhood Plan two years ago need to be reassured that that support counts for something. Farnham is a lovely market town. It needs regeneration in the East Street area. It would benefit from more student accommodation. However, it does not need little bites of less than affordable housing (£250K and upwards 'affordable' - really?) being rushed through, only to have the big housing federations muscling in through the back door. (i.e. 102 houses eventually built on Folly Hill after considerable local/ knowledgeable opposition, and repeated requests to provide that opposition)	Noted
10229259325	Bates	No Further Comments.	Noted
10223366835	Belinda Schwehr	My concern is to ensure that the water meadow OPPOSITE Coxbridge farm is not affected by draft plans to put 350 dwellings onto the Coxbridge Farm plot.	The proposal to allocate Coxbridge Farm for housing development has not changed since the made Neighbourhood Plan. The water meadow is protected as part of the town's green infrastructure (Map H) through Policy FNPI3.
10240183009	Bette Quinnell	So long as all building works are done on Brown field sites not Green sites.	Noted
10228559975	Brian Lowe	I am not convinced that the new SANGS Sites are sufficiently accessible or relevant to the new areas of residential development, against which they are needed / calculated. It is no good having them so far away that it needs a car trip to take the dog for a walk!	Natural England have stated that taking into account the capacity which will become available at the Tongham Road SANG (570 dwellings in total, after both phases are complete), there will be adequate SANG capacity available to deliver the proposed quantum of housing. In order to achieve SANG of a sufficient scale to attract dog walkers, it is expected that strategic provision will be required. In some cases it is accepted by Natural

General comments			
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			England that access to these strategic sites will be by car.
10240083256	Carole Ottaway	We find it impossible to fill in this questionnaire, as we find it infuriating that you are forced to approve more developments in the area where the roads are in a bad state and not capable of taking the volume of traffic. Furthermore there are problems with schools, etc. not being able to cope with the number of people already living here. However that said, it would appear that the Council have tried to a make the best of the position they've been put in.	Infrastructure providers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10245619947	Catherine	Please see my above comment.	Noted
10226974497	Celia Sandars	I have confidence that Farnham Town Council has done the best possible job in framing proposals to meet the extra housing demand imposed on the town.	Noted
10243069759	Charles Fearnley	Map E is such poor resolution on the survey that it's difficult to comment, Map G is OK, Map Q does not exist on page 44 This is poor, and doesn't encourage people to join in,	Noted Maps to be improved in Regulation 15 Neighbourhood Plan
10241175065	Charles Stuart	These proposals are good.	Noted
10248158870	Christina Buijs	Could Old Park be designated as a SANG to guarantee protection from development?	The owners of this area have not promoted Old Park as SANG during the Town Council's call for SANG sites exercise and the land is therefore currently not available for this purpose.
10246196730	Christopher Reeks	I object to the 125 dwellings suggested for Centrum Business Park, East Street as it would turn the whole area into a housing estate with Lidl in the middle with Brightwell's and the Woolmead, how would the infrastructure cope? I'm sure	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail

General comments			
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		much thought has been put into all this but I am far from convinced Farnham's infrastructure, particularly the road system can cope with these proposals.	to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30. The Centrum site is well located in relation to the town centre and sustainable transport options.
10214664272	Claire Adie	<p>Housing Requirement - Waverley Borough Council Local Plan requires the neighbourhood plan to allocate an additional 450 dwellings as a minimum. If the neighbourhood plan fails to do so the Borough Council will allocate the shortfall in the emerging Part 2 Local Plan. The assessment has only identified 317 dwellings. At least 133 more dwellings need to be identified. The neighbourhood plan claims the net dwellings of 2,805 to meet the 2,780 housing requirement for Farnham over the plan period, however the neighbourhood plan does not evidence this figure. We raise serious concerns over the figures used within the table in paragraph 5.142. On the basis the neighbourhood plan has not disclosed how the figures have been calculated, a review of planning permissions for large sites with planning permission at 31st March 2018 highlights a large discrepancy between the stated figure and those registered on the Borough Council's website. Our review of the Committed Housing is set out in the table below:</p> <p>Net Dwellings Sites which have already been completed (in the period 2013/14 – 2017/18) 445 Large sites with planning permission at 31 March 2018 660 Additional housing capacity from Neighbourhood Plan housing allocations granted full planning consent after 31 March 2018:</p> <ul style="list-style-type: none"> • Western portion of Policy FNPI4 c) Land at Little Acres Nursery and south of Badshot Lea (WA/2018/0329 for 94 dwellings superseding WA/2015/1935 for 80 dwellings) 14 • Policy FNPI4 h) The Woolmead (WA/2018/0458 for 138 dwellings superseding 	<p>The number of completions and planning permissions is sourced from Waverley Borough Council as Local Planning Authority. The completions and planning permissions should be listed in the FHLAA for clarity.</p> <p>Provide tables of completions and planning permissions in the FHLAA.</p> <p>The NP Review makes provision for at least 2780 dwellings in Farnham Parish during the Plan period.</p>

General comments			
Respondent ID	Respondent	Representation	FTC Response
		<p>WA/2015/2387 for 96 dwellings) 42 Small sites with planning permission at 31 March 2018 153 Windfall contribution 363 Total 1,677 The revised figure takes account of all planning permissions which are valid and permit 5 or more dwellings per site. Policy FNPI4c has also been calculated wrongly. Planning permission has been granted for 94 dwellings so this leaves a remaining capacity of 31 dwellings. A revision to the table in paragraph 5.161 is required. Taking account of the above the revised housing supply table should be as follows: Net Dwellings Sites which have already been completed (in the period 2013/14 – 2017/18) 445 Large sites with planning permission at 31 March 2018 660 Additional housing capacity from Neighbourhood Plan housing allocations granted full planning consent after 31 March 2018: • Western portion of Policy FNPI4 c) Land at Little Acres Nursery and south of Badshot Lea (WA/2018/0329 for 94 dwellings superseding WA/2015/1935 for 80 dwellings) 14 • Policy FNPI4 h) The Woolmead (WA/2018/0458 for 138 dwellings superseding WA/2015/2387 for 96 dwellings) 42 Small sites with planning permission at 31 March 2018 153 Windfall contribution 363 Housing Allocations 933 Total 2,610</p> <p>The implications on the overall housing provision means the neighbourhood plan has a total shortfall of 170 dwellings. The NPPF 2018 came into force on the 24th July 2018. The NPPF introduces a standardised housing calculation which means determining the Objectively Assessed Housing Need will follow a fixed methodology used across England. This element comes into force on 24th January 2019, however it is possible to use the methodology to forecast what the OAHN will be. We have undertaken this process for Waverley which shows that the OAN will increase from 590 dpa to 643 dpa. Such a significant increase means that Waverley would FAIL the Housing Delivery Test, which is also a new tool within the NPPF. The borough will FAIL ‘SUBSTANTIALLY’ with a percentage of</p>	

General comments			
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		<p>45%, meaning an immediate 20% buffer will be applied to the 5-year housing land supply. In compliance with the WBC Local Plan Part I, the Borough Council will require the main settlements to take some of these additional housing numbers. Farnham is one the least constrained settlements so will have the land capacity to take more housing. To further compound this, the remaining HMA authorities are also set to see significant increases in their OAHN. Woking will increase from 292dpa to 409dpa. Guildford will increase from 654dpa to 823dpa. The whole of the HMA is forecast to FAIL the Housing Delivery Test, meaning there will be a presumption in favour of sustainable development in 2020. Waverley has already had to take some of Woking's housing due to major land constraints, as such it is very likely Waverley will be called upon again to take some additional housing from Woking. The neighbourhood plan in its current form will in 2 years' time require another review in order to address the housing shortfalls. Therefore in order to safeguard the plan and defend Farnham from speculative planning applications, we strongly urge the neighbourhood plan to allocate further housing sites. The neighbourhood plan needs to provide 2,780 dwellings which currently it fails to do so, but rather than doing just the absolute minimum, the plan should allocate further suitable housing sites. This is proactive and positive plan making. Please note a PDF copy of these comments have been sent to neighbourhood.plan@farnham.gov.uk which would address the format issues.</p>	
10173362461	Cliff Watts	The whole process should not be necessary. It seems totally illogical to place 450 of the unmet need for houses in Woking in Farnham and implies Surrey exists in isolation and Hampshire does not exist at all!!!	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan.
10232981916	C W Wicks	Farnham is full. Roads are full, schools are full, health facilities are difficult. Pollution is above the limit. I could go on and on. Farnham is full	Infrastructure providers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development

General comments			
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			through the provisions of Policy FNP32.
10245158032	D Stokoe	No particular comment except that increasing the population in Farnham will reduce the present pleasant atmosphere in the town and the historical context.	Noted
10245106064	Daniel Lamdin-Whymark	Greenfield sites should be avoided where possible. In particular the greenfield cemetery site contains wooded area which provides habitat to wildlife including bats and development would be impactful.	<p>Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p>

General comments			
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			<p>Policy FNPI 4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI 4 p) Land adjacent to Green Lane Cemetery site.</p>
10248722237	Dave Carter	Nothing additional to what I stated in my comments on choices for the various identified sites.	Noted
10229123802	David Balfour	Policy FNPI I Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham - This is very important to prevent speculative developers from running roughshod over existing residents' views to maximise profit, to preserve distinctions between towns and villages and, crucially, for conserving what nature and bio-diversity within the area. Waverley's poor record of house building over the last 20-30 years is lamentable but that shouldn't mean a free reign for developers on the excuse of playing catch-up.	Noted
10247808375	David Brinton	I think Farnham Town Council and the Neighbourhood Plan team have done a fantastic job in preparing this in extremely difficult circumstances. Thank you.	Noted
10205640808	David Davies	No comment except that it should be adopted and furthermore that Waverley should not be able to allocate more housing in the life of this plan. The residents of Farnham supported this plan and it should therefore be honoured.	Noted

General comments			
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10166776863	David Howell	I support the comments submitted by The Farnham Society	Noted
10235995247	David Kershaw	Pages 58/59 Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane (Gross Area: 0.95ha. Approximate density: 15dph. Approximate capacity: 10 dwellings) The statement that access should be taken from Upper Old Park Lane but there may need to be some improvements to both the surface, if followed, will be detrimental to the large PROTECTED oak trees which line the lane. Additionally, changing the surface of the lane will remove its rural nature that is one of the main attractions to walkers, ramblers and horse riders.	Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010. Delete Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane
10246267459	Dawn Thacker	I am part of the Consortium and our site is not deemed suitable for no good reasons. Our application is on pages 56 and 57 and meets all the requirements for a sustainable development.	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLLA this site is not considered to be suitable.

General comments			
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10249608160	De Richards	The infrastructure leaves a bit to be desired with all these buildings. FPH is too small to cope. The bypass causes more problems especially as they are closing one lane 1st Oct for how long. Wrecclesham needs a bypass and clearer signs for buses as they always get stuck cos they can't read.	Infrastructure providers have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP.
10249554073	Deborah Anne Childs	Social housing is very important	The provisions for affordable housing rely on the adopted Waverley Borough Local Plan - Part I.
10226102725	Diana Small	Concerns regarding infrastructure provided by Surrey - re schools, doctors and roads.	Infrastructure providers including Surrey County Council have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10231369737	Dorothy Winifred Ann Crittenden	No comments	Noted
10209471256	Dr Dorothy Davidson	I strongly support the draft Farnham Neighbourhood Plan Review and believe further housing should be located amongst existing built areas rather than on	Noted

General comments			
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		green field sites around Farnham, protecting the valuable nature resources we have in this area of outstanding natural beauty.	
10223410901	Dr John Mann	No comment	Noted
10181389796	Dr M.A. Coombes	The amendments are very minor and should be allowed to be incorporated in the Plan without a referendum.	Noted
10188005009	Ellis	Our Farnham Neighbourhood Plan is good and the boundaries are good and all green belt land should be respected. Further proposals should be on brownfield sites.	Noted
10238792303	Gemma	I would prefer to see the AGLV south of Upper Old Park Lane to be extended west to cover the section across the Old Park Lane bridleway, since this is a popular walking and riding route where the views and natural surrounding either side of the bridleway is much valued.	The AGLV is a Local Plan designation which will be reviewed by Waverley Borough Council. The landscape designations in the Neighbourhood Plan are based on the Farnham Landscape Character Assessment, 2018.
10221080367	GP Mitchell	The proposed new SANG sites as described on pp43/44 are some distance from the majority of housing in Farnham. This will require a car journey to reach it. A greenspace ought to be within walking distance of the housing it serves.	Natural England have stated that taking into account the capacity which will become available at the Tongham Road SANG (570 dwellings in total, after both phases are complete), there will be adequate SANG capacity available to deliver the proposed quantum of housing. In order to achieve SANG of a sufficient scale to attract dog walkers, it is expected that strategic provision will be required. In some cases it is accepted by Natural England that access to these strategic sites will be by car.

General comments			
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10247270079	Greig Marshall	The proposed areas in and around Badshot Lea present a clear risk of congestion, pollution and over population that could highly strain local amenities. The village is already highly congested and more houses in any part of the village would further aggravate the situation. The provisions for better roads and local facilities is simply not enough. P 102 Land at Little Acres Nursery and south of Badshot Lea is especially of concern as this is the primary route from Guildford into the village and is already not efficient. P101 a) Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land and P101 b) Land west of Green Lane, Badshot Lea are also risking serious over congestion.	There are no additional housing allocations at Badshot Lea within the NP Review. Infrastructure providers including Surrey County Council as Highway Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10240097752	Hans Dumoulin	Strongly support the philosophy behind the Neighbourhood Review.	Noted
10242619309	Heather Hill	What is Farnham taking more houses when Godalming and Haslemere has lots of space!!! I object to the number of houses going in to small places. Be more considerate of the long term effect on the town and the environment!! Prefab houses like the ones by Tesco's at Langhams rec are a disgrace to the landscape. Agree there needs to be houses but in all locations they can be more set back from the road and done more tastefully!! The plan needs to be stronger regarding what can be allowed - yes we need new homes but not as many pop up cardboard looking houses as you can shove in to a space. Please can the rest of surrey take more homes and not always Farnham! The infrastructure couldn't cope 10 years ago and it can't now! Health, schools! Roads!!! It's clogged up! Please be more forward thinking. I'd the neighbourhood plan was agreed it's not fair to just keep changing it and rely on residents partitioning and completing surveys! Please stick with what was agreed and stop messing around and adding more!	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan which prescribes that Farnham should accommodate at least 2780 dwellings up to 2032. Infrastructure providers including Surrey County Council have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.

General comments			
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10194382693	Heather Simpson	The approach to Farnham coming in from the Coxbridge Farm roundabout along West Street is a good entrance to the town showing its rural roots and its market town nature. Concentrated development along this piece of road will spoil the nature of the town. This is already a very busy, congested road and any further traffic coming out onto this road will make it even worse and cause a poor introduction to the town architecture. Rain runs off the fields after heavy downpours and covering the land will make this worse.	The proposal to allocate Coxbridge Farm for housing development has not changed since the made Neighbourhood Plan. Infrastructure providers including Surrey County Council have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10248668214	Helen Butcher	FNP30 The section on transport and infrastructure states an objective of reducing air pollution due to traffic. However the policy, alongside the proposed town centre development sites will not achieve this. Air pollution is already above designated limits. This means that traffic generation does not need to be significant to make matters worse, any increase will make the air pollution worse. This cannot be addressed with travel plans, it can only be addressed by restraining further development inside the town centre area. The policy does not meet the objective.	Proposals will need to be assessed against Policy FNP30. Sites within or close to the AQMA are well located in relation to the town centre and sustainable transport options. The promoters of the Centrum site (the only site abutting the AQMA) have submitted an Air Quality Impact Assessment This concludes that the change of use of the site from commercial to residential will contribute to a reduced impact on air quality with in the Farnham AQMA. The amount and nature of traffic to be accommodated on site can be successfully managed to reflect the Air Quality Management Plans objectives. There will be a

General comments			
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			<p>significant decrease in the number of heavy goods vehicles and diesel-powered vans visiting the site and provision for electric vehicle charging points within the under-croft parking areas will encourage private car owners to switch to less polluting electric / hybrid vehicles. The requirement for electric vehicle charging points to mitigate the impact of the development through future use will be embraced within the scheme and as part of an agreement between Surrey County Council and Surrey Borough Authorities. Other sites are close to, but not within, the AQMA and have greater opportunity to avoid adverse impacts on the AQMA than greenfield sites at the edge of town which are likely to require car travel in or through the AQMA to access employment, rail services, the town centre facilities etc.</p> <p>Add the requirement for electric vehicle charging points within the scheme to mitigate the impact of the development through future use to the Development Guidance (Access section) of Policy FNPI4 m) Centrum Business Park.</p>

General comments			
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10248206606	Helga Parker	I strongly support the saving of any green spaces left in Farnham, especially in the more built up areas - we (humans) and wildlife desperately need them, even if they are just small parks, gardens, etc.	Noted
10246337331	Hugh Hall	I strongly support the plan and the methodology used to produce it. To be able to provide additional homes on top of the already agreed Neighbourhood Plan within the existing building boundary and retaining the character of the surrounding villages is a significant achievement. It is of course crucial that the issues with the transport infrastructure in Farnham Town are resolved in conjunction with the proposed developments. This document is the first holistic approach I have seen to resolving all of the existing issues with transport, infrastructure, town centre amenities at the same time as creating close to 3000 new homes over the planned period. I fully support the approach. My only concern would be the ability of the planning authorities to control and monitor the significant development that will take place over the next 3 years in Farnham Town Centre, whilst controlling the other housing development. The recent case of Bewley Homes removing Trees without consent in Wrecclesham is indicative of the problems that will be posed by developers.	Noted.
10246313915	Ian Burgess	The Town Council has been forced into a difficult position and, overall, the plans appear to make the best of this. I hope the amenity and the reasons residents of Farnham enjoy living in our town are not ruined as a result of other local towns and boroughs not taking responsibility for the need to build housing. Please, please ensure planning committees take full advantage of all means available from developers and Government to improve the infrastructure in our small town. Broadly navigation of the documents listed in this questionnaire could be made easier and links would have been ideal.	Noted.
10246793365	Ian Jacob	I welcome the sensitivity with which the plan attempts to maintain the character and style of Farnham. I particularly think that this depends on excellent architecture as well as careful long term strategic planning. I am supportive of the emphasis on high quality and sensitive design that is included in the plan.	Noted

General comments			
Respondent ID	Respondent	Representation	FTC Response
10240060121	Ian Wallace	If an additional 450 homes are to be built in the Farnham Area, then 'Brownfield' sites should be chosen before any other. We think that the Cobgates sites; Kimbers Lane site; Green Lane Cemetery land; Comley Reclaim site should be considered first. We have objections to the Centrum Business Park (already crowded) as it would disrupt the Hospice Shop & Collecting centre. And many thanks to Carol Cockburn for her persistent work for Farnham!	Noted.
10166258162	James Blandford	Broad support for the plans Also very pleased that Farnham Town Council is taking this proactive approach.	Noted
10228683445	James Blandford	The updated plan gets my support.	Noted
10194385707	James Rose	No comments.	Noted
10248501291	Jane Georghiou	I am surprised at the support for the 10 dwellings north of Old Park Lane as I think this would increase the chances of the large development south of Old Park Lane going ahead.	Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of

General comments			
Respondent ID	Respondent	Representation	FTC Response
			the NP Review and the adopted Farnham Design Statement 2010. Delete Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane
10202418685	Jane Horne	I strongly resent that Farnham may have to take some of the building allocation from Woking. Farnham has a lot more character and beauty than Woking so there is a lot more to be ruined. The town is set to increase in size with the Brightwell development - which could turn out to be a catastrophic waste of money and retail disaster. There should be a limit to how large the town becomes.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan.
10204486842	Jason Griffiths	A good plan	Noted
10248812611	Jayne Hooper	Whilst I appreciate there is an ever increasing demand for additional housing throughout our community, the volume of both current and proposed development is illogical. There appears to be little thought given to the impact on infrastructure - our rural roads simply don't support the volume of traffic we have at present, let alone when all proposed developments are complete. Traffic queues and journey times are horrendous and this is undoubtedly going to deteriorate even further. There are no traffic calming measures / speed restrictions in place, (with the exception of community speedwatch initiatives), to ensure the safety of local residents and motorists, particularly in built up areas such as Wrecclesham /Sandrock Hill/Shortheath etc. where developments are prevalent and there are known issues with motorists travelling at excessive speeds, including HGV's. The significant increase in development, coupled with the location of a number of the proposed sites will have a devastating impact on our local environment in terms of overall pollution levels and the negative impact on nature and wildlife, and diminishing greenspaces - reasons a significant majority of local residents choose to live here in the first place. In addition to the above mentioned reasons for expressing concerns and opposing these developments, is the fact it is currently almost impossible to secure a doctor's appointment in under 3 weeks, and the demand for school places, particularly secondary, appears to spiral further out of control year on year.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan. Infrastructure providers including Surrey County Council as Highway Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10184151054	Jeffrey Hogg	very supportive of plan	Noted

General comments			
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10248600375	Jennifer Notermans	The plan has been carefully and thoughtfully devised to maintain, as best possible, the unique character and ambience of the general Farnham area given that further house building is required.	Noted
10244273705	Jenny	Leave the green land alone. Nature needs it more than we need more housing.	Noted
10233203819	Jenny Daniels	No	Noted
10246138957	Jess-Mary Jones	The densities proposed for the areas within the already built-up parts of Farnham are too high. The infrastructure serving the town and town centre is already under strain e.g. traffic, parking, schools, GP surgeries, Council services - collections, rubbish clearance etc. Presumably flats are planned for the Cobgates and business park sites. Where is the demand for these coming from - small two and three bed houses would surely serve people better. There has to be some sensitivity in forthcoming plans for instance Cobgates is on the edge of the Farnham Conservation Area and the numbers of dwellings anticipated cannot but impinge on this.	Infrastructure providers including Surrey County Council as Highway and Education Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Research shows that there is a need for smaller units in Farnham to meet demand from newly forming household and younger families as well as older downsizing households.
10246370186	Joan Anniballi	Some maps could be clearer in the plan.	Noted Maps to be improved in Regulation 15 Neighbourhood Plan
10180222114	John Ely	No	Noted

General comments			
Respondent ID	Respondent	Representation	FTC Response
10226709046	John Fraser	No adverse comments at all. I think the FNP is an admirable attempt to contain the pressure to develop housing in an unrestrained manner and thus maintain the quality of life in the town and its immediate surroundings. I congratulate and thank all those involved in its compilation and I also congratulate those who assembled the necessary revision so swiftly.	Noted
10249527409	John Overton	Respect wildlife, respect heritage.	Noted. The NP Review seeks to continue to do this.
10202836517	Jon Liddle	Inserted maps are very difficult to read.	Noted Maps to be improved in Regulation 15 Neighbourhood Plan
10214664135	Joseph Michel	<p>Certificates of Lawfulness too often make a mockery of Planning law and the Farnham Neighbourhood Plan. They are tick-box assessments that ignore Environment Agency regulations, the Farnham Plan, the Farnham Design Statement, Surrey Wildlife Trust and Local neighbourhood opinions. They are a silent treat to householders as local people are never alerted to the applications. No peaceful homeowner wants to be forced to check on these 'hidden planning applications' every week of the year. Checking weekly has become a necessity - this is wrong and stressful. Article 4 directions should be applied to sensitive areas. At 3.1 in the 2012 updated Appendix D to Department of the Environment Circular 9/95 General Consolidation Order states: 'Provided there is justification for both its purpose and extent it is possible to make an article 4 direction covering any geographical area from a specific site to a local authority wide'. Furthermore, at 2.3 under The Use of article 4 directions it states that article 4 directions can be used if a Certificate of Lawfulness has 'A direct and significant adverse effect in a flood risk area, flood defences and their access, the permeability of ground and management of surface water or flood risk'. Please note 'Flood Risk Areas'.</p> <p>2.07 Flooding has been experienced in recent times as well as in the past - Flooding occurs far too often in Frensham Vale. The scheme along the River Wey and its tributaries implemented in the early 1970s has NOT always been effective.</p>	<p>In law, certain developments are permitted without the need for planning permission and cannot therefore be influenced by planning policy. Article 4 designations are a matter for Waverley Borough Council outside of the neighbourhood planning process.</p> <p>No housing allocations are proposed within the floodplain and Policy FNPI requires development to not be at an unacceptable risk of flooding itself, and not to result in any increased risk of flooding elsewhere.</p> <p>The SPA is covered in Policy FNPI2 and the NP Review proposes two additional SANG sites.</p>

General comments			
Respondent ID	Respondent	Representation	FTC Response
		<p>See www.frenshamvale.info images and videos of flooding. We 100% agree that development must take account of potential flood risks and displacement to other sites.</p> <p>2.43 Thames Water intent on carrying out odour improvement works at Farnham Sewage Treatment Works (STW) in the current business plan period 2015 – 2020. Sainsbury's Carpark smells badly of sewage and has done so for the last 10 years! Please accelerate progress.</p> <p>4.03 In accordance with the NPPF, the greenfield sites And Garden Grabbing must avoid areas at high risk of flooding especially Surrey Hills Area of Outstanding Natural Beauty (and potential extensions to the AONB). 5.23 Farnham has a history of flooding - we agree that the effects of climate change have increased over the last 10 years especially. The frequency and severity of flooding has increased. NPPF should regulations should be strengthened where inappropriate development in areas at risk of flooding are submitted - they 'must' be avoided. Certificates of Lawfulness must never override this NPPF criteria as it has at one particular site in Frensham Vale. Flood zones 2, 3a and 3b (the functional floodplain) should apply to all parts of the Neighbourhood Plan area. We support Neighbourhood Plan Review in seeking to avoid development in areas with the highest risk of flooding. After 2032 this should be reviewed again when flooding events will have inevitably increased across Farnham due to increased housing development.</p> <p>5.118 New residential development must also apply to Certificates of Lawfulness when it has a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) Avoidance Strategy, will never work if a single site is ignored - simply because all species roam - animals do not adhere to single development site boundaries as implied under Policy NRM6, 'developments of fewer than 10 dwellings'. We understand the temptation to assess solely 'the site' to reflect the recent Sweetman European Court of Justice ruling (Case C 323/17 - People Over Wind and Sweetman 2018) relating to the Habitats Directive and understand the imperative for Waverley Council to review its decision-making processes in respect of new dwellings within the Buffer Zones of the Wealden Heaths and Thames Basin Heaths SPAs. This Assessment forms a key</p>	

General comments			
Respondent ID	Respondent	Representation	FTC Response
		element along with the council liaising closely with Natural England to ensure decisions made by the council in these areas are lawful and to avoid the possibility of legal challenge. In this instance, one house in Frensham Vale cannot be assessed in isolation to the surrounding area because it forms a key section of the Wildlife Corridor 04. Please read full input from FVAG here www.frenshamvale.info (top section of right hand column) 'Natural England Assessment Input'. Thank you for undertaking this review. Joe Michel For and on Behalf of FVAG	
10207394567	Julie	This is a good plan, well done.	Noted
10223914043	Julie Last	Land south of Badshot Lea WBC Ref 381 I am disappointed that our site has been rejected as in the Landscape Sensitivity and Value Summary it scored 14 (slight) and was one of 3 lower scoring sites, it comes with its own SANG and would contribute greatly to the housing shortage in Badshot Lea and offered a mix of affordable housing and a range of other amenities which would enhance the village.	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLLA this site is not considered to be suitable.
10221853525	Julie Russ	Unfortunately it was not possible to read the detail on Map E, (page 37) or the legend, even when enlarged. Therefore, although I have commented, I am not sure if I agree with it or not. I sincerely hope that the permanent green space above the Hop Fields development is not within the built up area of Farnham, and also the field at the rear of Three Stiles Road is also outside the built up area. If this is not the case then I do not agree with the built up area boundary. I also hope that the fields above the Hop Fields development are in the AGLV. I do not know because it was impossible to locate Crondall Lane or any other roads on the fuzzy map.	Noted Maps to be improved in Regulation 15 Neighbourhood Plan Land to the rear of Three Stiles Road is not allocated for housing development and remains outside the Built Up Area Boundary.
10232334618	Julie-Anne Flude	I agree in their choice of brownfield town sites over unnecessary over developed and high density building on greenfield sites wherever possible.	Noted
10229328694	J W	Stop building in Badshot Lea where the roads already struggle with the volume of traffic	There are no additional housing allocations at Badshot Lea within the NP Review. Infrastructure providers including Surrey County Council as

General comments			
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			Highway Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10237362529	K Tijou	Again - the poor quality of the maps mean it is virtually impossible to comment.	Noted Maps to be improved in Regulation 15 Neighbourhood Plan
10185949773	Karen	I totally object to using green space for housing.	Noted
10248300976	Karen Bayley	I am unable to comment on the previous question regarding the areas of high landscape value because the map on p 37of the document is not sufficiently legible (on the website). I am unable to respond to the question on SANG sites because I do not feel that I have sufficient knowledge of the planning system or planning law. Nor, given my work and family commitments, do I have sufficient additional time to read the 125-page Neighbourhood Plan and the 116-page Housing Land Availability Assessment.	Noted Maps to be improved in Regulation 15 Neighbourhood Plan

General comments			
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10247710629	Karen Cobbett	<p>However, Site NP Ref N (8,10,12,14 Upper Old Park Lane) SHOULD NOT be included as it clearly contravenes the Farnham Neighbourhood Plan, as demonstrated below:</p> <ul style="list-style-type: none"> • Site NP Ref N contravenes page 34 as follows: “The Neighbourhood Plan Review seeks to retain the landscape character of the areas of high landscape value and sensitivity, as shown on Map E, and to avoid allocating sites for development in these areas.” • Site NP Ref N contravenes page 36 as follows: “There has been a small incursion of residential development into this historic landscape west of Folly Hill along Old Park Lane/Heathyfields Road. Nevertheless, the rural character of Old Park is characteristic of North West Farnham (Farnham Design Statement, 2010) and should be retained for its historic interest; its sensitive landscape; its contribution to the setting of the collection of Grade 1 and 2 listed buildings at the Castle; its recreational value and biodiverse habitats. This area forms part of the adopted Local Plan’s Area of Great Landscape Value. The Neighbourhood Plan seeks to avoid allocating sites for development in this area.” 	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10229880646	Lesley Swann	<p>Obviously the use of brown field sites p44 is of the utmost importance. P73 outlines the use of cemeteries as outdoor green spaces and says "it is important to maintain the current amenity greenspaces". Why therefore are we talking about building on the Green Lanes cemetery site? P74 "In order not to make the existing poor provision worse, it is important to maintain the existing provision for Children and young people.</p>	<p>Policy FNPI 4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a</p>

General comments			
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			<p>suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>

General comments			
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10205688177	Linda Williamson	Only as commented above on Folly Hill proposed development.	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10234070842	Livermore	FNP ref. N Folly Hill, Upper Old Park Lane Folly Hill; 1. This directly contravenes the recently adopted Farnham Neighbourhood Plan (rev. reg. 14) sections 5.86 & 5.92; 5.86 - to retain the landscape character of the area and high landscape value & sensitivity, to avoid allocating sites for development in these areas 5.92 - the rural character of Old Park is characteristic of north west Farnham (Farnham design statement 2010) and should be retained for historic interest, its sensitive landscapes, its contribution to the setting of the collection of Grade 1 & 2 listed	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a</p>

General comments			
Respondent ID	Respondent	Representation	FTC Response
		<p>buildings at the castle, its recreational value and biodiverse habitats. The area forms part of the adopted Local Plan's Area of Great Landscape Value. The neighbourhood Plan Review seeks to avoid allocating sites for development in this area. 2. is located on Upper Old Park Lane with is an unadopted unmade single track lane, barely maintained and in a fragile state, not suitable for expansion as it cannot be widened or provided with footpaths or brought up to highway standards, its junction with the A287 on the brow of hill opposite the busy Folly Hill housing development is already a hazard and would lead to an incredibly dangerous road layout with increased vehicular & pedestrian traffic. 3. Even if point 2 could be resolved the road is unadopted and not under the control of the local council. 4. The negative effects that would result to both ours and neighbouring properties on the south western side of the A287 are significant & many, environmental damage, noise and pollution, loss of outlook over undeveloped woodland gardens, loss of privacy in back gardens, reduced property values, etc. etc. etc. Clearly unacceptable and not in keeping with retaining the landscape character as per section 5.86. 5. There is no foot path to the south western side of the A287, it would be impossible for pedestrians to cross the busy road at the site of the junction of Upper Old Park Lane and the A287, being almost opposite Drovers Way the entrance to the existing Folly Hill development. 6. The A287 already lacks modern safety in many ways; almost no speed enforcement in affect with little adherence to the 30mph speed limit with through traffic, no traffic calming in place, no speed detecting speed warning signs, little to no police presence to enforce the speed limit, is becoming more difficult for properties to safely merge with the highway, it is not a straight road on a flat level and indeed has bends and rises resulting in no clear line of sight for giving way to traffic clearly demonstrated at the junction of Drovers Way to the A287 almost opposite Upper Old Park Lane. 7. Any development of this nature would have a detrimental effect on the wide use of Upper Old Park Lane for walkers and ramblers, horse riders, cyclists and cross country runners etc.</p>	<p>housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p>
10246580124	Liz Ambrose	Stop building houses we don't have room in Farnham!!!!	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan.

General comments			
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10240207277	M Barnes	Please do not allow the Phyllis Tuckwell Furniture Shop to go as other important sites in Farnham have, i.e. Tennis & Bowling, Swimming Pools. Our local hospice depends on the money raised at this shop! Please save it.	It is not possible for the Neighbourhood Plan to protect specific occupants of buildings. A range of alternative units are provided within Farnham.
10208353532	Marianne Bainbridge	The plan should not have to be reviewed because of greedy housing developers who do not agree with the Farnham community.	It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan.
10240427090	Mark Thorne	Site on page 56-57 has been ignored and rejected for no positive reason.	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable.
10249723818	Mark Westcott	1.0 Para 1. Sites: Kimbers Lane Site FNPO I feel that serious consideration needs to be given to allocating this site (incl. the Pump Hse.) for future park/square provision. Sites: Sawmill Site I believe this site should be allocated/reserved for future highway provision to connect A325 to A31. I understand the land between the Sawmill site and the bypass (A31) is in the same ownership and there would be support for such a proposal. Such a highway could unlock land for serious nos. of housing/light industry etc, etc. 2.0 I have great concern that the NP makes no attempt to deal with road and pedestrianisation. It fails as a “master plan” for Farnham and, in truth, only deals with housing and not infrastructure. In this it fails as a planning document for the future. Farnham needs a “master plan” and whilst the housing proposals may be OK, this is not the master plan it needs so desperately.	<p>St James Avenue, Farnham Park provides an enclosed play area within 420m walk of the Policy FNPI 4 o) Kimber Lane site. Farnham Park also provides significant other public open space to serve the Kimber Lane site.</p> <p>Surrey County Council as Highway Authority has no proposal to connect A325 to A31 which cannot therefore be included in the NP Review.</p> <p>Infrastructure requirements including traffic management measures which create an enhanced pedestrian environment and improved air quality within the Town Centre are set out</p>

General comments			
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			in Para 5.325 of the NP Review and should be provided through contributions from development through the provisions of Policy FNP32. Pedestrianisation proposals within the highway are not a land use matter and therefore cannot be included within the NP Review. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP Review.
10245292500	Mary Stuart-Jones	I commend the thoroughness of the Neighbourhood Plan Review.	Noted
10234788255	Maureen Sharpe	In addition to my previously registered comments as to the unsuitability of the proposed construction of additional houses within the area in question, I fully agree with the points itemised within pages 9, 10 and 37 to 40, map E.	Noted
10198102797	Maximilian Lyons	The updated areas of high landscape value and sensitivity (Map E) Page 37 should be further extended to cover land west of Folly Hill and north of Upper Old Park Lane. The low density residential development in this area, within sizeable plots which accommodate a high level of mature tree cover and landscape features contribute to the retained rural and historic character of Old Park, and its much valued biodiversity. This should not be diminished or materially adversely affected by new housing allocations or developments within the area 'over-sailed' by the Old Park designation as shown on 'Map F' page 39.	The landscape designations in the Neighbourhood Plan are based on the Farnham Landscape Character Assessment, 2018.
10238888817	Michael Hyman	Para 5.107 - Policy NRM6. With the recent decision by Waverley to approve the application for 8 new dwellings within the 400m SPA Protection Zone, based on what is considered to be a perverse change of advice from Natural England which creates a dangerous precedent as far as endangered species are concerned, this paragraph needs revising to make it (even) more robust. The situation with the 1st clause of Policy FNPI2 requires similar treatment to improve its robustness. The requirements of the recent ECJ Ruling C-373/17 with regard to the need for a	The Farnham Neighbourhood Plan policies do not include the requirements for documents to be submitted alongside the many different types of planning application. This is a matter of practice to be established by the

General comments			
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		Full Appropriate Assessment also need to be embedded in this policy. This will become more important as the availability of SANG dries up and alternative mitigation measures are proposed	Borough Council as the Local Planning Authority charged with determining planning applications. Natural England has not sought any amendment to Policy FNPI2.
10245265444	Michael Pierson	There seems to be a disproportionate number of excluded sites in the Badshot Lea area.	A large number of sites including at Badshot Lea have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA some sites are not considered to be suitable.
10248375884	Michael Thurston	SANGS is supported officially but there is no evidence that it works. As a result of WBC's failure to challenge the imposition of 50% of the (questionable) Woking unmet housing target, Farnham has to suffer. Why?	This is a question for Waverley Borough Council who are responsible for the preparation of the Local Plan. It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan.
10228847451	Michelle Potter	I currently live on the land which has been assessed as not suitable for housing, see pages 56&57 this is not the case the site is absolutely perfect for accomodating the required houses. Farnham council have said the Site has few landscape features, the Neolithic long barrow has been investigated and partially destroyed by the Victorian railway, it is said it is likely to be acceptable to the market and it has fully approved SANG land. With Planning Permission Work could start 2019!	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable.
10196459849	Mike Clark	I support it	Noted
10242732759	Mike Stanley	I only hope that the revised plan is going to be adhered to and not ridden roughshod over by the planners.	Noted

General comments			
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10236064031	Mr & Mrs Ackland	Page 94/95 We understand that the Sewage Treatment Facility is already operating beyond its design capacity and that seemingly there are no plans for improvement. Therefore any increase in dwellings will put further strain on the system as recently occurred on Folly Hill in the Park. Water supply this year has been erratic in the Folly Hill and Hale area with on occasion's extremely low pressure or no water at all. Therefore any increase in demand can only exacerbate this situation. Page 106 Para 5.285 Makes mention of Health Facilities and the consultation process considering impact on these services. Para 5.286 Under Cultural Facilities states. "It is important to plan positively for these facilities and guard against unnecessary loss." Health Facilities locally are already under strain and the above should apply equally.	Infrastructure providers including South East Water in respect of water supply; Thames Water in relation to waste water treatment and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Policy FNP31 sets out the approach to Water and Sewerage infrastructure Capacity.
10247693374	Mr & Mrs. Veale	We support this plan as it has managed to provide up to 3000 new homes whilst maintaining the open spaces in the town, maintaining the existing building boundary, the transport, central town redevelopment solution, air pollution within their proposal	Noted
10237470687	Mr Anthony Radnor	No	Noted
10188014323	Mr M Cook	I have no direct comments on the August revision.	Noted
10198020393	Mr R G Precious	Although specific mention is made about the protection of the open countryside and the prevention of coalescence between Rowledge and Wrecclesham, Rowledge and Boundstone and Rowledge and Frensham, consideration should be given to designating these areas as "Areas of High Landscape Value" on Map E (i.e. included in the orange shaded areas on the map on page 37).	The landscape designations in the Neighbourhood Plan are based on the Farnham Landscape Character Assessment, 2018. Only areas assessed as Areas of High Landscape Value and High Landscape Sensitivity

General comments			
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			in this recent study are designated in the NP Review.
10224238305	Mrs Jacqui Marler	Covered by my “multiple choice” replies.	Noted

General comments			
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10243842417	Mrs. Ella G R Cattell	<p>Land at Runfold Site Assessment as submitted under the Call for Sites Partial Review FNP Additional Comments on the FNP. The Landowner of this site in Runfold village continues their objective, started at the inception of the FNP in 2012, and that is to present a potential strategic site for the construction of affordable homes supported for viability with mixed housing. This proposal was then, as it is now, accompanied by interested Housing Associations supporting the Landowner's initiative to respond to the identified need for accommodation. In addition the scheme prioritises homes to be tied under 'eligibility' for low cost homes therefore housing local people who live or work in the local authority area. The landowner continues to offer mitigation through the 'suggested' 3D visual sketch plan (please view original Call for Sites submission) which addresses any impact that might be viewed as detrimental to development on the site. It is therefore hoped the site may be re considered as an exception through this representation under the consultation process or have the opportunity of becoming an addendum to the FNP in view of the Landowner's specific development purpose. To amplify further:</p> <ul style="list-style-type: none"> • Runfold could be viewed as an "Inset Village" and the site submitted currently follows an existing settlement line from north of south along the Tongham Road. It is nestled in the heart of this semi village area and is surrounded on three sides by both business and residential properties. • The village density is not just a ribbon of development along the Tongham Road but residential homes and business stretch from The Princess Royal Hotel in the west to Whiteways corner in the east with numerous residential homes and cottages spread on either side of the Guildford Road. • The proposal which accompanied the FNP revised Call for Sites submission serves to demonstrate that a line of Willow trees (northern boundary), retained existing hedgerows (western & southern boundaries together with a proposed woodland walk planting scheme along the eastern boundary would give a natural screen and therefore not visually detract or interrupt the wider area of landscape sensitivity surrounding Runfold village. • The site assessment within the revised FNP states the area is 'remote from services' and describes its location as 'isolated' but the landowner would challenge this statement. A Google Map route from The Jolly Farmer (Kei Restaurant) central in Runfold to Badshot Lea School indicate a 3-minute car journey or 6-minute cycle ride length of travelling time. Walking is 20 	<p>A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable.</p>

General comments			
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		<p>minutes as there is an underpass from Old Bridge Road which links with the Tongham Road but current infrastructure delivers a flat tarmac footpath for the entire distance. • In addition, the landowner’s suggested scheme incorporates a drop off point on the site’s southern boundary. With the considerable increase in housing numbers generated in Badshot Lea it would not be unreasonable to suggest that the Waverley Accredited Hoppa or similar Demand Responsive Transport service with wheelchair provision which currently links neighbouring villages could be used to expand links with local villages/towns (Seale & Sands) and access amenities for residents. • Equally there would be an increase in demand for public transport on bus routes for commuters to the existing extensive business, educational, retail and hospitality community currently to be found in Runfold. Long term this might include transport demands to access to the proposed sports pitch initiatives planned nearby and including the Runfold Quarry reclamation as established in the FNP. All together with the existing vibrant business community would further sustain nearby employment opportunities. • In addition, it would not be unreasonable that a Housing Association would consider the provision of premises for a community room or even a retail outlet. The attached proposal eludes to a ‘Garden Community’ with a communal greenhouse located in an existing semi rural village. Therefore its expansion emulates the Government “Garden City and Villages” new proposals under the NPPF 2018. In conclusion: The Planning Advisory Service “Objectively Assessed Need and Housing Targets” paper 2015 suggested that the OAN should: ‘Estimate numbers of households currently in need – meaning those who lack suitable housing and cannot afford such housing in the market sector. Lack of suitable housing is defined by a long list of criteria, or standards, such as homelessness, concealed households, property in major disrepair or unfit for habitation, lack of a bathroom or kitchen, overcrowding, and housing that is too expensive compared to household income.’ The landowner since 2012 and the FNP’s inception has pursued initiatives with Waverley Strategic Housing Department to relate this need to the development objectives for the site. The Farnham Neighbourhood Plan states, there is a “growing need for smaller units in Farnham to meet demand from newly forming household and younger families as well as older downsizing households.” In view of the new guidelines under the revised NPPF 2018 with regard to OAN these now reflect and epitomise the Landowner’s ethos seeking</p>	

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		to deliver constructed homes in the short term for this strata of society within Farnham. Ella G. R. Cattell 27 September 2018.	

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10242963979	Murphy	Farnham is full	Noted. It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan.
10190784633	Neil MacDonald	I could not find the parts of the report referred to in the previous two questions in the document	Noted
10233853159	Neil Taylor	Reference Planning WA/2016/1224--102 Dwellings at FPW. All the previous appeal objections are still relevant and for the sake of clarity include :- 1. Environmental issues 2. Transport issues 3. Drainage including foul drainage issues We all know that there is an unacceptable air quality in Farnham Town particularly at the Borough bottle neck and this proposal will cause an increase to the pollution with vehicles backing up Folly Hill even further than they do now. New housing developments should be located to the South and West of the town center which would at least minimise the increase to the traffic pollution.	Noted
10223243791	Neville Carter	Organised, and relevant	Noted
10168648958	Noel Moss	My comment refers to FNP Reference O - the proposed site location at Kimbers Lane. I agree that the site, which already has housing near it, can support more homes and was glad to see that the existence there of the Old Pump House has been recognised. However, I think the importance of preserving this iconic Victorian building, already recently declared as a Heritage Asset, needs to be underlined in the Neighbour Hood plan. The Pump House was a key part of the first drainage infrastructure of the town which came into operation in 1887. It was a site well chosen by the Engineer in Charge as the existence of the present adjacent pumping station demonstrates. The drainage system brought enormous health benefits to the people of Farnham and is therefore a vital part of the social history of the town. The Neighbourhood Plan should categorically state that this building will remain unharmed in any way.	Policy FNP14 o) Kimber Lane The policy states that the site comprises the former Pump House which should be retained within the development. However, the building is not within a Conservation Area or a statutorily listed building and demolition cannot be prevented. Nor is the Pump House a locally listed building to which Neighbourhood Plan Policy FNP9 - Buildings of Local Merit (undesigned heritage assets) could apply. For these reasons, the policy states the preference to retain the building

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			but, if this is not viable, the new development should reflect the character, design and features of the existing building.
10237680326	Pamela Woodward	So pleased to see that the built up area boundary did not have to change significantly as a result of this review of the Neighbourhood Plan. I'm also pleased to see that additional information has been included on the Waverley Abbey Conservation Area.	Noted
10219244323	Paul Somerville	Equally Farnham is a town that has lots of history and historic buildings - the Castle, Keep, Georgian and Tudor buildings - and thus any development must be in consideration of the look and feel of the town...many residents have moved to the town because of the market town charm and this must never be lost.	Noted
10188553000	Peter Bridgeman	No further comments	Noted
10187214404	PETER COLLISON	It appears that this early review is precipitate. My understanding is that this is needed due to Woking failing to meet its required targets. Why on earth are the residents of Farnham expected to make this good? Why not Guildford or any other local authority. Farnham has a limited amount of space that can be used due to protected areas , AONB etc It seems that no account is being taken of this and the people who we have voted into power are not doing enough to protect this special area.	This is a question for Waverley Borough Council who are responsible for the preparation of the Local Plan. It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan.
10180310909	Peter Hornsby	No	Noted
10223341884	Peter Jeans	I support Farnham Town Councils plans	Noted
10249534151	Peter Sauter	Where will be the extra doctors, school places, pubs, car parking for the extra 1000-1500 people?	Infrastructure providers including Surrey County Council as Education and Highway Authority and the North East Hampshire & Farnham Clinical Commissioning Group in relation to doctors have responded in detail to the additional housing proposed in Farnham and have raised

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			no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32.
10223338971	Peter Smith	I am strongly opposed to further encroachment on the green belt and the rural boundaries of Farnham. In particular the gap between Farnham and Aldershot is disappearing, this should not be allowed to happen.	Noted. Policy FNPI I seeks to prevent coalescence between Farnham and Aldershot.
10192321522	Phil Asquith	I particular support the principle of no coalescence between built up areas (Policy FNPI I). This provides protection for the rural areas that surround and define the villages in this area.	Noted
10204923767	Philip Pateman	The land at Cobgates, whilst appropriate for development, should be appropriately scaled given its proximity to the conservation area. Any planning should ensure that adequate space is left between the rear building line and the footpath to preserve the unique feeling of tranquillity and seclusion. The land is currently home to established trees which should be protected given the influence they have on the local landscape. Any development should be of architectural merit.	<p>Policy FNPI 4 k) Cobgates site is already an outmoded and vacant building which is no longer required by Surrey County Council. The site should enhance the setting of the Town Centre Conservation Area and retain the trees along Falkner Road. A reduced capacity of approximately 40 dwellings is proposed for this site.</p> <p>Add following to the Landscape guidelines:</p> <p>The established <i>mature trees on the northern boundary and the landscaped boundary to the south</i> should be retained.</p> <p>Amend the density to approximately 75dph and</p>

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			capacity to approximately 40 dwellings.
10230003287	Rachel Kemp	The field off Green Lane hosts mature Oaks and bats. Please do not ruin their habitat.	<p>Policy FNP14 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNP14 p) Land adjacent to Green Lane Cemetery site.</p>
10228833714	Rachel Potter	Pages 56 & 57 have been rejected as a housing option for no good reason, * few landscape features * acceptable to the market *could be built in 1-3 years *SANG land approved and provided *Badshot Lea & Weybourne are not joined *A fully sustainable site, with cycle tracks to the station * site invisible from share George's Road and the A31 *our site has a retirement/care home, school, low cost housing , self build doctor or dentist surgery, shared ownership , and is sustainable	A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable
10243175708	Raveen Matharu	In addition to the above, UCA also request the following factual amendments be made to the FNP Review: • Paragraph 5.163 – The student population varies from year to year, therefore UCA requests that this paragraph is amended as follows: “...with a student population of circa 2,250 (2018)...”. • Paragraphs 5.163, 5.166, 5.183, 5.196, 5.294 and Policy Index (pg. 3) – Please correct all references from the “University of the Creative Arts” to “University for the Creative Arts”. Thank you for the opportunity to respond to the FNP	<p>Agreed.</p> <p>Amend 5.163 as follows:</p> <p>...with a student population of approximately 2,250 (2018).</p>

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		Review. We would be pleased to arrange a meeting to discuss any of our comments with the Town Council in greater detail.	Amend all references to University for the Creative Arts
10196087567	Richard HOLWAY	We need new housing - particularly 'affordable' housing. This should be undertaken in the designated areas and NOT on the greenbelt or other more rural areas of Farnham. These areas are for the enjoyment of ALL - not just those who live there already. So it is really not 'Nimbyism'. Just preserving the 'Best of Farnham' for generations to come.	Noted
10233960986	Richard Steijger	I fully support the plan and it makes complete sense to me	Noted
10223914827	Roy Sharpe	I support 100% the Farnham Neighbourhood Plan Review.	Noted
10199936672	Rupert lane	Strong support for FNPI I - the creation of a 'Green Belt' between Aldershot & Farnham so that they do not just become one contiguous settlement.	Noted
10182440339	S Ford	I didn't think Farnham was the only town in Waverley	This is a question for Waverley Borough Council who are responsible for the preparation of the Local Plan. It is a requirement that the Neighbourhood Plan should not promote less development than set out in the Local Plan.
10226010253	S.Porter	Regardless of how many houses we have to accommodate in this area, the road systems do NOT seem to be taken into account. As it is at present we have queues going into Farnham Town, queues along Farnham bypass, queues going along Farnborough Road by Hale Church, queues going through Wrecclesham. We live in Weybourne and our son lives in Wrecclesham, it can take us 35-40 mins to get to him. The highways MUST look at this. They can not say it is acceptable because its NOT. There is a high proportion of older people in Farnham that need transport to get from A to B who cannot walk distances. What is going to happen to them, The infrastructure needs serious attention.	Infrastructure providers including Surrey County Council as Highways Authority have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions

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			from development through the provisions of Policy FNP32. Surrey County Council as Highway Authority has no proposals for a Western by-pass which cannot therefore be included in the NP.
10190871265	Sam Everitt	Prioritise the traffic and pollution problems. It's probably beyond your control but force developers to fund traffic improvements beyond just getting cars out of new developments and in to the traffic jams.	Infrastructure providers, including Surrey County Council as Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30.
10226425756	Sam Osmond	Strong support!	Noted
10246135936	Sarah	A more flexible approach should be taken to planning, to allow change of use away from residential where it would be beneficial to the community as a whole. The need for housing should not be the only factor in any neighbourhood plan.	Noted
10230978388	Sawyer	The Neighbourhood Plan as it stands seems OK to my husband and I	Noted

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10247344393	Sharon Pierson	Regarding the land adjacent to the cemetery on Green Lane. One of the factors that helped us decide to move into Greenhill Way was the decision of the Council to not build on that land - and we were told it may be used as a woodland burial site but nothing more. Building on this land will mean all the houses at the end of Greenhill Way will be severely overlooked, children will lose access to a much used field for playing and picnics. Dog walkers will also lose the ability to walk their dogs - and there is hardly any other open land in the area for the activity within walking distance in the area. The impact on the loss of this space will affect a large amount of the local community and have an impact on the general well being of all in the area affected. There are a lot of bats nesting in the trees and other wildlife such as badgers which also live on that land. Whilst accepting that additional houses are needed - trying to shoe horn 10 houses onto this site is not acceptable and I ask the Council to reconsider the plans for this site and keep to their original decision and leave the land as it is.	<p>Policy FNPI 4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI 4 p) Land adjacent to Green Lane Cemetery site.</p>
10224057485	Sieglinde Ward	No	Noted
10209804489	Simon HAYES	The maps are impossible to read (even after downloading and viewing in Adobe Acrobat) Maps of extreme relevance to the discussion and this survey on page 46 & 37 should be available as a high resolution separate downloads as should all future maps that require study for a comprehensive understanding of your recommendations. Without which, ploughing through a massive overview which is in itself daunting and enough to put a majority of residence off becomes a pointless exercise. Maybe that's by design?	<p>Noted. Farnham Town Council arranged an extensive consultation process for the Regulation 14 stage.</p> <p>Maps to be improved in Regulation 15 Neighbourhood Plan</p>
10185785321	Simon Packer	Please see attached letter and appendix	<p>Delete 918 Land West of Folly Hill, Farnham from FHLAA as, against the wishes of the Town Council, consent was granted at appeal for 96 dwellings on this site (Appeal Ref: APP/R3650/W/17/3171409)</p>

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10226058609	Sorrel Price	There are other more suitable areas. Do NOT build on greenbelt land. We'll lose lots of natural habitats- once gone- gone forever!	<p>Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNPI of the NP Review and the adopted Farnham Design Statement 2010.</p> <p>Delete Policy FNPI 4 n) 8, 10, 12, 14 Upper Old Park Lane</p> <p>Policy FNPI 4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees</p>

General comments			
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			<p>and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>
10247700555	Steve Bailey	<p>I am particularly concerned the land adjacent to Green Lane cemetery for a number of reasons- This land is used by dog walkers, children and families for recreational purposes. Where will be able to bury our dead when the cemetery fills up? Surely removing gardens from council properties to gain access to the site is not a compromise the council should be taking. Where will all the cars go that currently park at the end of Thurbans Road? This is a precious green space within our built up area. It is home to bats, foxes, hedgehogs and many others.</p>	<p>Policy FNPI4 p) Land adjacent to Green Lane Cemetery</p> <p>The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this potential housing option.</p> <p>Delete Policy FNPI4 p) Land adjacent to Green Lane Cemetery site.</p>

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10245533110	Stewart Edge	<p>Question 2 above (Landscape designation....MAP E Page 37) I believe that the land just North of the Hopfields development in North West Farnham should be protected as an area of High value / high sensitivity (Area 4 in Farnham Landscape Character Report). Since the original Neighbourhood Plan, as well as the Farnham Landscape Character Report there has also been the Waverley Local Plan which has confirmed the local ASVI (Area of Strategic Visual Importance) designation for the southern part of Area 4, and (until a final Surrey review) the AGLV status for the northern part of Area 4. How can an area be in an Area of Strategic Visual Importance and yet not be defined as a highly sensitive landscape area? I believe the Farnham Landscape Report has simply got it wrong.</p> <p>Question 3 above (SANGS) If SANGS is to be effective as a mitigation of new development then it must be accessible to a significant number of the residents of existing and new development areas. Before the proposed areas South of the A31 can be effective SANGS areas there must be pedestrian access for people from Badshot Lea to the North of the A31 by for example an underpass.</p>	<p>The ASVI is a Local Plan designation which is being reviewed by Waverley Borough Council and has a different justification to Areas of High Landscape Value and High Landscape Sensitivity. The landscape designations in the Neighbourhood Plan are based on the Farnham Landscape Character Assessment, 2018. Only areas assessed as Areas of High Landscape Value and High Landscape Sensitivity in this recent study are designated in the NP Review.</p> <p>Natural England have stated that taking into account the capacity which will become available at the Tongham Road SANG (570 dwellings in total, after both phases are complete), there will be adequate SANG capacity available to deliver the proposed quantum of housing. In order to achieve SANG of a sufficient scale to attract dog walkers, it is expected that strategic provision will be required. In some cases it is accepted by Natural England that access to these strategic sites will be by car.</p>

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10192072660	Susan Everitt	<p>Page 53 and 54 The amount of housing allocated to two sites off Lower Weybourne Lane is way out of proportion to the area and penalises this side of the town. Local schools are over subscribed, traffic is heavy at peak times and this would be a loss of important green space in the area. Wildlife would suffer and ancient hedgerows would be endangered by development. Housing allocation needs to be balanced between all areas of Farnham. How does this compare to new housing sites within the South Farnham area?</p>	<p>The proposal to allocate Part of SSE Farnham depot and Land west of Green Lane for housing development has not changed since the made Neighbourhood Plan. Infrastructure providers, including Surrey County Council as Education and Highway Authority, have responded in detail to the additional housing proposed in Farnham and have raised no objection to the NP Review. Infrastructure capacity as set out in Para 5.325 of the NP Review will be increased through contributions from development through the provisions of Policy FNP32. Transport impacts will be judged by Policy FNP30. Only the latter of these allocations is on a greenfield site and is not public open space. In addition the policy requires the footpath along the southern edge of the site should be retained to provide access to the children's play space to the west and a contribution made towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations. Furthermore, measures should be provided to promote the use of that part of Green Lane not required for vehicular access for walking and cycling only. The policy</p>

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			also seeks traffic calming measures to minimise vehicle speeds within the site should also be introduced to help make streets safer.
10172163329	Susan Farrow	<p>P.37, Map E: areas of high landscape value and sensitivity. I believe there is a glaring omission here, the Coxbridge Farm land NW of Farnham. This open agricultural land has little statutory protection, but it is the main part of the Coxbridge Farm land. The farm dates back to the late 15th century. The farmhouse, which is partly Tudor and partly 18th century is a Grade II Listed Building. The 18th century barns are Grade II Listed in their own right. I can provide historical information about the farm, and the important Farnham families (the Vernons and the Knights) who have lived there in the past. I am aware that part of the farm land, to the north and east of the farmhouse, is designated for some 350 new houses but that hugely increases the need to protect the remaining land stretching northwards to Crondall Lane. The owners of the farm want to preserve the integrity of the farm, with a view to creating a history farm and encourage wildlife on the remaining land, and providing access to the public on a pre-arranged basis. I believe that this land should be declared a designated Historic Asset (a classification which the NPPF states can include landscape).</p>	<p>The landscape designations in the Neighbourhood Plan are based on the Farnham Landscape Character Assessment, 2018. Only areas assessed as Areas of High Landscape Value and High Landscape Sensitivity in this recent study are designated in the NP Review. The farm complex of listed buildings to the southern corner of the site are, by definition, already heritage assets and Policy FNPI4i already states that the design and layout of development should preserve the special architectural and historic interest of these buildings and their setting. Heritage assets can include a site or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest but are not designated through the neighbourhood planning process.</p>
10205766154	Thomas Lankester	<p>This survey has been flawed with respect to Map E on page 37 of the revised Neighbourhood Plan. Firstly the legend on the plan is almost illegible, secondly the question options are all or nothing. There is no option to support some designations but disagree with others. I strongly agree with the Old Park designation as this land, at the top of a hill is highly prominent and part of the</p>	<p>A large number of sites have been assessed for housing development in preparing the NP Review and for the reasons set out in the FHLAA this site is not considered to be suitable</p>

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		historic Farnham Park area. Conversely, the area adjacent to the SE edge of Farnham Park (near St John's Church, Hale) is not accessible or highly visible. Developer plans would both release land for potential expansion of Farnham Park whilst screening the development and removing a power pylon from view.	Maps to be improved in Regulation 15 Neighbourhood Plan
10226362809	Tony Strudiwck	No comment	Noted
10233946129	Upper Old Park Lane Residents Association	We support the document, and feel that it is well drafted. It is, however, most important that the basic principles and policies be upheld, for example those outlined on pages 34 and 36.	Noted
10177521740	Valerie Nye	I would like to thank Farnham Town Council for all the work that has gone into the process of producing the Farnham Neighbourhood Plan. This has been a monumental task and residents have been kept well informed with their views being sought.	Noted
10247347778	Webb	with regard to the other survey questions, I spent about four days worth of time reading all the documents necessary to vote on the previous version of the neighbourhood plan and at this moment in time do not have this amount of time available. I do strongly agree, however, on any amount of land being added as a protected area of landscape value as we live in a beautiful area which should be protected for future generations to enjoy and in time protect themselves. I strongly disagree with the eradication of any 'old' houses with large gardens being seen as 'building opportunities', large gardens still being enjoyed by many and extremely important for wildlife and biodiversity. Without the multitude of these beautiful old homes, Farnham could become 'just another town with lots of housing' visible on a drive through.	Noted
10228726088	Wendy Montague	Cllr Cockburn has worked tirelessly with residents, guiding us through planning requirements and keeping pace with changing goal posts. Very disappointed with Waverley's acceptance of taking on Woking's housing allocation, which is not to the benefit of Farnham or Cranleigh. The plan is a good working plan for Farnham given the circumstances.	Noted
10240049115	William Norris	See comments above.	Noted

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10232806025	Yolande	Where does it discuss single one off houses?	The NP Review only allocates sites which are 0.2ha or larger. Smaller scale developments continue to come forward within the Plan area as indicated by the windfall allowance and are assessed against Policy FNPI - Design of New development and Conservation together with other relevant policies.
10240197944	Z.Wyse	Section 3 - Farnham Future - The Vision 3.02 Farnham East? 3.03 Heavy Goods Vehicles removal? Section 5 Support for local listing of buildings of merit 5.216 Retail Development?	Noted
10224153787	Zofia Lovell	Strongly support the suggested sites and look forward to the Farnham Neighbourhood Plan moving forward without the necessity of any Referendum.	Noted
10240383114	Zofia Lovell, Chairman, South Farnham R.A	The NPPF (Para 14) supports Neighbourhood Plans (para 28,29,30)	Noted
	Colin Hall CPRE Surrey	<p>The CPRE Surrey Waverley District Committee welcomes the focus in the revisions to the Plan on brownfield sites and sites within the Built up Area Boundary in order to meet its additional housing allocations in the Local Plan part I.</p> <p>CPRE strongly approves the support given in the Revised Plan to the Green Belt and AONB and supports the proposals for the extension of the AONB (now before Natural England).</p> <p>CPRE believes that urban or town sprawl is a considerable threat to Farnham and supports the maintenance of the Farnham Built-up Area Boundary, which, together with the policies in the Plan, should help reduce the threat.</p> <p>CPRE welcomes the policy to protect the attractive countryside outside the built up area from inappropriate development.</p>	Noted

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		<p>CPRE supports the policies for the maintenance of the Farnham /Aldershot Strategic Gap and for preventing coalescence between Wrecclesham and Rowledge, Rowledge and Frensham and Badshot Lea and Weybourne.</p> <p>CPRE supports the policy to protect and enhance biodiversity and the SPAs.</p> <p>CPRE welcomes the importance given in the Plan to good design and the need to take into account the distinctive character and heritage of each area.</p> <p>The additional housing allocation to Farnham is as a result of the Inspector requiring Waverley to meet 50% of Woking’s unmet need. This requirement is being challenged at a judicial review by CPRE Surrey and the POW group. If successful, Waverley Councillors will be able to revisit policy ALH 1 and the additional allocation to Farnham.</p>	
	<p>Chris Baines Sustainable Development Thames Team Natural England</p>	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.</p> <p>Thames Basin Heaths Special Protection Area (SPA)</p> <p>We have reviewed the ‘European Special Protection Areas and Suitable Alternative Natural Greenspace’ supporting document (August 2018). This document states that as of October 2017, Farnham Park SANG has capacity remaining for 1069 dwellings. It is our understanding that within the Thames Basin Heaths SPA planning zone, a total of 1366 dwellings, including the additional 450 allocated through Waverley’s Local Plan Part 1, have been allocated which have not yet been granted permission, and which must secure SANG capacity in order to be delivered.</p>	<p>Noted.</p> <p>The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018) was laid before Parliament on 7 December and will come into force on 28 December 2018.</p> <p>The legislation includes an amendment to the basic conditions tests in the Neighbourhood Planning (General) Regulations 2012. This allows neighbourhood plans that could have a likely significant effect on a protected habitat to be made, following an Appropriate Assessment, to demonstrate that development would not have a</p>

General comments			
Respondent ID	Respondent	Representation	FTC Response
		<p>The Plan should demonstrate adequate SANG capacity to deliver the stated quantity of new housing. Taking into account the capacity which will become available at the Tongham Road SANG (570 dwellings in total, after both phases are complete), there will be adequate SANG capacity available to deliver the proposed quantum of housing, assuming that the capacity at Farnham Park is allocated to areas which the Tongham Road SANG will not be able to cater for due to its smaller catchment area. We would note that SANG capacity should be secured in advance of outline planning permission, and housing on the Eastern side of the Parish will also not be able to secure capacity from Tongham Road SANG until SANG works are complete. Any housing relying on the proposed Runfold South Quarry SANG to secure capacity, which has not yet been granted permission, cannot be delivered until such a time as this or another SANG option is secured.</p> <p>European Court of Justice Case C-323/17 People Over Wind v Coillte Teoranta The outcome of this European Court Judgement establishes that where mitigation measures are proposed in relation to European sites, these should be considered at the Appropriate Assessment stage when determining the effect on the site. An interpretation of the Neighbourhood Planning Regulations may conclude that Neighbourhood Plans requiring Appropriate Assessment cannot proceed. We understand that Waverley Borough Council have sought legal advice in relation to this, and would advise you to consult them on this matter.</p> <p>Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.</p>	harmful impact on the integrity of the habitat site.
	North East Hampshire & Farnham Clinical Commissioning Group	<p>We would hope to see a total of circa £250,000 to £300,000 contribution made to health care infrastructure through developers' Planning Obligations based on the additional 450 housing units.</p> <p>The ascertainment is broadly made as follows, using the aggregation of additional homes across all sites.</p> <p>450 extra houses times by an average of 2.4 persons per household (a nationally recognized planning metric) = 1080 potential additional residents = additional</p>	<p>Add new Para to Infrastructure Section:</p> <p>NHS North East Hampshire And Farnham Clinical Commissioning Group anticipate meeting the need for further capacity for locally provided Primary Care (GPs)</p>

General comments			
Respondent ID	Respondent	Representation	FTC Response
		<p>patients. We initially assume this is a raw patient list-size addition, rather than weighted - e.g. for MID. The principal development contribution sought is toward meeting the consequential increase in demand and capacity for locally provided Primary Care (i.e GPs) and Community Care and this is translated (long-hand) or by a guide into space needs and costs, by taking an average number of patient consultations per person per year (5.6 for Primary care - another nationally recognized planning metric) and then translating this into the number of GPs and/or nurses required (WTE); and then using a range of appointment durations (i.e. from face to face to telephone and GP to Nurse-led), calculating the numbers and types of clinical rooms needed to support this type and level of activity.</p> <p>For 1080 patients, this will equate to approximately half a WTE GP or Nurse and one extra clinical room equivalent (as far as overall demand is concerned) - However overall space / infrastructure considerations will also need to be given to additional support areas (non-clinical / ancillary) on a pro-rata basis, typically equivalent to not less than approx. 4 times the clinical room space, e.g. for things like : entrance, reception, waiting, circulation, amenity areas, offices / admin, storage etc. and externally for access and parking. So, if a typical clinical room is 18sq.m the overall spatial allowance would be not less than between 75 sq.m. and upto 100 sq.m. This would then be costed at a new-build rate (i.e. to extend or construct) using a cost per sq.m (say, of approx. £3,000 all in to include design and fees etc.). This would give an estimated contribution for Primary care of between £225,000 (using 75 sq.m planning allowance) and £300,000 using the 100. A further allowance is made for Community Care Services (non-acute) in locality settings for contributions to Community Health infrastructure, but using a lower contact rate of 1.25 health contacts per head of population per year. (In this instant, this doesn't make a material difference to the theoretical minimum number of rooms required, but would probably require another / different room type).</p> <p>The Rules of Thumb hence reasonably generate a contribution sum estimate of between not less than £500 per home / unit and upto £750 per home / unit</p>	<p>and Community Care through developer contributions.</p> <p>Infrastructure Contributions</p> <p>Add to infrastructure requirements needed to support new development:</p> <p>...capacity for locally provided Primary Care (GPs) and Community Care</p>

General comments			
Respondent ID	Respondent	Representation	FTC Response
		(where the rate would arguably be better assessed according to the housing mix and sizes / numbers of bedrooms). A very approximate one-size fits all allowance would be based on £600 per housing unit. The CCG would administer the allocation of planning obligations to specific projects in agreement with the Local Authority and Developer.	
	Historic England	I can confirm that Historic England has no comment to make on the proposed revisions to the Farnham Neighbourhood Plan.	Noted
	Surrey County Council - Education	<p>Since responding to the Farnham Neighbourhood Plan consultation with the email below, I have received supplementary comments from our schools commissioning team setting out in detail why we do not have any significant concerns with regard to the 450 additional homes between now and 2032.</p> <p>These comments are as follows:</p> <ul style="list-style-type: none"> • 450 homes would likely generate around 16 pupils per primary and secondary year groups. However, the homes will not be all constructed and occupied at the same time and the development would be spread over a number of years - as such we do not have any particular concerns on the impact on local schools. • Some expansion of primary schools has taken place in recent years to provide sufficient capacity going forward. In term of secondary provision, Weydon has expanded, and expansion of Farnham Heath End is underway. • Birth rates in the Farnham area are showing a decreasing trend following a peak in 2015, growth from additional development would balance this out. • However projections for school places do change and therefore we will monitor the ongoing demand as the plans progress and as new development comes forward and also with demographic changes. Appropriate action will be undertaken as required to ensure a sufficiency of places. 	Noted
	South East Water Developer Mains Inbox Service Management	I have read through the information provided and can advise that South East Water would still stand by the information present in 2.46 "South East Water have indicated that proposed development would need a small amount of local reinforcement to supply the additional demand at specific sites".	Noted

General comments			
Respondent ID	Respondent	Representation	FTC Response
		I can confirm South East have the infrastructure with in the Farnham area to accommodate the extra 450 properties required.	

Developers/ Landowners Responses to Regulation 14 Farnham Neighbourhood Plan Review

A number of developers/ landowners whose site was not included in the Regulation 14 Neighbourhood Plan Review sought to promote their site through the consultation process. The following comments set out the Town Council's response to the representations made on the following sites:

Land at 35 Frensham Vale, Lower Bourne, Farnham

Housing Supply

The Farnham Neighbourhood Plan Review must be in general conformity with the strategic policies of the adopted development plan for the local area. Policy ALH1 of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites, 2018. Each parish is allocated a minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements, anticipated windfall development. For Farnham, the total is 2,780 dwelling.

The Farnham Neighbourhood Plan Review makes provision for at least 2780 dwellings in Farnham Parish from these sources during the Plan period.

Lapse Rate for small sites

The NPPF states that sites that are not major development and sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence for a site that homes will not be delivered within five years. There is no reference to the need to include a blanket lapse rate in the advice for calculating housing supply. Whilst expected delivery on some sites does sometimes slip, other unanticipated sites may come forward, one example being the recent permission granted on appeal in relation to 96 dwellings at Folly Hill. In the past 3 years during which permissions would now have lapsed (2012/13; 2013/14 and 2014/15), permissions for only a minute number (6 dwellings) have lapsed on small sites in Farnham (ie without being implemented or replaced by a new planning permission). The current guidance clearly sets out a presumption that sites with planning permission will come forward unless there is clear evidence to the contrary and there is no justification to apply a blanket lapse rate. Such an approach was not considered necessary for the made Neighbourhood Plan. The Borough Council considers that all small sites with outstanding planning permission are deliverable ie within five years of 1st April 2018. The Local Plan Inspector examining the plan considered that as the NPPF did not require a blanket discount of this scale the lapse rate "may therefore lead to an unnecessarily pessimistic assessment of the 5 year supply position". Applying a lapse rate to planning permissions in Farnham is not justified.

Large Site Windfalls

In relation to large site windfalls, the adopted Waverley Local Plan makes an allowance for such windfalls as part of its housing land supply. It would be perverse and illogical if one of

the Borough's largest towns were excluded from such provision. Indeed, the made Neighbourhood Plan (Page 46) makes provision for a large site windfalls allowance based on the Borough Council's calculation of a windfall allowance. There is every justification for the inclusion of large site windfalls in Farnham as it is difficult to capture all land owners' intentions for the long term and, whilst every effort has been made to allocate suitable sites over 0.2ha, this is based on current known land owners' intentions. Indeed, this is clearly illustrated by the most recent Call for Sites exercise when additional suitable large sites came forward only a year since the Farnham Neighbourhood Plan was made.

The housing allocations made in Policy FNP14 of the Regulation 15 Neighbourhood Plan Review are all available as confirmed by landowners, suitable and can be developed at the capacity stated in the Plan Review.

SANG

The SANG provision (including allocations) can all be made available as confirmed by landowners, is suitable (according to Natural England) and can be developed to serve at least the capacity of housing included in the Neighbourhood Plan Review.

Site Representation

A large number of sites have been assessed for housing development in preparing the Neighbourhood Plan Review and, for the reasons set out in the FHLLA accompanying the Regulation 15 Neighbourhood Plan, the Land at 35 Frensham Vale, Lower Bourne site is not considered to be suitable.

Land at Farnham Park Hotel and Restaurant, Lower Hale Road

Housing Supply

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Site Representation

A large number of sites have been assessed for housing development in preparing the Neighbourhood Plan Review and, for the reasons set out in the FHLLA accompanying the Regulation 15 Neighbourhood Plan, the Land at Farnham Park Hotel and Restaurant, Lower Hale Road site is not considered to be suitable.

Site at Lower Weybourne Lane, Badshot Lea

Housing Supply

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The housing allocations made in Policy FNP14 of the Regulation 15 Neighbourhood Plan Review are all available as confirmed by landowners, suitable and can be developed at the capacity stated in the Plan Review.

Site Representation

A large number of sites have been assessed for housing development in preparing the Neighbourhood Plan Review and, for the reasons set out in the FHLAA accompanying the Regulation 15 Neighbourhood Plan, the Land at Lower Weybourne Lane, Badshot Lea site is not considered to be suitable.

Land South of Badshot Lea

Housing Supply

The Farnham Neighbourhood Plan Review must be in general conformity with the strategic policies of the adopted development plan for the local area. Policy ALH1 of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites, 2018. Each parish is allocated a minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements, anticipated windfall development. For Farnham, the total is 2,780 dwelling.

The Farnham Neighbourhood Plan Review makes provision for at least 2780 dwellings in Farnham Parish from these sources during the Plan period.

Site Representation

A large number of sites have been assessed for housing development in preparing the Neighbourhood Plan Review and, for the reasons set out in the FHLAA accompanying the Regulation 15 Neighbourhood Plan, the Land South of Badshot Lea site is not considered to be suitable.

Land west of Folly Hill

Consent was granted at appeal for 96 dwellings on this site (Appeal Ref: APP/R3650/W/17/3171409).

Land at Manley Bridge Road, Rowledge

Housing Supply

The Farnham Neighbourhood Plan Review must be in general conformity with the strategic policies of the adopted development plan for the local area. Policy ALH1 of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites, 2018. Each parish is allocated a minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements, anticipated windfall development. For Farnham, the total is 2,780 dwelling.

It is proposed to delete **Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane and Policy FNP14 p) Land adjacent to Green Lane Cemetery** as housing allocations in the Regulation 15 Neighbourhood Plan in part due to unsuitable access.

Policy FNP14 l) University for the Creative Arts: Proposals have been granted planning consent since the publication of the Regulation 14 Neighbourhood Plan. UCA have confirmed that their numbers oscillate around 2,250 on the campus and that numbers are not set to grow significantly beyond this.

Policy FNP14 m) Centrum Business Park site comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. The site has capacity for approximately 150 dwellings with undercroft parking. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites only applies to Class B Uses and does not therefore apply to this part of the site. The promoters of the Centrum site (the only site abutting the AQMA) have submitted an Air Quality Impact Assessment This concludes that the change of use of the site from commercial to residential will contribute to a reduced impact on air quality with in the Farnham AQMA. The amount and nature of traffic to be accommodated on site can be successfully managed to reflect the Air Quality Management Plans objectives. There will be a significant decrease in the number of heavy goods vehicles and diesel-powered vans visiting the site and provision for electric vehicle charging points within the under-croft parking areas will encourage private car owners to switch to less polluting electric / hybrid vehicles. The requirement for electric vehicle charging points to mitigate the impact of the development through future use will be embraced within the scheme and as part of an agreement between Surrey County Council and Surrey Borough Authorities. Other sites are close to, but not within, the AQMA and have greater opportunity to avoid adverse impacts on the AQMA than greenfield sites at the edge of town which are likely to require car travel in or through the AQMA to access employment, rail services, the town centre facilities etc.

Policy FNP14 q) Surrey Sawmill: The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised and there is an identified need for new homes. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited

employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate. Land to the north of the site outside of the Built Up Area Boundary and not allocated for housing development is within the control of the landowner and would be suitable as a buffer zone between the allocated site and the ancient woodland and would not need to compromise the capacity of the site.

In relation to large site windfalls, the adopted Waverley Local Plan makes an allowance for large site windfalls as part of its housing land supply. It would be perverse and illogical if one of the Borough's largest towns were excluded from such provision. Indeed, the made Neighbourhood Plan (Page 46) makes provision for a large site windfalls allowance based on the Borough Council's calculation of a windfall allowance. There is every justification for the inclusion of large site windfalls in Farnham as it is difficult to capture all land owners' intentions for the long term and, whilst every effort has been made to allocate suitable sites over 0.2ha, this is based on current known land owners' intentions. Indeed, this is clearly illustrated by the most recent Call for Sites exercise when additional suitable large sites came forward only a year since the Farnham Neighbourhood Plan was made.

The Farnham Neighbourhood Plan Review makes provision for at least 2780 dwellings in Farnham Parish from these sources during the Plan period.

Site Representation

A large number of sites have been assessed for housing development in preparing the Neighbourhood Plan Review and, for the reasons set out in the FHLAA accompanying the Regulation 15 Neighbourhood Plan, the Land Manley Bridge Road, Rowledge is not considered to be suitable.

Land to the South of Monkton Lane

Basic Conditions

The Regulation 15 Farnham Neighbourhood Plan Review meets the Basic Conditions.

NPPF

The Regulation 15 Neighbourhood Plan Review takes account of the NPPF, 2018.

Site Representation

A large number of sites have been assessed for housing development in preparing the Neighbourhood Plan Review and, for the reasons set out in the FHLAA accompanying the Regulation 15 Neighbourhood Plan, the Land to the south of South of Monkton Lane is not considered to be suitable.

FHLAA

The FHLAA accompanying the Regulation 15 Neighbourhood Plan tests each site which meets the FHLAA criteria for its suitability, availability and achievability.

Policy FNP14a) Part of SSE Farnham depot, Lower Weybourne Lane and adjoining land The site is not protected by Policy FNP17 - Land for Business of the made Neighbourhood Plan. Policy EE2 of the adopted Local Plan seeks to protect sites in Use Class B (business use) and therefore does not apply to this site. In fact, the Borough Council supports the allocation of this site.

Policy FNP14 b) Land west of Green Lane, Badshot Lea (in accordance with Planning Application Ref. WA/2015/2283). It is not anticipated that the capacity of 105 dwellings will need to be amended.

Policy FNP14 d) Land between Hale Road and Guildford Road Application WA/2016/2240 relates to an entirely separate site accessed from 14A Abbott House, Hale Road, rather than Guildford Road. The capacity of the allocated site therefore remains at 10 dwellings as in the made Neighbourhood Plan as accepted by a range of developers at the Examination.

Policy FNP14 e) Colemans yard, Wrecclesham Road. The site is not protected by Policy FNP17 - Land for Business of the made Neighbourhood Plan. Policy EE2 of the adopted Local Plan seeks to protect sites in Use Class B (business use) and therefore does not apply to this site. In fact, the Borough Council supports the allocation of this site. The capacity of the allocated site therefore remains at 10 dwellings as in the made Neighbourhood Plan as accepted by a range of developers at the Examination.

Policy FNP14 f) West of Switchback Lane, Rowledge No change in circumstances has occurred since the site was allocated for 10 dwellings in the made Neighbourhood Plan and the capacity should therefore remain at 10 dwellings as accepted by a range of developers at the Examination.

Policy FNP14h) Cobgates, Falkner Road Although the developer accepts the capacity of this site at 60 dwellings, the Landscape Guidelines should refer to the protection of the mature trees along Falkner Road to help protect the setting of the Conservation Area and the capacity of the site has consequently been reviewed to 40 dwellings.

Policy FNP14 I) University for the Creative Arts

There is a need for student accommodation in Farnham. On site accommodation will free up market housing currently occupied by students. UCA have confirmed that their numbers oscillate around 2,250 on the campus and that numbers are not set to grow significantly beyond this.

Policy FNP14i) Centrum Business Park, East Street The comprises a number of A1 (retail); D2 (fitness centre) and sui generis (garage/ MOT) uses. However, the brownfield site is close to the town centre and sustainable transport options; is currently under-utilised and there is an identified need for new homes. There would be limited employment loss from this site (approximately 22 jobs) but this minor loss would have no significant impact on the local economy. Local Plan – Part 1 Policy EE2 only applies to Class B Uses and does not

therefore apply to this part of the site. The site promoter has sought to provide undercroft parking to optimise the development potential of the site and to avoid blank frontages at street level and the capacity has been amended to approximately 150 dwellings with undercroft parking.

Policy FNP14 8, 10, 12, 14 Upper Old Park Lane The site is constrained by a number of trees; has capacity for a limited number of dwellings and is in multiple ownership which may constrain its comprehensive development as a housing allocation. The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route. For these reasons, the site is not proposed to be carried forward as a housing allocation in the Neighbourhood Plan. The site remains within the Built Up Area Boundary and any development proposals would have to be assessed against Policy FNP1 of the NP Review and the adopted Farnham Design Statement 2010. Nevertheless the site is deleted as a housing allocation.

Policy FNP14j) Kimbers Lane is a brownfield site with no significant constraints. It is conveniently located to services and facilities including a bus stop. There are no highway objections to the development of the site for approximately 20 dwellings from Waverley Borough Council as local highway authority provided traffic management measures are put in place. Development could enhance the setting of the historic Pump House. The training centre has been transferred to the Memorial Hall and the site is confirmed as available by the landowner.

Policy FNP14 Land adjacent to Green Lane Cemetery The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic and the Town Council proposes to delete this housing allocation.

Policy FNP14k) Surrey Sawmill, Wrecclesham Hill The site comprises a Class B2 use which now adjoins an extensive new residential development. There would be limited employment loss from this site. However, the brownfield site is within the built up area boundary and close to a sustainable transport options; is currently under-utilised. Local Plan – Part 1 Policy EE2: Protecting Existing Employment Sites would apply to this site but there is an identified need for new homes and, given the limited employment on the site and the opportunities for land based industries elsewhere within the rural part of the Plan area, there are no strong economic reasons why such a development would be inappropriate.

Land to rear of Three Stiles Road

Neither the agent nor the developer has been able to demonstrate that the site is accessible and therefore the site is considered unsuitable and unachievable.