

**Appendix I**

## Farnham Neighbourhood Plan Consultation Statement

**Attendees at initial workshop 16<sup>th</sup> February 2012**

<b>Organisation</b>	<b>Surname</b>	<b>First Name</b>
Badshot Lea Community Association	Watts	Cliff
Bishops Meadow Trust	Broughton	Ronnie
Bourne Conservation Group	Angel	Martin
Bourne Residents Association	Archer-Burton	Roger
Bourne Residents Association	Nye	Val
East Street Action	Thurston	Ann
Farnham Society	Blower	Michael
Farnham Society	Gavaghan	Alan
Farnham Theatre Association	Wylde	David
Friends of Farnham Park	Hyman	Jerry
Homepark Residents Association	Hall	Hall
North West Farnham Residents Association	Marriott	Penny
Old Church Lane Residents Association	Sandars	Celia
Osborn Road Residents Association	Howell	David
Osborn Road Residents Association	Hunter	Christopher
Park View Residents Association	Hurst	John
Parkview Residents Association	Downs	Mike
Rowledge Residents Association	Precious	Graham
Searle Road Residents Association	Powell	Barry
South Farnham Residents Association	Lovell	Zofia
South Farnham Residents Association	Pownall	Pam
South Farnham Residents Association	Woodward	Pam
South Farnham Residents Association	MacLeod	Andy
The Bourne Residents Association	Carter	Neville
The Farnham Buildings (Preservation) Trust	Osmond	Sam
Westbury Gardens Management Committee	Wright	Gerald
Waverley and Heath End Tenants' Association (WHETA)	Barzotelli	Ina

<b>Organisation</b>	<b>Surname</b>	<b>First Name</b>
Wrecclesham Residents Association	Murphy	Michael

Residents' Associations and Local Groups invited included:

- Badshot Lea Community Association
- Bishops Meadow Trust
- Bourne Conservation Group
- Bourne Residents' Association
- Castle Street Residents' Association
- Cedarways Residents' Association
- Chantry's Residents' Association
- Crooksbury Road Residents' Association
- Dippenhall, Runwick & Doras Green Residents' Association
- East Street Action
- Farnham Buildings Preservation Trust
- Farnham Society
- Farnham Sports Council
- Farnham Theatre Association
- Five Bar Gate
- Friends of Farnham Park
- Gong Hill Residents' Association
- Gorselands Residents' Group
- Great Austins Preservation Trust
- Hale Corner Residents' Association
- Highfield Close Residents' Association
- Homepark Residents' Association
- Lancaster Avenue Residents' Association
- Moor Park Residents' Association
- North West Farnham Residents' Association
- Old Church Lane Residents' Association
- Osborn Road Residents' Association
- Park View Residents Association
- Residents' Association of Sandy Hill
- Rowledge Residents' Association
- Runfold Action Group
- Sandy Hill Residents' Association
- Searle Road Residents' Association
- South Farnham Residents' Association
- Surrey Wildlife Trust
- The Bourne Residents' Association
- Tilford Road Residents' Association
- Trafalgar Court Residents' Association
- Westbury Gardens Management Committee

- Waverley and Heath End Tenants' Association (WHETA)
- Wrecclesham Residents' Association

## **Neighbourhood Plan**

### **Initial Meeting with Residents' Associations – 16<sup>th</sup> February 2012**

#### **Question and Answer Session**

- Q** Does the EU Habitats Directive not mean that plans to build houses in Farnham are illegal?
- A** We will proceed with preparation of the Neighbourhood Plan whilst the NPPF is being clarified.
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- Q** Can we provide you with photographic evidence e.g. of traffic problems?
- A** Yes, please provide it.
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- Q** What happens next?
- A** NPPF is not yet in place, but we need to respond to the new environment, alongside WBC completing the COR Strategy.
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- Q** Is WBC supportive of FTC's Neighbourhood Plan work?
- A** WBC will support it but have limited finance and resources e.g. officer time.
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- Q** Have we not had all our development share, and so our infrastructure is now overloaded – schools, water, sewage and roads suggest a moratorium on housing to allow infrastructure as 'Farnham is Full'.

**A** Cannot sustain this – need to conform to WBC policies, and inspectors would overrule us – especially with central government saying infrastructure should not be an issue.

**Q** Environment legislation means we have a legal obligation not to make things worse in terms of air quality by building more homes.

**A** Will plan for Farnham as best we can.

**Q** Can we get our MP to support not allowing new houses?

**A** To a degree, but he needs to support government policy.

**Q** Will referendum be of residents, visitors and employees?

**A** Wait for guidance.

**Q** Will referendum be part of Neighbourhood Planning requirements?

**A** Wait for guidance.

**Q** Developments in Hart, East Hants, Guildford and Rushmoor will result in 20,000 extra houses all around, so big implications for Farnham?

**A** Yes, we are urging WBC to look at cross border issues, especially for education provision and transport links.

**Q** Are housing numbers in the Core Strategy fixed? Is there a need for housing in Farnham?

**A** Will need to respond robustly to consultations. People will always move in, as Farnham is a desirable place for families.

**Q** WBC LDF is saying 450 out of a total of 1000 houses to come to Farnham – maybe should release green belt around other settlements or relax village boundaries.

**A** Reason for Neighbourhood Planning.

**Q** Are there going to be meetings involving young people?

**A** Yes, such as 40 degreez and UCA events. Also websites etc.

Notes from Developers Meeting 14.00 08 March 2012

Present: CC, RS, RR, PB  
Andrew Munton, Bellway Homes  
Richard Elsmore, Elsmore Construction  
Jerry Champion, Barratt Homes  
Laith Anayi, Stedman Blower Associates  
Paul Head, Venus Computers  
Michael Conoley, Michael Conoley Associates  
Bill Baxter, Vail Williams  
Ken Kent, Kents Property

CC. Introduction. Looking at the problems in Farnham, ie amongst them the infrastructure.

RS. What is a Neighbourhood Plan. Two previous documents are well-used, this is a consultation exercise.

1. **East Street.** Never liked the plan. Probable ruination of Farnham. Will not be able to shift 200 one bedroom flats at price will need to be! Dynamics wrong, market does not want, social nightmare over small occupancy families. Not relating to Farnham. Architecture slabs bad, does not make sense. Too many interests on site, need WBC to have sold off and left to developers. Better now leave it as an open space? When will the East Street contract with developer end? Will extend to end August.
2. Type of design matters. **Lion and Lamb** successful. Buildings should stand on their own merits. .
3. **Q** - Sites such as Woolmead, Police Station and parts of Guildford Road – what should happen? Where should we be the development for 500-odd houses in Farnham – noting also 20,000 in nearby towns. For NP, we now need to look to find out what areas we need for what.  
**Housing**
4. Badshot Lea a site with some infrastructure already – reasonable road access
5. Dunsfold seems a good site for worthwhile number of housing at which could draw in some infrastructure investment.
6. Developers aware the whole of Farnham is nearly covered by the Thames Basin SPA, but no consideration given yet to the Wealdon Heath SPA.
7. Need infrastructure – parking, schools, transport.
8. Level crossing problem – if extra residents + laid on extra train, crossing would be closed even more.
  
- Employment**
9. Types of employment – central Farnham good for **professional services**. For some high tech, talking about Farnborough, but with senior managers looking to live in Farnham?
10. Can we use the **Guildford Road** in a better way? Some good high tech industry, unable to clear out – need mix use.
11. Farnham short of employment land. **Coxbridge Estate** nearly full – one site left. Wrecclesham ex-industrial sites now being used for housing, so need more land for industry in Farnham. (Bill Baxter). Typically have small employers.

12. CC. Have we got land for industrial organisations? (Ken Kent). There is some land, down near Shepherd and Flock. Owned by WBC/ FTC – with good access as employment land. There can also be an extension of riverside. Ideally, we need to build where people can walk to work.
13. Farnham needs mix of employers – industrial, professional and retail etc – mixed up. Not separated ghetto zones. Professionals like to be based in the listed buildings! Scope to make better use of first floors for apartments – eg Woolmead – but WBC not keen to switch to this? Ground floor provides good, niche, secondary retailing – such cycle shop and running shop. Need lower rents, but units mostly + usually let.
14. Want to have a vibrant town rather than dormitory town. Be rival for Guildford.
15. Retailers like traffic!!! Do we want total pedestrianisation? If the right things are in the centre of town, it will all work. We need shops, there could be accommodation on top of shops.
16. CC Can we go back to **housing**. What do you want the town to be like? We have got to decide what every inch is to be used for.
17. Developers could provide a number of good sites for housing development. (see post its now on Paddys map!) For example in West Street – Plymouth Brethren site could be 30 houses, lanes to East of West Street cemetery – potential there, as spaces outside flood plain! Also Coxbridge Farm. Largish triangle could fill in on North West of town. Also Guildford Raod, by the antiques centre (?) Also by Bourne Mill Garden Centre
18. RS. 1324 houses needed in Farnham by 2016.
19. Some Greenfield sites will be necessary.
20. Barratt homes. The Farnham problem is a small one – 400 to 500 houses is a small number, compared to places in Berkshire. For example means 3 or 4 extra classes in a local school on average!
21. So far Waverley has never planned for housing locations, but has relied on windfall sites.
22. RS In this exercise we must not look at windfall sites. Do we then take a large site and build on it?
23. Bellway and barrett go from sites of about 30 minimum upwards – to building 100 to 130 within larger developments
24. Yes, get better infrastructure alongside larger development. But do not want a Zebon Copse (Fleet) type of development. Danger will get type of housing do not want, if not proactive. Runnymede, DERA site given as good example of making available a green belt site
25. Need to let people determine what is the needed, as developers in good place to know.
26. Aldeershot/ weybourne/ Runfold has potential as site – behind Badshot Lea garden centre. But need to think about Sewage works capacity!
27. CC. What about Police station? Very valuable site. Boundary with river has got problems.
28. Suggest should be 2 or 3 bedroom houses of lowish density.
29. Comment. Housing is needed . Development should be in Badshot Lea. We need to be more positive about what we can do, not what we can't. No point in keeping parts of the area next to the road into Aldershot for agriculture, because it is not suitable. (Munton). Green fields cheaper because no decontamination and reparation costs for brownfield sites make greenfield cheaper.
30. Scope for a good quality development in Tilford/ Waverley road area – not BE3 land
31. Please not small flats – not wanted - need apartments for people to move into later in life. Families have 2.5 kids, so they need a house.
32. There is a different housing market, north and south of the A31. North Farnham needs 3 or 4 bedrooms housing estates, with aspirational step up to south Farnham in Housing, and then apartments in centre for people to move into. Community should cater for this journey.
33. Families use three or four types of houses during their lives, from starter homes to large houses. Do not have same approach in areas

34. Policy H4 - not good. But more relevant in North Farnham maybe.
35. Design Statement helped by setting the bar for Quality. Need to be careful about thinking for development. Mix of flats and houses. Have had some good developments in Farnham – such as at back of Woolmead.
36. Bill Baxter. Still have to take account of numbers. Michael mentioned countryside areas near the Green Belt. We need a development brief for the town/ such sites – what development space exists, and what would or should go into these spaces. We must provide green spaces. Need play areas. So specify in development briefs.
37. Need these sites – otherwise will lose on developer appeals!!
38. Mixed development. Cannot believe that there is possibility of affordable housing on East St site as costs are horrendous, so affordable houses have to be built separately. Aldershot more affordable. More for key workers in Farnham.
39. In practice, market housing and affordable housing do not mix.
40. People come to Farnham for a particular kind of housing
41. Bishop's Meadow – use as SANG? Bishop's meadow partly owned by a Trust/ part WBC.
42. Put housing into villages, need a scheme for a centre of villages with school and post offices.
43. Sect 106 money goes into a central pot. Where is the money being spent? Funds go into a black hole. High SIL is killing quality of development
44. Why do we not extend village boundaries?
45. Michael Blower. Not touched on Farnham Centre and traffic.
46. CC Always good to get your opinions.

## **Aspirations for the Neighbourhood Plan for Farnham**

### 1.Introduction

1.1 Farnham Town Council has worked with residents over the last few years, to produce three documents, which are designed to protect and enhance the special nature of the town.

1.2 The Farnham Design Statement was adopted by Waverley Borough Council in 2010 as a material consideration in planning matters. It was written by residents and other stakeholders from across the town and described the characteristics of each area in detail. As the Statement made clear, Farnham sees itself as a network of villages, each with its particular features, which should be preserved.

1.3 In 2011 Farnham Town Council, in conjunction with those who live or work in the town, produced a much smaller document, to explain the constraints of the current infrastructure on future development. This document was called “Farnham – developing our community” and was sent to the planning policy officers at Waverley Borough Council, with a view to influencing the content of the developing Core Strategy. Both the Farnham Design Statement and the later document are to be found on the council’s website.

1.4 The information gathered for the earlier documents has informed much of this Plan. Once again, Farnham Town Council has consulted widely and a list of consultees can be found at the end of this publication. This Plan is designed to influence development in the town over the next twenty years.

## **2. Portrait of Farnham**

2.1 During the preparation of the Farnham Design statement, it became very obvious that residents of the town are very proud of the individual characteristics of the villages, which have come together to form the town, as we know it. These are fully described in the FDS and it is essential that these characteristics are preserved for future generations.

2.2 Much of the town centre is covered by Conservation Area status. The town is dominated by the imposing view of the ancient castle at the top of one of the most beautiful Georgian streets in England, Castle Street. Approximately 4,000 people live in the town itself.

2.3 Farnham's importance grew, as a result of its location, situated between Winchester and London. Not only was it an important crossroads for trading but, in the 13<sup>th</sup> century, it was the chosen location for the palace and deer-park of the Bishop of Winchester.

### 2.4 Conservation Area

(i) The old part of the town was considered to be of enough merit to be designated a "Conservation Area of Great National Value". Farnham boasts many buildings graded at levels I, II or II\* and has more listed buildings than Chester or Lincoln. The Conservation Area (CA15) was extended in December 2002.

(ii) There are many fine Georgian houses, built for wealthy merchants and several smaller buildings, which have Georgian facades but are, in fact, much older. The Andrew Windsor Almshouses date from 1619.

(iii) Farnham still retains its medieval road system. Castle Street was rebuilt in Georgian times and is counted as one of the finest market town streets in the country, sweeping up to the castle and Bishops' Palace. From the castle the wide street leads down to West Street, the Borough and East Street and has always been the main thoroughfare through the town.

(iv) Off Castle Street, however, the town centre roads are very narrow and remain residential. There are several small roads with terraced cottages, such as Long Garden Walk, Lowndes Cottages, Park Row and Lower South View.

(v) Much of the road system of the Conservation Area is now at the heart of the retail centre in the town. Its original medieval buildings provide ideal space for Farnham's independent shopkeepers, even though the narrow streets make servicing such retail units difficult.

(vi) In order to preserve the unique character of the Conservation Area, strict guidelines are laid down. Retailers are not allowed to hang internally illuminated signs and alterations to both interior and exterior features are carefully supervised. Regrettably, larger retailers have imposed their corporate identity in colours and designs on shop fronts and there should be greater restrictions in the future.

(vii) A Conservation Area Management Plan is about to go out to consultation. It is hoped that this document will enable Farnham to be more successful in maintaining a higher standard of street furniture, paving and cobbles in the historic town centre.

## 2.5 Central Farnham outside the Conservation Area

(i) Outside the Conservation Area, central Farnham can still boast many fine buildings, which other towns would cherish, despite acts of vandalism in the late 19<sup>th</sup> century and damaging development in the 1970s and 1980s.

(ii) Along West Street, towards the west, there is the cemetery with its listed chapel and opposite the cemetery are the McDonalds Almshouses. The Memorial Hall with its playing-field was constructed in 1920, as a tribute to those, who fell in the First World War. It was designed to be a meeting-place for the people of Farnham and is a significant building. There are also examples of smaller buildings and terraces, adjacent to the Conservation Area, which merit protection.

(iii) To the east of the Conservation Area there is a plethora of cherished buildings and places, which deserve to be noted. There are the open green spaces of Gostrey Meadow, purchased by Farnham Urban District Council in 1900, the Haren Gardens, Victoria Gardens and Borelli Walk along the river.

(iv) The preservation of Farnham's open spaces is now of the greatest importance, as planning permission has already been given for development on Brightwells Gardens, which were given to the town in 1923. However, the green corridor to the river Wey is to be preserved in the original plan.

(vi) The Water Meadows fall mainly within the Conservation Area and should be fully protected by local policies.

(vii) A fine example of protection rather than development is the Maltings. This was a disused brewery building, bought by the people of Farnham and is now acknowledged as one of the leading arts and performance centres in the south of England. It enjoys a peaceful setting by the river and it is hoped that this stretch of the river will be enhanced in future years.

(viii) In South Street there is the Liberal Club, designed by Lutyens and the Town Hall. The latter was built in 1902, to replace the earlier building of 1866 and was deemed to be quite out of keeping with the town. Many lovely buildings were demolished to make way for the town centre Sainsbury's store, which might be under threat of closure, as a result of changes to the East Street plan.

## 2.6. Firgrove

(i) Firgrove is largely suburban in character and has some distinctive roads with impressive examples of traditional architecture. There is little room for much further development, as current housing comprises mainly striking villas with little space between the houses and modest gardens.

(ii) Alfred Road is a wide road with an unusual housing mix. At the eastern end of the road there are excellent examples of Victorian terraced houses, similar in age and style to those along St. George's Road. These houses have a strong presence in the street. The gable ends define the edges of the houses and give definition to the buildings as a whole. There is a mixture of slate and clay tile roofs and red brick chimneys. Boundaries are often defined by privet hedges.

(iii) In contrast, the western end is characterised by a delightful, small, modern development, built on the site of a former timber yard. The building materials include hand-made clay tiles and dark-stained timber. Roof-lights have been used, in order not to harm the roof shape and doors and

windows are appropriate to the overall design. Alfred Road is bordered on the southern side by the large playing-fields of Farnham College.

(iv) Searle Road is an impressive cul-de sac with its entrance off Firgrove Hill. It has several large period houses on sizeable plots, many of which are attributed to Falkner. There has been some infilling at the end of the road, which has been approached sympathetically and the overall aspect of the road has not been harmed. It is vital that the individuality of Searle Road is retained. At the end of Searle Road is a recently refurbished children's play area.

(v) Lancaster Avenue lies just beyond the Great Austins Conservation Area (CA44) and is an attractive tree-lined avenue. Houses are well-spaced and have mature gardens. The character of this road must be retained, not only for its own sake but also to retain the gradual transition from the highly protected conservation area to the more densely developed town centre.

(vi) Bridgefield is unique in nature, perched high up on land, which overlooks the A31. It has an interesting mix of housing close to its junction with the station but opens out onto a tree-lined road with some most attractive family houses.

(vii) St. John's Road is a striking mix of pre-war detached family houses in large, mature gardens and attractive Edwardian semi-detached villas. It is a most delightful tree-lined avenue and should not be harmed by further inappropriate development.

(viii) Shortheath Road is a striking road, which should be preserved. Its houses are particularly well set back from the road and follow a well-defined building-line. They are set in large gardens with mature trees and hedges and there are many fine street trees. It is a most attractive road should be offered further protection in the future.

## 2.6 Hale and Heath End

(i) The original settlement in Hale consisted of small workers' cottages, located down narrow, winding lanes. This pattern exists to this day and gives the area its charm and character.

(ii) Flint cottages with red brick infill and slate roofs are common. Few buildings have more than two storeys and bungalows are also a common sight in the area.

(iii) Residential areas have been extended by infill developments and extensions to existing properties, so that there is little room for further infill. Major developments at Sandy Hill, Park View and Folly Hill have resulted in a broad mix of types of housing.

(iv) Improvements have been made on the large Sandy Hill estate, to remove flat roofs and create attractive new entrances. Certain older properties retain their charm and these must be preserved for future generations. Nutshell Lane is known not only for its variety of older houses but also for the large chestnut trees, which give the lane its unique character. The delightful cluster of houses near the traffic lights at the Upper Hale Road junction must also be protected.

(v) The area contains several mature trees and has many areas of open space, including Farnham Park, which help to lessen the dominance of the built environment. A small piece of land between the Six Bells public house and St. John's church, on the eastern side of Farnham Park is also greatly

treasured by local residents. (Woodland cemetery?) There are few shops remaining but several good schools.

(vi) There are stunning views across the town from parts of Hale, as the land rises steeply to the north of the town. The hilly nature also opens up many landscape views of the park and town from the south.

(vii) Farnham Park is greatly treasured by Hale residents and its openness is enjoyed by many. There is a strong feeling that the park should remain highly protected, to maintain its semi-wild nature and stunning views. There is also an area of protected heath-land (Thames Basin Heaths SSSI, SPA, SAC) on the north-western border of the area.

(viii) There are several churches in Hale, including St. John's, with views across the churchyard, St. Mark's, with its wall paintings and the Roman Catholic Church and meeting-rooms on Alma Lane. The Methodist Chapel at the recreation ground is a fine example of a traditional flint and brick building and Bethel Baptist Church, with its mix of architectural styles, is equally distinctive.

(ix) Hale recreation ground is well used by sports clubs and other members of the local community and is a focal point of the village. There is a Scout Hut on the green and Hale Carnival, a most successful annual event, takes place there. There is also the Hale Institute, a vital meeting-place for the village, the Hale Working Men's Club and the Ball and Wicket public house on the Upper Hale Road.

(x) Hale is a delightful settlement in which to live but there is a problem with large vehicles using the Upper Hale Road and residents have long been seeking a solution to this problem.

## 2.7 Moor Park

(i) Moor Park lies at a distance of between two and three kilometres east of Farnham town centre. It is bounded to the west and south-west by the river Wey, to the north by Runfold Woods and open country immediately south of the old Guildford Road, to the east by Crooksbury Road and to the south-east by Camp Hill, terminating at Waverley Mill Bridge near Waverley Abbey. Waverley Abbey and its grounds and cottages at the lower end of Camp Hill are included in a small Conservation Area (CA 37), which received its designation in 1989.

(ii) The major part of the area formed part of the land and estates of Moor Park House, which is located on the banks of the river Wey, on the western edge of the Moor Park area. Moor Park House and Gardens, now protected by Grade II\* listing, has a long and interesting history, dating back to the sixteenth century. It was famously in the ownership of Sir William Temple from 1650, when royalty visited frequently and the writer, Jonathan Swift, was Sir William's secretary. Later Charles Darwin was thought to have penned part of "On the Origin of Species", while staying to take the waters.

(iii) Residential property on the Moor Park estate was mostly restricted to that around Moor Park Farm and High Mill on Moor Park Lane and the cottages at the lower end of Camp Hill. However, in the late 1930s, much of the original land associated with Moor Park House was subdivided as a residential estate. Plot sizes were set at a minimum of one acre and most were in the range of two to four acres. The narrow and unlit estate roads, with wide tree-lined verges and no footpaths, such

as Compton Way, Swift's Close, Temple's Close, Cobbett's Ridge and Monk's Well, were created at this time and the characteristic pattern of single houses in large, well-wooded plots was established.

(iv) Construction styles were originally traditional tile-hung Surrey Manor House and some Georgian design but more exotic designs followed and Delarden House on Compton Way was designed by Harold Falkner. Over subsequent years many different styles of housing were built, with the result that there is now a wide mix of architecture but the houses all sit well in the wooded environment. More recently there has been a trend towards replacing older houses with newly-built large properties but the characteristic pattern of the Moor Park estate has been preserved.

(v) The original plots were subject to extant legal covenants, seeking to prevent the sub-division of plots. This provision has generally been upheld and the original intent of a rural environment has been retained for over seventy years.

(vi) The whole of Moor Park and the adjacent areas to the north all lie within a designated Area of Great Landscape Value (AGLV) as defined under policy C3 of the current Local Plan. The vast majority of the area also comes within the South Farnham Area of Special Environment Quality (Policy BE3, Local Plan 2002). In addition, the eastern side of Moor Park immediately abuts the Surrey Hills Area of Outstanding Natural Beauty.

(vii) Planning policies C3 and BE3, together with the provision of the Moor Park Estate restrictive covenants, have helped to protect the area against repeated attempts to increase the density of housing by splitting plots. The Moor Park Residents' Association has been very active in its defence of the area over many years but there remains a real danger that this very special area could be eroded away, without further protection in the future.

(viii) Two long-distance footpaths cross Moor Park and one runs adjacent to a Site of Special Scientific Interest, located along the river Wey, close to Mother Ludlum's Cave.

(ix) To the north of the residential estate and adjacent to Runfold Woods a large piece of land, which is also within the AGLV, has been quarried over decades for the extraction of sand and subsequent deposition of landfill. This has been damaging to the landscape. However, all mineral and landfill activities are scheduled to cease under the Surrey Minerals and Waste Plan and there will be full restoration of this area by 2021. The need for this restoration is identified in the Waverley Local Plan as being an Area for Landscape Enhancement under policy C6 (Local Plan 2002).

(x) The particular quality of Moor Park lies in its semi-rural aspect and wide spacing of houses, while being in close proximity to Farnham with its easy access to London. This has made it a very desirable location for commuters and for those, who simply love the mix of rural and urban living in this delightful area. Its special quality must be maintained with great care for future generations.

## 2.8 North West Farnham

(i) This area covers West Street to Dippenhall to the west, including all roads off Crondall Lane and to the east it covers the land west of Folly Hill from Old Park Road to the Odiham Road.

(ii) Much of the area is rural in nature, incorporating several farms. These rural areas are largely protected by special designations in the current Local Plan, either as Areas of Great Landscape Value (AGLV) or Areas of Strategic Visual Importance (ASVI).

(iii) The Old Park area from Old Park Lane to the Odiham Road is so called because it was the original park of Farnham Castle, pre-dating the New Park, as the present Farnham Park was originally known.

(iv) In the Dippenhall area there are no fewer than nine houses built by Harold Falkner. They are all unusual, often quirky to the eye and most enjoy Grade II listing. A book on the architect, published in 2003, devotes a whole chapter to houses in this area.

(v) Old Park Lane, beyond the first few hundred metres and Middle Old Park Lane are narrow, unmade tracks and not suitable for any significant increase in traffic. Upper Old Park Lane is rural in character with protected fields along its southern edge.

(vi) The southern end of Crondall Lane, as it joins West Street, has a variety of buildings but the lane soon leads to open countryside and becomes semi-rural in feel. To the north-east of Crondall Lane lie Beavers close and Beavers Road, both of which have open fields behind the houses on the northern side. These fields are protected but recent developments on the other side of the road have exacerbated parking problems in both roads.

(vii) Three Stiles Road ends in fields and its houses enjoy an attractive vista across these fields and beyond. Beavers Hill, which lies off Three Stiles Road, is a single track road with a unique ambience and character. It contains a small number of well-spaced houses and this special character should be preserved.

## 2.9 Rowledge

(i) The village of Rowledge is bounded to the north by the Bourne Valley, an Area of Strategic Visual Importance (ASVI) and the village of Wrecclesham, to the west by Alice Holt Woodland Park, to the east by open countryside, designated as an Area of Great Landscape Value (AGLV). The ecclesiastical parish of Rowledge straddles the border with Hampshire and St. James Church and school are located in that county. The civil parish forms the village, as described in this document.

(ii) The area was originally agricultural or common land with several large farms and scattered cottages. The present road network follows the haphazard pattern of tracks and footpaths, which covered the area. The coming of the railway and the development of Aldershot as the home of the British Army resulted in an influx of wealthy businessmen and army officers and saw the construction of many large houses on substantial plots.

(iii) Tradesmen also moved into the village and the area became important for hop-growing, supporting the brewing industry in the town of Farnham. The parish church was built in 1869 and the school was built three years later. By 1871 there was a recognisable centre to the village with a post office, shops and a public house, which exist to this day. Further development followed the established road network and the village has gradually developed from the original open fields.

(vi) Buildings in Rowledge show a wide variety of architectural styles and materials, predominantly local brick with pitched tile or slate roofs. There are no flats or houses of more than two storeys.

Boundaries are typically defined by established hedges and trees, with occasional stone or brick walls or wooden fences.

(v) The village has a rural character, which is greatly valued by its residents. There is an abundance of trees and green open spaces and the green separation, provided by the Bourne Valley is universally treasured. Any new development should appeal to a broad spectrum of people.

(vi) However, there is growing concern about the creeping urbanisation from Wrecclesham and the area to the north of The Long Road, currently designated as Countryside Beyond the Green Belt, needs further protection from over-development. Waverley Borough Council is urged to look at revising local designations in the new Local Plan. The current ASVI should be extended to include the area north of Boundstone Road and east of Brown's Walk and the adjoining AGLV should include the area north of The Long Road and south of the Boundstone Road.

(vii) The Alice Holt Woodland Park is included in the South Downs National Park, which should provide future protection in this area.

#### 2.10 Shortheath and Boundstone

(i) This area is bounded to the south by Boundstone Road, to the north by Weydon Lane, to the west by Little Green Lane, Sandrock Hill Road and Lavender Lane and to the east by Ford Lane and Twyford Lane. It is bisected by Shortheath Road (B3384) and has bus routes along Weydon Lane, Shortheath Road and Boundstone Road.

(ii) The topography of south Farnham generally slopes from a high area in the south towards the town centre. However, this gradient is broken up by three ridges: the North Ridge runs from Alice Holt to Greenhill Farm, the Middle Ridge runs from Rowledge via Boundstone to Longdown Road and Gold Hill, while the South Ridge is located to the south of the two settlements, which make up this area.

(iii) The dramatic effect of these ridges can be seen at the junction of Sandrock Hill Road and School Hill with Echo Barn Lane, from which School Hill rises for a time, before plunging down towards its junction with The Street (A325) and Sandrock Hill Road falls away, only to rise again towards its junction in the south with Boundstone Road.

(iv) The settlements of Shortheath and Boundstone form, in the main, a tranquil, sylvan, rural area. Housing is varied. There are large, traditional tile-hung residences and Arts and Crafts style houses, set well back from tree-lined streets, interspersed with modern, smaller homes. Shortheath Road and Boundstone Road are fine examples of established housing in wooded streets and both these roads also have several picturesque tracks or private roads, typical of the area, leading off them.

(v) The area, itself, is close to the conservation areas of the Bourne and Wrecclesham but does not, itself, boast any nationally listed buildings or conservation areas.

(vi) There is a thriving primary school, a well-kept cemetery and several public houses.

### 2.11 South Farnham (Waverley)

(i) This area covers the roads immediately to the south of Farnham Railway Station, bounded to the west by Tilford Road, to the east by the river Wey and extending southwards into the countryside as far as Moor Park Lane.

(ii) The area is a pleasant residential community of detached family homes in substantial plots. It has origins in six planned estates, which were laid out in the early part of the twentieth century, under the influence of Borelli and Falkner, to establish an impressive gateway into Farnham from the south. This set the tone and the remaining land was developed in sympathy with this principle.

(iii) South Farnham (Waverley) has a distinctive, low density, older and well-established character. The houses date predominantly from the 1920s and 1930s and sit in large gardens with fine mature trees and hedges. The houses are well-spaced and there is a wealth of green verges and street trees, all of which create a very pleasant environment, which greatly enhances the town.

(iv) There are three excellent schools, a well-regarded hospice, two high-quality nursing-homes and the historic Waverley Arms inn.

(v) Waverley Lane was the route taken by the monks on their way to Waverley Abbey, the oldest Cistercian Monastery in the country, built in 1128. Present day road names reflect the old religious connections: Abbots Ride, Monkshanger and Monks Walk.

(vi) The area is primarily green in character. There are long-established hedgerows and wide verges at the roadsides and areas of large mature trees. There are open green fields on the rural fringes. The land immediately surrounding these fields is protected by policy C3 (Local Plan 2002) but the fields enjoy no such protection. Waverley Borough Council is urged to consider further protection for these agricultural fields.

(vii) The houses have been mostly individually designed. There is a variety of house shapes, roof formation, ridge tiling, windows and doors. Roads in the area are often very narrow. Driveways to each house, therefore, are off-set, to allow easy access. However, the infrastructure is inadequate for the levels of traffic in the local area. The schools create major traffic problems on weekdays and the level-crossing at the railway station frequently adds to the queues.

(viii) There is a well-documented history of the development of the defined area. The vision of Falkner, a local architect, Kempson, a local solicitor and Borelli and Shiner, local people of wealth and standing, was to create a carefully planned series of building schemes with each one being clearly described. In 1922 the Stoneyfields Estate was laid out with restrictive covenants, "one private dwelling-house shall be erected on each plot", covenants which have been passed down with each sale to the present owners.

(ix) In 1923 Longley Road and Menin Way followed suit, with similar covenants, followed by Broomleaf Road, Lynch Road and Old Compton Lane. By the beginning of the Second World War, it was clear that the character of the area was defined by large family homes on substantial plots of land. The last major development was the building of the Waverley Fields Estate, which created Abbots Ride in 1957.

(x) The area is under great pressure from developers. It is close to the station, exceptional schools and beautiful countryside. Any further development should take into consideration the level crossing at the railway station, which acts as a pinch point at the apex of two major roads, causing traffic congestion and air pollution.

(xi) New development should respect the spacious nature of the area and the current low density character should be preserved. Waverley Borough Council is urged to specify certain roads in the introduction to policy BE6 (Local Plan 2002). Roads to be considered include Lynch Road, Broomleaf Road, Old Compton Lane, Uplands Road, Stoneyfields, Abbots Ride and Waverley Lane, south of Lynch Road.

## 2.12 The Bourne

(i) The Parish of the Bourne is bounded by the Ridgway in the north, Bourne Woods to the south, Waverley Lane to the east and Gardeners Hill Road to the west. It is approximately 617 hectares in area and contains around 1605 households. Although there are no grand houses, there are many fine properties.

(ii) The Bourne is the link between the protected, picturesque countryside south of the town and the more developed suburbs of the town centre. It has a long and fascinating history, still recalled in the names of old cottages or newer small developments. It is bordered by woodland and common-land and is an attractive and vibrant place in which people of all ages enjoy living.

(iii) For many centuries the Bourne was the waste-land or common to the Manor of Farnham. Gradually squatters began to set up turf huts on the common and, by the enclosure of the common in 1861, there were around 600 residents, scratching a living from agricultural work in nearby villages.

(iv) The long and colourful history of the Bourne is captured in the works of George Sturt, who died in 1927. Much has changed since his works were published but, once off the main A287, the Bourne remains a network of un-adopted roads, footpaths and bridleways, with little street lighting and few pavements. Early development was delightfully higgledy-piggledy, reflecting the pattern of the early squatters' hovels.

(v) Part of the Bourne is protected by policy BE3 (Local Plan 2002), which is designed to maintain its semi-rural appearance. This policy was introduced in 1974 and is a saved policy of the current Local Plan. The policy has been greatly respected by councillors and inspectors alike and its importance cannot be stressed too much. Waverley Borough Council is urged to consider revising the area protected by BE3, to offer protection to parts of roads, which are currently excluded.

(vi) The Bourne has two excellent schools, the Bourne Infants School, which has now amalgamated with South Farnham Junior School and the Ridgeway Community School. The Abbey School and South Farnham School, among the best in England, are within easy reach. This has made the pressure for development relentless and large gardens are under threat, as they are in other parts of south Farnham.

(vii) Great Austins was designated a Conservation Area (CA44) in December 1993 and is defined in the current Local Plan and, therefore, enjoys certain protection, as does Old Church Lane (CA16).

However, a beautiful part of Shortheath Road, between St. John's Road and Green Lane enjoys no such protection but has a fascinating history, which should be cherished. Its houses lie well back from the road for protection, as the road was once a tank route. This has resulted in a very special character, with individual large houses on extensive mature gardens. It is a striking road and should be preserved.

(viii) The architecture in the Bourne is as varied as its history. There are several imposing Falkner houses with long drives and some tiny cottages with no vehicular access. There are a few modern glass structures and some delightful brick and flint buildings. There are two nationally listed buildings and nineteen locally listed properties.

(ix) What is special is the amount of greenery around the houses. Local residents have fought to preserve the green gateway into the town and there is generally a large number of trees and hedges along most roads, even those, which have been developed. In the area covered by policy BE3, fences are positively discouraged and residents encouraged to replace them with green boundaries.

(x) There has been some very imaginative development, which has complemented the surrounding architecture and the Bourne does retain the feeling of a village. There are four shops, including a post office and a large village green, on which there is an annual show. There is also an excellent conservation group, which has been recognised nationally for its work.

(xi) The natural environment is an essential part of life in the Bourne. The footpaths along the Bourne Valley provide an important network of corridors for both residents and wildlife alike and there are many veteran trees throughout the area, with oak and birch among the most numerous. The valleys are now heavily wooded and are important green corridors for birds, bats and woodland species.

(xii) The Bourne has a rich variety of flora and fauna and recent surveys in the Old Churchyard show that it hosts well over two hundred species of animals and plants. There is now official recognition in the Surrey Biodiversity Action Plan that our native wildlife should be protected and it is important that action is taken against landowners, who fell trees or otherwise destroy important habitats.

(xiii) The Bourne remains a very pleasant place to live for animals and people alike but could be damaged irrevocably, if protective policies are not applied rigidly and the character of surrounding buildings is ignored too freely.

### 2.13 Weybourne and Badshot Lea

(i) The central village of Weybourne contains houses, built mainly in the mid to late Victorian period. These were situated primarily along Weybourne Road. Weybourne House and the buildings in its courtyard are, perhaps, the most famous buildings in Weybourne. Weybourne House was the home of John Henry Knight, who built the first petrol powered motor vehicle in 1895. Much local authority housing was subsequently constructed in the 1950s, followed by a great deal of private housing, built in the 1960s and 1970s and smaller developments in the 1980s and 1990s.

(ii) This has resulted in a large mix of housing styles and Weybourne remains an attractive place to live for all age groups. There is a splendid village hall, which is well-used by the community and a large recreation ground. There are several excellent schools, serving the complete age range from 4

to 16 years and more than one public house. There is a small nature reserve off Weybourne Road, alongside the allotments, managed by Waverley Borough Council and access to the larger nature reserve at Rowhills, which is managed by Rushmoor Borough Council.

(iii) Traffic is a problem in Weybourne. There are several sports facilities in the area, including an all-weather floodlit facility, which is open until 9.30pm. There is also a Nuffield Leisure Centre, which generates traffic throughout the day and evening. Permission has been granted for further sports provision, which is now nearing completion and which can only exacerbate the situation.

(iv) There is a large trading-estate and supermarket, which attract vehicles from a wide area and other commercial ventures, which result in larger vehicles using narrow roads.

(v) Like most of the villages on the outskirts of Farnham, the origins of Badshot Lea go back long before Roman times but development began in earnest in the Victorian era. In fact, the village owes much of its development to the arrival of the British Army in Aldershot and the need for builders and other skilled workers, to erect accommodation for the soldiers. The school building in Badshot Lea is one of the better examples of Victorian school buildings in Farnham. It is much admired, not only for its appearance but also for its setting at the centre of the village, opposite the church.

(vi) Older residents still talk of Badshot Lea Docks and the largest ship built there, the Saucy Kipper. This is an amusing story involving a dark night and some alcohol but, like most good stories, it was based on fact. Badshot Lea has always had drainage problems and is prone to flooding to this day. This must be taken into account, when further development is proposed for the area.

(vii) In addition to its excellent Infants' School, Badshot Lea boasts two public houses and several businesses, including a large garden centre. There is a Working Men's Club, a cricket club, tennis courts, a thriving football club and a village hall in the Old Hop Kiln, which was purchased by the local community. The Farnham Angling Society has the largest fresh water fishing facility in Farnham.

(viii) Farnham Quarry, situated to the rear of the Kiln Village Hall, is nearing the end of its working life and will be eventually handed over to the Blackwater Valley Management Trust. It will be designated a Wetlands Nature Reserve. Over the past two years no fewer than 124 species of birds have been identified here and it is destined to become one of the most important sites in the area.

(ix) The large residential development at Badshot Park has merged in well with its surroundings, as the gardens and trees have matured and the restored pond now forms part of the well-used village green.

(x) However, as in Weybourne, the existing roads struggle to cope with the volume of traffic generated by sporting and commercial operations and this has also to be taken into account, when new development is proposed.

(xi) It is vital that the narrow belt of open country, which separates Badshot Lea from Weybourne and Hale and ultimately Aldershot (known locally as the Strategic Gap) is retained, if Badshot Lea is to retain its distinctive community. Village recreation grounds in Weybourne and Badshot Lea should be preserved, along with the village green and pond in Badshot Lea. The loss of public green spaces will not be permitted.

## 2.14 Wrecclesham

(i) The village of Wrecclesham lies to the south-west of central Farnham and extends to the border with Hampshire. The oldest part of the village is a ribbon development along the A325 towards Petersfield and the central area was designated as a Conservation Area (CA 43) in October 1973 and extended in August 1991.

(ii) There are several important buildings within the conservation area. Yew Tree Cottage is the oldest house in West Surrey, dating from 1360 and Wrecclesham House, now fully refurbished as offices, dates from the fifteenth century. It is important that street furniture within the Conservation Area is of a high standard.

(iii) The whole of the village contains a mix of residential properties, together with several retail and light industrial buildings. On the northern side of the A325 the houses overlook the Wey Valley and there is open countryside visible from the gardens of these houses, through fields, a recreation ground and the grounds of Farnham Rugby Football Club.

(iv) The valley has been used for gravel extraction and there is an area of landfill. This has created a source of methane and other gases, which have presented problems for the houses in the lower part of the village. Occasional evacuations of these houses have been necessary.

(v) South of the A325 the ground continues to rise and there has been considerable residential development. Whilst the older buildings in Wrecclesham date from the fifteenth century, the vast majority, especially away from the original ribbon development, date from the twentieth century.

(vi) The renowned pottery, built in 1823 by the Harris family, is located towards the western end of the village. Today it runs pottery, sculpture and arts classes with links to the University of the Creative Arts.

(vii) Wrecclesham has seen considerable housing development in recent years with new streets replacing both green and brown field sites. There is another development of a further 60 houses planned for a site, which is affected by both flooding from the river Wey and contamination from the landfill site. Apart from these larger schemes, there has also been considerable infilling and several bungalow are currently under construction at the lower end of Pottery Lane.

(viii) This amount of construction has put considerable strain on the local infrastructure, with peak-time traffic tailing back from the junction with the A31 to the Hampshire border, a distance of about a mile. The local primary schools, which are situated near the village, are over-subscribed, despite the introduction of a two-form entry at St. Peter's School.

### **3a.Vision**

3.1 Farnham in the future remains a most pleasant place to live. Lorries have been removed from the town centre and there is a flourishing retail space. Shop fronts have been refurbished to a very high specification and hanging signs have become such a feature that they are included in the list of visitor attractions. There is a thriving evening economy with a good range of highly successful restaurants. The small cinema is doing good business and theatre is alive and well at the Maltings.

3.2 Farnham Castle is one of the most visited monuments in the United Kingdom and Castle Street has been protected and enhanced. Farnham Park has been protected from inappropriate change and remains a beautiful, natural green space for all to enjoy.

3.3 The bypass has been extensively planted and improvements made at Hickleys Corner. Traffic has been slowed down between the two roundabouts at Coxbridge and the Shepherd and Flock and traffic can turn right both into South Street from the east and Station Hill from the west. Guildford Road is no longer the main entrance into the town and has been improved by a thorough re-assessment of uses along its length.

3.4 There are more sports facilities for young and old and the town's teams are flourishing as a result. All green spaces remain in the control of Farnham Town Council and have been greatly enhanced.

3.5 New development has merged in well with existing residential supply, largely due to the emphasis on the Farnham Design Statement and the robust policies in Waverley Borough Council's new Local Plan, which have protected countryside for its own sake and large gardens, where these form part of the character of the area. The town retains its distinctiveness.

3.6 The river Wey has been cleared and wildlife is thriving all along its corridor. The town has seen the arrival of several new species, as development has not been allowed, where it would harm the natural environment in any way.

3.7 The shortage of school places has been addressed and the new secondary school is highly successful. Air quality has improved dramatically and works on the new sewage plant are almost complete. The reclaimed land, which is now a well-respected nature reserve, is also flourishing.

### **3b.Objectives**

3.8 The aim of the Neighbourhood Plan is to deliver the vision of Farnham residents.

(i) To promote sustainable development, which meets the needs of the town, while not compromising the quality of life for future generations.

(ii) To ensure that cross-border impacts from development or infrastructure provision are addressed.

(iii) To seek a balance of housing and employment growth, that benefits the town.

(iv) To ensure that adequate provision is made for new or improved social, physical and green infrastructure to meet the needs of the population.

(v) To support the delivery of a range of sizes and types of housing to meet the needs of the town's residents.

(vi) To support the delivery of commercial premises on suitable sites within the town.

(vii) To support the vitality of the town centre.

(viii) To ensure that provision is made to suit the leisure, cultural and recreational needs of the community.

(ix) To protect the countryside around the town as a recreational asset.

(x) To safeguard the rich heritage of the town.

(xi) To ensure that new development takes proper account of the distinctiveness of every part of the town.

(xii) To protect and enhance the diversity of wildlife and habitats in and around the town, both on designated and undesignated sites.

(xiii) To reduce emissions, which contribute to climate change.

(xiv) To manage flood risk by protecting vulnerable areas of the town from inappropriate development

#### **4. Infrastructure**

4.1 Farnham occupies a unique place in both history and geography. The historic market town is surrounded by Hampshire and any development in Aldershot, Farnborough and Whitehill/Bordon will pose problems for the town's limited infrastructure. Strategic planning across county boundaries is essential, if the town is to accommodate more housing. There are no planned improvements for the A325 or the A287, which cross the town.

4.2 The road system through the town is inadequate and outdated. The level crossing at the station, which is closed for 15 minutes in every hour, creates queuing traffic both north and south of the by-pass. At peak times, the town is gridlocked, as little traffic is able to access the by-pass, due to the single file of traffic in South Street.

4.3 The by-pass (A31) barely copes during the rush hour and many of the residents of the proposed new housing both in Waverley and surrounding boroughs will use the A31 to access jobs and schools. At present, 23,700 residents travel out of Rushmoor on a daily basis and 26,500 travel in. Lorries add to both traffic jams and air pollution and there must be a ban on unnecessary journeys through the town.

4.4 The town is severed by the A31 and measures should be taken to link the two sides of the town. Consideration should be given to a thorough re-think of the speed along the A31 between the Shepherd and Flock roundabout and the Coxbridge roundabout. The road could become part of the town, with easy access to the station and South Street from both directions.

4.5 A Western by-pass is the only long-term solution to the traffic problems in Farnham but a Wrecclesham by-pass would alleviate the congestion on the A325, as constant traffic passes through the village. This is now the route for lorries and other traffic, if there is a closure at the Hindhead tunnel.

4.6 Air pollution is a problem in parts of the town, due in great part to the road system. Action must be taken on this, if people's health is not to suffer. The sewage system is also struggling to cope with current demand.

4.7 There is little public transport south of the station. The service is better in the north of the town but residents from any development south of the town will rely on the car to access services of all kinds.

4.8 There is a chronic shortage of school places in the town. This has to be addressed, if children are not to be educated miles away from the area in which they live. Parents are choosing to educate their children at home in greater numbers, as the only available places are in a school in special measures. Surrey County Council must plan ahead for the large numbers of pupils, which will be generated by increased housing.

4.9 There is a need to carry out a thorough review of employment land in the town. The new planning framework stresses the need to use land effectively and many of the town centre sites might be better suited to residential development. Farnborough is a centre for high-tech industries,

which Farnham should be serving in some way. The town is also the main campus for the University of the Creative Arts and there will be increasing opportunities for business related to the university in the future. Modern employment space is needed, to attract successful and ambitious companies. There is a large amount of empty office space, which could be brought back into use as habitable accommodation. Improved communications infrastructure is essential.

## **5. Employment and Economy**

5.1 There is a need to carry out a thorough review of employment land in the town, in order to comply with paragraph 75 of the NPPF.

5.2 Farnham must define what sort of employment it will be able to provide, bearing in mind the provision in Aldershot (mainly retail and industrial) and Farnborough (mainly high-tech industries). Employment in Farnham must complement this provision and cross-border co-operation will be essential. There is now a duty to cooperate with adjacent boroughs.

5.3 Farnham has several areas of land, which were used for industrial purposes and which have now become unsuitable, mainly due to size or location.

5.4 Much of Farnham's employment space is out of date and poorly serviced. The business parks need more creative investment and new technology start-up units should be offered. Modern accommodation is needed to attract successful companies.

5.5 Central Farnham has a good selection of professional services but a better mix should be encouraged.

5.6 Local companies employ an average of 15 people and the town is better suited to this small-scale pattern of employment than our larger neighbours.

5.7 The town centre needs to reflect the change in internet shopping. There will be more service outlets, such as Argos and niche market shops and local produce should be encouraged. Farnham should provide a different shopping experience from nearby centres.

5.8 Redundant office space above shops in the town centre could be brought back into use as habitable accommodation.

5.9 Locating employment on sites with easy access to the A31, such as the Coxbridge Estate or on land adjoining the Farnham Trading Estate could free up much previously developed land along Guildford Road for residential development.

5.10 Out of town shops, such as the Ridgway, Rowledge and the Bourne provide an excellent service.

## **6. Leisure and Recreation**

### **LEISURE**

6.1 By 'leisure' it is generally accepted that we mean 'sport and games'.

6.2 The three main team games are football rugby and cricket, but they are closely followed by tennis and swimming. Farnham is woefully short of facilities for all.

6.3 With the schools (with the exception of fee paying) having abdicated their responsibilities to encourage serious team games, with their reluctance to encourage competitiveness, their unwillingness to provide inter school sport outside of school hours, and with their support for mixed games it has been left to the sports clubs of Farnham to offer sport to young people. Figures show that the enthusiasm of youngsters to play team games and competitive sport is as strong as ever.

6.4 Waverley relies on the goodwill and enthusiasm of sports club members to give up their time to coach young people – and how well they do it! They give up their time at weekends in the evenings without reward. Of course the quid quo pro is that hopefully a good number will fill the ranks of their sports teams in adulthood and a very small number will make it to the very top – Jonny Wilkinson being just one example.

6.5 Farnham has a number of first class sports clubs too numerous to mention and all invest time in coaching.

6.6 There are well over 1000 young boys enjoying cricket coaching, nearly 2000 enjoying football coaching, nearly a 1000 boys and girls receiving tennis coaching, a thriving swimming club, and numerous other less well attended sports such as roller hockey, boxing, martial arts, dance, etc.

6.7 Some clubs play to a very high standard. Badshot Lea and Farnham Town Football Clubs cannot be promoted to any higher league because their grounds do not meet the Taylor requirements. Rowledge Cricket Club has reached national status as a village cricket team, this despite the limitations of their ground size. Farnham Rugby Club has for many years had to play on pitches without adequate drainage until they were able to do a deal with Lloyd's Leisure. Farnham Swimming Club uses the pool at the Farnham Sports Centre but swimmers of promise have to train at the 'crack of dawn' to get pool time – this goes for every adult swimmer who wants lane swimming since the schools (who have given up their pools in many cases) monopolise the days. Swimming lessons are booked many times over for children just beginning.

6.8 One could give many examples but it becomes abundantly clear – Farnham seriously lacks playing amenities. There is a woeful shortage of playing fields and clubs are heavily restricted. Pay and Play facilities for those starting out have always been at a premium and Waverley is moving away from providing this facility with its drive to make sports clubs self sufficient.

6.9 As a result of this latter policy we have recently seen the demise of the Gostrey Bowling Club who were not able to provide their own ground maintenance. Farnham had three town centre bowls clubs until recently but is now down to one – Brightwells being given to development.

6.10 Land is very precious in Farnham. Not only must every sports ground be protected from development it is essential that more facilities are made available. To give just one example one boys football club runs over 20 teams and has to play on the same two pitches four times over just one weekend with only basic facilities.

6.11 As the town grows and the population expands it is the duty of the Council to provide leisure facilities. It is one of the five policies of Waverley Borough Council. Farnham has the least number of facilities anywhere in the borough.

6.12 One answer would be to make better use of school sports grounds that lie unused at weekends. Unfortunately petty bureaucracy between county and borough stands in the way

### CULTURE

6.13 Culture is a significant factor in the life of Farnham people. Farnham can boast of having a children's choir of international fame, of being the home of The Rock Choir with no less than 1000 members from Farnham alone, of having in the Maltings the leading cultural centre in the South East, and of course being home to the University of the Creative Arts.

6.14 It is true to say that nearly every person in Farnham has a cultural hobby or attends a cultural event as part of their lives – whether that is bridge, quilting, operatic, choral, orchestral, performing or attending amateur dramatics, singing in or attending the Operatic Society (adult or junior), dancing, or knitting to name but a few.

6.15 The same problem exists however. There is just not enough facilities to pursue these interests. With the sale of Church Hall the only space available for large gatherings is the Memorial Hall, The Maltings, or The Garden Room at the Museum. All are booked most of the time. There is not enough space for rehearsals nor is there a recognised place for public meetings without paying a large fee and giving a very long notice of intent.

6.16 Even small Amateur Dramatic Companies (of which Farnham boasts more than any other town) are facing difficulties. Churches are selling their halls (The Bourne just recently) and setting stages, rehearsals and performances becomes a problem.

6.17 Farnham supported a theatre since the 30's. It was one of the most successful repertory theatres producing a number of well known names. Farnham still boasts a professional repertory company with no home. Whether a theatre could stand alone financially is open to doubt but relying on an independent school that can only offer its facilities in the holidays and is miles from the town centre with no transport is not the answer.

6.18 An opportunity was lost in planning the East Street development to fit out the cinema so that one of the auditoria could provide live entertainment. We must not make that mistake again.

6.19 As the population grows we must provide, and must financially support, Culture and Leisure.

*Check whether we now include below,,,,,*

*6.20 All green spaces in the town must be retained. There are relatively few such areas in Central Farnham, but they are needed for play areas and open spaces such as Gostrey Meadow, which can be used for musical events or fairs, which can be very popular. Groups of houses, even constructed on brownfield sites, should be developed with green spaces included into the designs, and with trees and bushes included in the mix of vegetation. Large gardens should also be protected from indiscriminate development. The disappearance of such gardens reduces the wildlife corridors, nesting areas and feeding sites for many species.*

*6.21 Local village greens must be listed and protected. Too many have been sold off, or disappeared, to become parts of residential or business developments. Trees can be, and are, protected. The same should apply to village greens and other green open spaces.*

*6.22 Farnham Park should remain semi-wild. There is an increasing threat to Farnham Park, as greater proportions of it are used as SANGs, with attendant access and parking facilities. Experience is showing that walking of dogs is usually confined to residents whose houses are near the park entrances. Dog walkers in South Farnham move to other walking areas further out from the centre of Farnham, such as the Hankley Common.*

*6.23 Ponds and woodland areas should not be fenced off. Ponds are usually surrounded by green spaces or woodland, all of which are needed for the encouragement of wild life. Access to ponds is essential for many species, but is also instructional for children and adults. Larger wild animals such as deer also need access to the food and water that these areas provide.*

*6.5 The green area behind the UCA should be designated a local green space as recreational land for the students, rather than a development area for houses.*

*6.6 Farnham needs theatre/cinema space, since the last cinema closed 37 years ago without replacement.*

*6.7 Cafe society should be developed.*

*6.8 Castle*

*6.9 Community centres*

*6.10 Art Galleries*

*6.11 Museum*

*6.12 Maltings*

*6.13 Sports provision is inadequate. Several teams are struggling to find facilities.*

*6.14 Quarry sites need to be restored for leisure use.*

*6.15 Community events*

*6.16 Improved signage of footpaths and local footpath guide for walkers.*

## **7. Biodiversity**

7.1 Extensive green infrastructure is essential to maintain biodiversity throughout the town and its surrounding green areas.

7.2 Farnham Park is one of the most important semi-wild spaces in the town. Its history as a deer-park for the residents of the Castle make it unique and there remains a desire to leave much of it unchanged.

7.3 Areas such as Gostrey Meadows, Borelli Walk, the allotments and cemeteries all provide corridors for wildlife of all kinds, as do large gardens and, village greens and sports pitches.

7.4 The river Wey also forms a corridor through Farnham and plays a vital role not only in biodiversity but also in drainage, and recreation. It is a chalk stream, a priority habitat in the UK Biodiversity Action Plan. There is a wide variety of both aquatic and riparian species to be found all along the river.

7.5 The wooded hillsides to the south of the town provide an important habitat for several species, along with hedgerows.

7.6 Farnham is affected by two Special Protection Areas. Both are protected by European legislation and development is discouraged within a 5km radius.

7.7 The Thames Basin Heaths SPA affects several boroughs but 80 hectares of it are in Waverley, located to the north of Sandy Hill. There is a 400 metre buffer zone, where no building is allowed and councils have to provide mitigation measures, to enable building between that zone and the 5km radius. This is now known as Suitable Alternative Natural Greenspace.

7.8 Waverley Borough Council has current SANG capacity within Farnham Park. It is essential that SANG is provided elsewhere, to prevent further destruction of the Park.

7.9 The Wealden Heaths SPA has been less under threat from development but that has now changed. The opening of the Hindhead Tunnel will mean that there will now be large-scale development near the former A3 crossroads and any development south of the Farnham will also have an impact on that SPA. Residents south of the by-pass automatically access natural spaces such as the Bourne Woods and Frensham Common.



## **8. Town Centre**

8.1 Farnham must re-define and foster its unique selling point, which is its value and atmosphere as a market town. It must not be allowed to mimic the bland uniformity of Guildford or Fleet, which have generated the comment that many shopping centres have become uniform in the types and levels of retail outlets that are encouraged.

8.2 Independent retailers must be encouraged, to add variety of choice. This what has made Farnham popular as a shopping area, because of the range and quality of shops.

8.3 Shops and businesses are under threat with the lack of adequate parking places, and increasing parking charges. A limited low cost for one-hour parking should be tried, which allows lower cost access to shops when limited-time shopping is all that is necessary.

8.4 Traffic flows should be re-designed. These have been carried out for a number of years, but not implemented. They should now be trialled. Traffic modelling should be updated, but should include linked bottlenecks like Hickley's Corner and Farnham railway gates, which are the generators of major delays "upstream" of the traffic flow, even as far as the Borough, and equally grave backlogs of vehicles on the A31, out to east of the Shepherd and Flock roundabout. The central problem is that there are too many vehicles trying to pass though too many narrow streets, which were never designed to accept that capacity.

8.5 Signage should be reviewed. There are many areas where signs have been erected, but the signs themselves have fallen into disrepair. In places, some signs are redundant, some are over-large, and many could be made less obtrusive. Old signs and their poles should be removed as soon as possible, because cluttered signage does not enhance the attractiveness of the street scene.

8.6 Pavement clutter should be removed. This comes in a number of forms. In some cases, safety measures such as railings, designed to require pedestrians to cross roads at specific points, are usually ignored, while some have been hit by vehicles so often that they have become a depressing eyesore. Another form of pavement clutter is the proliferation of rubbish collection bins, which make for an unattractive street scene, and collections of bin bags. Neither of these are in keeping with a well-kept town.

8.7 Pollution and air quality must be addressed. Pollution in some parts of Farnham have reached the levels of Central London, mostly in places where traffic is static awaiting traffic lights or congestion to dissipate. The levels of pollution in places like the Borough are well in excess of EU limits, and should the EU become stricter in enforcing these limits and penalising.

8.8 East Street should be re-thought. This will be difficult, because in practice the process of the Contract has reached a relatively advanced stage. It is likely that the Developer will wish to change the specifications during the building process, to economise in time, effort and money, and some influence might be brought to bear, and providing that the changes are not made covertly, and delivered as a fait accompli. Another difficulty will be the attitude of part of Waverley District Council, which has been selective in release of information, and has been forcing the matter through against all objections or proposals for change.

8.9 Redundant accommodation above shops should be converted for residential purposes. Many retailers used upper rooms for stores or office space, but may need to capitalise on the value of the space as residential accommodation, if a change in employment can be agreed. In some cases small businesses were occupying the upper rooms, but have now moved out due to relocation or moves to smaller spaces. Conversion can cause problems with location of water supply and sewerage, because previous usage did not require these facilities.

## **9. Location and type of housing**

9.1 In the past, Farnham has suffered from unplanned and poorly-controlled increases in building, resulting in an erosion of the green spaces surrounding the Town. These are again under threat from the requirement for housing under the Localism Bill. To protect green spaces, housing development ought initially to be directed to brownfield sites before consideration of green spaces, although the Strategic Housing Land Availability Assessment (SHLAA) does not highlight brownfield sites in its assessments. It is therefore the responsibility of Farnham residents to designate areas within their wards which will cause the least impact on existing residents, and minimise reliance on the use of motor vehicles.

9.2 Large gardens and countryside beyond the green belt must be protected in south and west Farnham, both to protect the character of the area and to maintain corridors for wildlife. The same applies in north Farnham, where there are some larger properties, which should also be protected. Farnham should adopt a policy of planning for wildlife corridors, and ensuring that trees and bushes are planted that sustain wildlife by providing food, shelter and easy access to the next open space.

9.3. The fields on Folly Hill should remain protected, and at present are classified as being Areas of Great Landscape Value (C3) or Areas of Strategic Visual Importance (C5). Those fields near the A287 are partly on a sloping site, flattening out nearer the town, but may become targets for housing development (there are 3 SHLAA sites suggested for this area).

9.4 East Street. This area includes Brightwells, the Crest Nicholson development programme, which is planned to include a large number of houses next to its retail and leisure outlets. The area also includes the Woolmead, a site developed by removing existing housing, in the 1970s, producing a concrete and brick modernist structure, designed more for cheapness than architectural merit, that needs to be redeveloped to be more in line with the character of Farnham building styles.

9.5 The ex- Police Station could provide the opportunity to develop a number of 2/3 bedroom flats or houses for those who wish to down-size their housing. This is an ideal site, centrally located, allowing residents to reach shops and offices without recourse to motor vehicles, one of the aims of the Localism Bill. Certain engravings on the present building have historic value, and will have to be carefully removed, and placed on a prominent structure on the same site.

9.6 Badshot Lea. Although the area around Badshot Lea has been part of the “strategic Gap” between Farnham and Aldershot, the Government places little value on such gaps, and there are sites at Badshot Lea which have attracted the attention of the developers.

*Check on how much we include of below,,,,*

*The impact of the TBHSPA on plans for residential building in Farnham, Surrey*

*9.7 The Thames Basin Heath Special Protection Area was designated on 9<sup>th</sup> March 2005 and is one of the South East’s most important natural assets. The Thames Basin Heaths support important populations of vulnerable ground-nesting birds.*

*9.8 The heathland north of Farnham is included in the TBHSPA. It supports significant populations of Dartford Warbler, Nightjar and Woodlark.*

9.9 Natural England is the government agency that champions the conservation of wildlife throughout England. They have advised that new housing within 5kms of the SPA may harm the rare bird populations. This harm can be caused by disturbance to the birds from an increase in the number of walkers, cats and dogs frequenting the heathland and other recreational uses arising from additional housing.

9.10 No additional housing will be permitted within 400 metres of the SPA. New additional housing within 400 metres – 5 km of the SPA will be required to demonstrate that it can avoid any likely effect. This can be done using the following measures: first is the provision of suitable alternative natural green space (SANG) at an agreed standard of 8ha per 1000 new residents, and the second is through the delivery of strategic access and monitoring measures (SAMM).

**Options available for Waverley/Farnham**

Avoidance must be considered as the first priority.

9.11 Mitigation by use of SANGS or SAMM may only be considered if the Local Authority is able to conclusively demonstrate to an Inspector at an Examination in Public that it is not possible to locate all new residential developments in the borough outside the designated 5km boundary.

9.12 The core strategy will be subject to an examination in public held by an Inspector. It will be necessary for Waverley/Farnham to demonstrate that they have examined all possible alternatives and that the borough/town has no alternative other than to build within the 5km zone. Only then can housing within the 5km zone and mitigation be considered.

9.13 If the Inspector is convinced that the borough cannot accommodate its planned level of housing at locations other than within the 5km zone, the borough/town has limited options available. The borough/town can seek to obtain, on a freehold permanent basis further land other than Farnham Park to provide SANGS. This would require a Special Protection Area Avoidance Strategy Supplementary Planning Document (SPD).

9.14 The SPD would allow potential developers to make compensatory payments to the borough/town, OR

the borough/town can stipulate a very modest SANG(SPD) which would allow only developers proposing very small developments to participate in a SANG(SPD), OR

the borough/town can establish the policy of only allowing residential development to take place if the developer himself acquires freehold land and designates it as SANG in perpetuity. The SANG should meet the specific requirements of Natural England.

Alternatively, if it is considered that Farnham must accept further housing, this housing should be situated outside the 5km zone to the south or south-east of Farnham. The south-west is hard up against the Hampshire county boundary. OR

The other alternative to the borough is to refer developers seeking to build within the 5km zone to SAMM.

SAMM is a project to provide management of visitors across the entire SPA and monitoring of the impact. It addresses the issue of cumulative impact of new developments across the SPA. SAMM is a joint project between the Local Planning Authorities affected by the SPA along with Natural England (as the delivery body) and Hampshire County Council (as the administrative body).

***It is important to note***

*The last time that WBC put forward a core strategy for examination in public, the Inspector was not convinced that WBC could justify building within the 5km zone and would not consider or approve the mini-plan then proposed by WBC.*

*The inspector cited Test vii: ‘The strategies/ policies/allocations represent the most appropriate in all the circumstances, **having considered the relevant alternatives**, and they are founded on a robust and credible evidence base.’*

*(See Development Plans Examination – A Guide to the Process of Assessing the Soundness of Development Plan Documents)*

*Subsequently, when the South East plan was published there was an assumption/guidance that all the allocated additional housing would be accommodated outside the 5km zone. The reasoning of Avoidance rather than Mitigation was against the underlying principle.*

*The South East Plan recognised the importance of the SPA on residential development and stated, when their original target was raised, that it was not expected that Farnham would be able to contribute*

9.8 West Street / Coxbridge Farm. To the North of West Street, there is no room for any further development until west of the Chantry, in the green spaces down to Coxbridge Farm, and on the Coxbridge roundabout. The SHLAA has also noted the spaces available, as a possible site. Like other sites on the farthest edges of Farnham, this site is too far from the Centre of Farnham, unless shops and possibly a school are included in any proposed build. It is a self-defeating policy to propose a reduction in car use, and then propose groups of dwellings where cars are needed to reach schools and shops, thus adding to the problem.

9.9 North-west of town. The North-west of the town has already been built up, following the line of Crondall Lane, with a series of roads of residential houses to the West of Crondall Lane, from Byworth Road to Waynfleet Lane and the Chantry. Further up Crondall Lane to the East are Three Syles Road and Larkfield Road and Close. Again these earlier builds did not contain a school, and the one local store in Byworth Road closed a few years ago. There is no room for development without expanding into green spaces on sloping ground, and the journeys to shops and schools will require cars, in the absence of any buses. Crondall Lane is a steep hill, and to expect the elderly or women pushing baby buggies while encumbered with shopping is not a practical reality.

9.10 Guildford Road / Bourne Mill This is one of the major routes into Farnham, and needs considerable development of the area, which is now full of ex-business or manufacturing premises. It is one of the few areas near Farnham Centre that contains brownfield sites, and more could be made available if the role of sites for factory or business use, now empty and redundant, could be changed to residential use. Any redevelopment in this area will need to be visually sensitive to the styles and design needs of Farnham, and not emulate the cheap but featureless building of the Woolmead.

9.11 Tilford Road / Waverley Lane area. Tilford Road rises steeply south out of the Farnham valley, and is densely housed until just over the crest of the hill to the junction with Abbots Ride. It then descends and rises again too steeply for reasonable housing, so building opportunities are likely to be limited to demolishing larger houses and replacing with multiple units. The land on both sides of Waverley Lane is also well covered with houses, but larger buildings have been demolished for conversion into flats. Over the crest of the hill, again near the junction with the East end of Abbots Ride, there are open fields on either side, leading down to a patch of relatively dense woodland to the East, and down to the Waverley House Estate on the Western side. These open spaces on both sides of Waverley Lane could well form part of the SHLAA. Again, these fields are well over 1.6 km to the nearest Sainsbury's, and only lightly less to the railway station. The owners of any houses built in these areas will in practice have to use cars to access the centre of Farnham.

9.12 Site-specific development essential (H4)

9.13 Farnham Design Statement has encouraged quality of build, and there are style guidelines available. Where such guidelines have not been followed, such as in the Woolmead, and build has been for cheapness of construction only, the resulting buildings have been architecturally characterless and drab.

9.14 There is an over-supply of small flats. The information gained from local developers and Estate Agents is that small flats may be sufficient for single parents with very few children, but most families are now seeking three-bedroom dwellings with a small amenity area as a playground for children.

9.15 Development briefs are needed for all areas, if the problems of the Woolmead are not to be reproduced. As stated in 9.13 above, these development briefs will need to follow the guidance of the Design Statement and Farnham design policies.

9.16 Affordable housing. Small houses will sell, especially if they have two or more bedrooms or capacity for expansion. Farnham building land is expensive, and affordable houses will start at a higher cost in Farnham than in many other places. There are mixed opinions as to whether Affordable housing should be included in larger "market" housing. In an effort to force social diversity, developers producing market housing will now be required to include a proportion of affordable houses as part of the build. This kind of social engineering may well have unintended social consequences, because it will probably be easier to create neighbourhood community feelings in larger groups of similar houses and their occupants.



«Title» «Initial» «Surname»  
«Name\_of\_Association\_or\_Business»  
«Address\_1»  
«Address2»  
«Address\_3»  
«Town»  
«County», «Post\_Code»

**Rachel Aves**  
**Corporate Governance Team Leader**  
Telephone: 01252 712667  
E-mail: [rachel.aves@farnham.gov.uk](mailto:rachel.aves@farnham.gov.uk)

Ref: NP Workshop 29.11.12  
Thursday, 21 July 2016

Dear «Title» «Surname»,

**Neighbourhood Plan Workshop**

Please find enclosed invitation to Workshop to view and comment on the Farnham Neighbourhood Plan document.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely,

**Rachel Aves**

Enclosures: Invitation to Workshop



## Farnham's Neighbourhood Plan

You are invited to attend a workshop on 29<sup>th</sup> November at 7pm, to view and comment on the revised Neighbourhood Plan Draft for Farnham, which is still in progress.

Please RSVP via email with the subject "Neighbourhood Plan Workshop" to [rachel.aves@farnham.gov.uk](mailto:rachel.aves@farnham.gov.uk)

A draft copy to the document will be sent out a few days prior to the Workshop, to all those who have advised of their attendance. If you are unable to attend please feel free to email your comments prior to the event.



Follow us on Twitter @farnhamtownplan

### What is Neighbourhood Planning?

Neighbourhood planning is a new right for communities introduced through the Localism Act 2011.

For the first time, local people will have a major statutory say in helping to shape development in the areas in which they live.

Neighbourhood planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a Community Right to Build Order.

Neighbourhood development plans will become part of the local statutory development plan and will form the basis for determining planning applications in that area. A neighbourhood development order enables the community to grant planning permission for the development it wishes to see.

Neighbourhood planning is a new way for local communities to decide the future of the places where they live and work.

### Why does it matter?

The planning system helps decide what gets built, where and when. Planning is essential for supporting economic growth, improving people's quality of life, and protecting the natural environment.

While the planning system provides opportunities for communities to get involved in development decisions that affect them, in practice they have often found it difficult to have a meaningful say. The introduction of neighbourhood planning puts power back in the hands of local residents, businesses, parish councils and civic leaders.

Communities will be in the driving seat of neighbourhood planning. The local parish or town council will lead the work. In areas without a parish council, new neighbourhood forums will take the lead. In areas which are predominately commercial, the neighbourhood forum can be led by a business neighbourhood forum.

The local planning authority must provide support and make the necessary decisions at key stages, for example, it will organise the independent examination and, where it is the responsible authority for running elections in the area, the neighbourhood referendum at the end of the process. The referendum ensures that the local community has the final say on whether a neighbourhood development plan, neighbourhood development order or a 'Community Right to Build' order comes into force in their area.

For further information, please contact: Rachel Aves – Corporate Governance Team Leader  
Town Council Offices, South Street, Farnham, Surrey GU9 7RN.  
Tel: 01252 712667 Fax: 01252 718309  
Email: [rachel.aves@farnham.gov.uk](mailto:rachel.aves@farnham.gov.uk)

**List of attendees – Workshop 29<sup>th</sup> November 2012**

<b>No. of Attendees</b>	<b>Resident, Association, Local Business, Developer, etc.</b>	<b>Name of Association or Business</b>	<b>Title</b>	<b>Initial</b>	<b>Surname</b>
1	Association	Bourne Conservation Group	Mr	M	<b>Angel</b>
1	Developer	Farnham Estates Ltd	Mr	R	<b>Barratt</b>
1	Business	Vail Williams	Mr	W	<b>Baxter</b>
1	Association	Farnham Society	Mr	D	<b>Berry</b>
1	Estate Agent	Hamptons International Sales	Mr	A	<b>Blagden</b>
1	Association	Farnham Society	Mr	M	<b>Clements</b>
1	Developer	Michael Conoley Associates	Mr	M	<b>Conoley</b>
1	Association	Farnham Theatre Association	Mrs	A	<b>Cooper</b>
1	Association	Farnham Society	Mr	T	<b>Cox</b>
1	Association		Mrs	M	<b>Cuthbert</b>
1	Association	Parkview Residents Association	Mr	M	<b>Downs</b>
1	Developer	Elsmore Construction	Mr	R	<b>Elsmore</b>
1	Developer	Elsmore Construction	Mrs	C	<b>Elsmore</b>
1	Association	Bourne Conservation Group	Mr	C	<b>Fearnley</b>
1	Association	Parkview Residents Association	Mrs	T	<b>Gamble</b>
1	Resident	N/A	Mrs	J	<b>Gladstone</b>
1	Association	Bishops Meadow Trust	Mr	V	<b>Green</b>

<b>No. of Attendees</b>	<b>Resident, Association, Local Business, Developer, etc.</b>	<b>Name of Association or Business</b>	<b>Title</b>	<b>Initial</b>	<b>Surname</b>
1	Estate Agent	Trueman and Grundy Estate Agents	Mr	J	<b>Grundy</b>
1	Association	Homepark Residents Association	Mrs	P	<b>Hall</b>
1			Mrs	D	<b>Harper</b>
1	Business	Venus Computers Ltd	Mr	P	<b>Head</b>
1	Developer	Hone Properties	Mr	C	<b>Hone</b>
1	Association	Crooksbury Road Residents Association	Mr & Mrs		<b>Hopper</b>
1	Association	Osborn Road Residents Association	Mr	D	<b>Howell</b>
1	Association	Park View Residents Association	Mr	J	<b>Hurst</b>
1	Association	Friends of Farnham Park	Mr	J	<b>Hyman</b>
1	Association	Moor Park Residents Association	Mr	S	<b>Knight</b>
1	Business	Ruby Mane Hair Salon		J	<b>Lee</b>
1	Association	South Farnham Residents Association	Mrs	Z	<b>Lovell</b>
1	Association	North West Farnham Residents Association	Dr	P	<b>Marriott</b>
1	Estate Agent	McArthurs	Mr	J	<b>McArthur</b>

<b>No. of Attendees</b>	<b>Resident, Association, Local Business, Developer, etc.</b>	<b>Name of Association or Business</b>	<b>Title</b>	<b>Initial</b>	<b>Surname</b>
1	Association	Bourne Conservation Group	Mr	N	<b>Moss</b>
1	Association	Bishops Meadow Trust	Mr	J	<b>Munro</b>
1	Business	Kinetrol	Mr	J	<b>Nash</b>
1	Estate Agent	Greenwood & Co	Mr	S	<b>Nicolaides</b>
1	Association	Hale Corner Residents Association	Mr	M	<b>Nurse</b>
1	Association	Bourne Residents Association	Mrs	V	<b>Nye</b>
1	Association	Farnham Buildings Preservation Trust	Mr	S	<b>Osmond</b>
1	Association	Searle Road Residents Association	Mr	B	<b>Powell</b>
1	Association	SOFRA	Mrs	P	<b>Pownall</b>
1	Association	Rowledge Residents Association	Mr	G	<b>Precious</b>
1	Association	South Farnham Residents Association	Mr	D	<b>Price</b>
1	Developer	Wadham & Isherwood	Mr	G	<b>Reeve</b>
1	Developer	Wadham & Isherwood	Mr	N	<b>Reeve</b>
1	Association	Old Church Lane Residents Association	Mrs	C	<b>Sandars</b>
1	Resident		Ms	S	<b>Taylor</b>
1	Developer	Bellamanda Estates	Mr	A	<b>Taylor</b>
1	Business	Farnham Castle	Mr	J	<b>Toms</b>
1	Developer	Traynor Ryan	Mr	W	<b>Traynor</b>

<b>No. of Attendees</b>	<b>Resident, Association, Local Business, Developer, etc.</b>	<b>Name of Association or Business</b>	<b>Title</b>	<b>Initial</b>	<b>Surname</b>
1	Business	Tvedt Group	Mr	G	<b>Tvedt</b>
1	Estate Agent	Strutt & Parker	Mr	R	<b>Wade</b>
1	Association	Badshot Lea Community Association	Mr	C	<b>Watts</b>
1	Business	FT International	Mr	G	<b>Wick</b>
1	Association	South Farnham Residents Association	Mrs	P	<b>Woodward</b>
1	Association	Westbury Gardens Management Committee	Mr	G	<b>Wright</b>
1	Association	Gorselands Residents Group	Mrs	P	<b>Wright</b>
1	Resident		Mrs	M	<b>Bide</b>
1	Association	East Street Action	Ms	A	<b>Thurston</b>
2	Association	North West Farnham Residents Association	Mr	S	<b>Edge</b>
2	Association	High Park Road Residents Association	Mrs	R	<b>Thomas</b>
2	Resident		Mrs	A	<b>Uden</b>



# Farnham Neighbourhood Plan

DRAFT

**May 2013  
DRAFT**



**Farnham**  
Town Council

On 20<sup>th</sup> February 2013, Waverley Borough Council approved Farnham Town Council's application for the designation of the Farnham area for the Farnham Neighbourhood Development Plan



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Iain Lynch  
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Matthew Ellis  
Principal Planning Officer (Policy)  
Planning Services  
E-mail: [matthew.ellis@waverley.gov.uk](mailto:matthew.ellis@waverley.gov.uk)  
Direct line: 01483 523297  
Calls may be recorded for training or monitoring  
Date: 20<sup>th</sup> February 2013

Dear Iain

**Farnham Town Council's application for the designation of a neighbourhood area for the Farnham Neighbourhood Development Plan  
The Town and Country Planning Act 1990 (as amended by the Localism Act 2011)**

Further to the above neighbourhood area application on 31<sup>st</sup> October 2012 I can confirm that Waverley Borough Council approved the application on 19<sup>th</sup> February 2013.

Yours sincerely

A handwritten signature in blue ink, appearing to read "M. Ellis".

Matthew Ellis  
Principal Planning Officer (Policy)



# I Introduction

1.1 The Farnham Neighbourhood Plan has been prepared with regard to the aims of the Localism Act, which came into force in April 2012. This Act seeks to give local people more say about development in their town.

1.2 The Plan defines a vision for the future of the whole of Farnham and has clear policies to deliver that vision.

1.3 The core messages of the National Planning Policy Framework have all been adopted in the Plan, as required by the Localism Act:

- Development will be concentrated on brown-field land
- The mix of housing will meet local need
- Development will be in sustainable locations
- There will be appropriate development in the town centre with a mix of uses
- Heritage and cultural assets will be protected and enhanced
- Biodiversity will be preserved and increased
- Development will mitigate against the effects of climate change



1.4 The Plan must be in line with European Union habitat regulations and must also be in general conformity with the strategic policies in Waverley Borough

Council's Core Strategy. It will become a formal part of the planning system.

1.5 Planning applications will be decided against both the Waverley Core Strategy and the Neighbourhood Plan, together with other material considerations, such as the Farnham Design Statement.

1.6 The Core Strategy of Waverley Borough Council has identified the need for 1289 new homes in Farnham. Most of these are intended to be built on brown-field sites but there remains a shortage of 434, to be constructed on green-field sites, if necessary, on the edges of the town.

1.7 The Plan cannot reduce the amount of housing in Waverley's Core Strategy but can decide where new housing and employment provision should be located in Farnham.

1.8 The Plan is for the whole town and covers a wide range of issues:

- Population and housing needs
- Retail provision
- Employment need
- The built environment
- The natural environment
- Leisure and well-being
- Education
- Transport
- Climate change

## 2 Farnham Now

### Pride in Farnham

2.1 Residents are justly proud of Farnham. It is a beautiful market town and retains its distinctiveness, despite pressure to develop. The Farnham Design Statement, adopted by Waverley Borough Council in 2010 as a material planning consideration and included with this document for information, indicates how each part of the town has its own distinctive character, which residents fight to preserve. Each of these large residential areas has varying architecture and differing density of development.

### Distinct Areas

2.2 There are a number of conservation areas and special character areas, protected by planning policy. Open



spaces, such as Farnham Park, the Bishop's Meadows and more formal spaces such as Gostrey Meadow, give the town a spacious setting.

### Protection of Characteristics

2.3 To the south of the town are several low-density areas, with distinctive semi-rural characteristics, which have been protected by policy since 1974.

Residents are determined to continue the protection of these areas.

### Natural Links

2.4 The town has natural links with Aldershot, Farnborough, Alton and Guildford and does not relate naturally to other main settlements in the borough.



### Population and housing needs

2.5 The population of Farnham is in the region of 40,000. There is a high level of home ownership in Farnham and it has been described as an “area of aspiration”, consequently house prices remain high. People move in to the town, to access good schools. South Farnham School remains the best state primary school in the country.

2.7 There is a shortage of affordable housing in Farnham, despite there being a wide range of types of property, and shortage of purpose-built student accommodation has been identified.

## Retail provision

2.8 Farnham has an attractive historic town centre and the main shopping centre is in the Conservation Area.

There remains a range of independent shops but these are under threat from high rents and high parking charges.

2.9 There are a number of empty retail units within the town centre which detract from the pleasant aesthetic of an historic market town.



2.10 There is a mixed use development planned in East Street and the Woolmead, a secondary retail provision, built in the 1970s, is also due for redevelopment.

2.11 There are several out of town shopping-parades, serving local communities. These include: The Ridgway, Rowledge, the Bourne and Heath End. There are also retail outlets on industrial estates within the town.

## Employment need

2.12 There is a large amount of employment space in Farnham; however, employment space is often small-scale and limited by its location.

2.13 Much of the employment space is out of date and poorly serviced and there

is a shortage of larger spaces and more modern accommodation.



2.14 At present there is an over-supply of office space in the town centre and it is felt that redundant employment land should be used for housing development.

## The built environment

2.9 Farnham is made up of several distinctive areas or villages and the density of development varies across the town. Architecture and the patterns of development vary in each area and Farnham has several Conservation Areas and is home to many listed buildings



## The natural environment

2.10 Farnham is close to two Special Protection Areas. Farnham Park has been designated as a SANG - the only one in

the whole of Waverley and there are several Sites of Special Scientific Interest.

2.11 There are 190 hectares in Farnham, designated for nature conservations.

2.12 The River Wey which runs through Farnham is an important wildlife corridor.

2.13 The community has recently purchased the Bishops Meadow and there are on-going projects to increase biodiversity within the town's cemeteries

### **Leisure and well-being**

2.14 Most Farnham residents enjoy good health and there are several GP practices and a range of therapies available in the town.

2.15 Farnham Hospital provides a range of services and Frimley Park and the Royal Surrey Hospitals provide emergency cover in close and moderate proximities.

2.16 Air pollution is a major problem in parts of the town and work is planned to aid improvement.



2.17 Sport contributes to community life and well-being in Farnham and there is a range of sports clubs within the town.

2.18 There is a shortage of certain sports provision, such as swimming-pool space and playing pitches, although there are many open spaces for formal and informal recreation, including several children's' play areas.

### **Education**

2.19 Farnham has several good schools, most of which are heavily over-subscribed.



2.20 There is a shortage of places at both primary and secondary level and many children have to make long journeys to access school places.

2.21 The majority of the primary schools have undergone expansion and Weydon Secondary School is also set to expand. In addition to the primary and secondary provision, there is a thriving sixth form college and Farnham is privileged to be home to the University of Creative Arts Campus.

## Transport

2.22 Farnham's roads are frequently congested and the town is often close to gridlock.

2.23 Car ownership in Farnham is one of the highest in the country in Farnham and the town is bisected by the A31: Guildford to Alton road.

2.24 The town centre is crossed by the A287 and A325, resulting in significant through traffic and HGVs regularly pass through the historic town centre, causing congestion and pollution.



2.25 There is an outdated one-way system in the town centre and a single rail link to London Waterloo. The station's level crossing often causes significant congestion along the A31 and peak-hour trains are over-crowded.

2.26 There is a limited bus service throughout the town - services in the evening or at weekends are very limited or non-existent.

2.27 There is a good quality rural cycle network but there are few cycle lanes within the town, alongside steep hills and narrow pavements, which makes cycling and walking within Farnham difficult.

## Climate change

2.28 Most carbon dioxide emissions are from cars and HGVs. It is recognised that traffic congestion results in air pollution, particularly NO<sub>2</sub> emissions and there are Air Quality Management Areas within the town centre.

2.29 In addition to poor air quality, Farnham has many older buildings, most of which are poorly insulated, resulting in a loss of vital energy.

2.30 Farnham has grown by 25,000 in the last century and will continue to grow. It is important to understand the characteristics of each area of the town, when planning new development. Design should protect and enhance attractive areas and improve those, which are less attractive.

## Conservation Area

2.31 Farnham Conservation Area/ town centre: there is now a Farnham Conservation Area Management Plan, which is designed to protect and enhance the historic core of the town. There are over 200 listed buildings in Farnham.



2.32 Certain retail premises are not maintained to a high enough standard and there are several inappropriate shop fronts.

2.38 Great Austins Conservation Area: this attractive residential area in south Farnham enjoys protection. Its wide tree-lined streets and grid pattern of development retain a spacious feel. This area must continue to be protected.

2.39 Wrecclesham Conservation Area: this area contains some delightful buildings but is blighted by heavy traffic on the A325. The buildings must be preserved but a Wrecclesham by-pass is the only solution to the problems in the village.



2.40 Old Church Lane Conservation Area: this area contains some of the oldest cottages in the town, which must be protected by policy.

### **Farnham Areas**

2.41 Firgrove: this is a highly developed area, which contains roads of distinct character. New development must reflect the distinctiveness of individual roads.

2.42 Shortheath and Boundstone: this area contains a variety of roads and architecture. The sylvan nature of many of its roads must be respected and new development must seek to retain the current housing mix.

2.43 Moor Park: this area is mainly made up of individual houses in large plots. It has a unique pattern of development, which must be retained.

2.44 North West Farnham: much of this area is rural in nature and the spacious setting must be protected. Along the developed roads, mature gardens must be retained, to protect the green aspect of the street-scene.

2.45 Rowledge: this village retains its rural character and this must be preserved. New development must respect the scale, form and pattern of existing architecture.

2.46 Hale and Heath End: this area is highly developed but there remain many examples of original flint and brick cottages. New development should reflect the existing materials and pattern of surrounding properties. Space around development is as significant as its architecture.



2.47 South Farnham (Waverley): this area is a pleasant residential area, which was designed to provide an attractive gateway into Farnham from the south. It is essential that the verdant character of this area is retained. New development should not be allowed, if it causes harm to the existing character.

2.48 The Bourne: this area is the link between the protected countryside south of the town and the more developed suburbs. Parts are protected by local policy BE3 and development in these areas is unacceptable, if such development damages the semi-rural aspect of the area.



2.49 Weybourne and Badshot Lea: this area contains a wide variety of housing styles. Existing roads in both areas struggle with the volume of traffic generated by sporting and commercial operations and this should be taken into account, when new development is proposed. The Strategic Gap, which separates Badshot Lea from Weybourne and Hale and, ultimately, from Aldershot in the adjoining borough must be retained

and enhanced and the essential rural character of Badshot Lea must be preserved.

2.50 Wrecchesham: this village, already mentioned among the Conservation Areas, extends to the border with Hampshire. There is a mix of residential properties, many of which look out onto open countryside. It is essential that all



buildings within the Conservation Area are retained and enhanced. Future development must take into account the existing traffic problems along the A325 and the extra volume of traffic, which will be created by the large development proposed at Bordon/Whitehill.

2.51 Guildford Road: this area contains a mix of uses. The hospital site has been developed but there remain several industrial areas and trading operations. This is one of the main entries into the town and should be developed with care.

2.52 Coxbridge: this industrial site has a mix of uses. Every site now has a planning permission to be developed but it is still unfinished.

## || 3 Farnham Future

### VISION FOR FARNHAM IN 2027

3.1 Farnham in 2027 remains a most pleasant place to live. The villages have retained their individual characteristics and the town continues to enjoy a green and spacious setting.

3.2 Heavy Goods Vehicles have been removed from the town centre and shops and businesses are flourishing.

3.3 Shop fronts have been refurbished to a very high standard and the Conservation Area Management Plan, adopted in 2012, is being implemented with support from all local stakeholders. This has resulted in a high standard of street furniture throughout the town.

3.4 Hanging signs have been replaced or refurbished all along the town centre's streets have become such a feature of the town that they are included in the list of visitor attractions.

3.5 There is a thriving evening economy with a good range of successful pubs and restaurants, both in the town centre and in the villages.

3.6 The cinema remains popular and the Maltings retains its reputation as one of the finest Arts Centres in the south-east.

3.7 Farnham remains rich in cultural activities. The museum, pottery, amateur dramatic groups, opera societies and musical groups of all kinds continue to thrive. The new performance building is well supported.



3.8 Farnham Castle remains one of the main features in the town and Castle Street has been protected and enhanced.

3.9 Farnham Park and the Bishop's Meadow have been protected from inappropriate change and remain beautiful, natural green spaces for all to enjoy.



3.10 New development has merged in well with existing residential supply, due to the emphasis on the Farnham Design Statement and the robust polices in Waverley Borough Council's new Local Plan.

3.11 The villages, which make up the town, have all been protected from inappropriate development.

3.12 The combination of public open spaces, the inclusion of green space in new developments and the protection of large gardens, where they form part of the character of a residential area, have resulted in the reinforcement of a successful green infrastructure. This has contributed to the well-being of the population and the enhancement of biodiversity throughout the town.

3.13 New development has not been allowed, where it would harm the natural environment. Green corridors and stepping-stones have been mapped and protected throughout the town and its villages.

3.14 The water quality and landscape of the river Wey corridor has been enhanced.

3.15 The extensive network of footpaths and bridleways has been preserved by including new footpaths on new developments. Access to long distance walks close to the town has been improved by a safe route across the A31.

3.16 The by-pass had been extensively planted and improvements made at Hickleys Corner. Traffic has been slowed down between the two roundabouts at Coxbridge and the Shepherd and Flock and there is improved connectivity between the two parts of the town.

3.17 Air quality has improved greatly with the reduction in traffic flows.

3.18 The new sewage plant is complete, reducing the problem of smells across parts of north Farnham.

3.19 There are more sports facilities for young and old and enhanced green spaces across the town for recreational use.

3.20 The shortage of school places at all levels has been addressed.



## 4 Core Objectives

4.1 The aim of the Neighbourhood Plan is to deliver the vision of its residents. The main objectives have been grouped under the following headings:



### 4.2 Housing

- Development should be on brown-field sites, where possible, as per the NPPF.
- New development must take into account the distinctiveness of each area of the town.
- The built environment must be protected and enhanced both in the historic town centre and in all the villages within the town's boundaries.
- Large developments on the outskirts of the town should be discouraged.
- A range of housing types must be maintained.
- There must be more affordable housing and more accommodation for students.

### 4.3 Employment

- Existing employment sites should be assessed and improved.
- New larger, modern sites should be provided, with adequate parking and good transport links.
- Creative industries should be encouraged.

#### **4.4 Shopping**

- Farnham must retain its distinctiveness as a beautiful market town.
- Independent retailers must be encouraged.
- The Conservation Area Management Plan must be implemented with rigour.
- Farnham must develop as a “Crafts” town.

#### **4.5 Leisure**

- Sports provision in and around Farnham must be improved.
- Important green spaces throughout the town must be protected for recreational use.
- The cultural heritage of the town must be preserved.
- Provision of a large purpose-built performance space should be achieved.

#### **4.6 Environment**

- Important green spaces in the town and villages, such as Farnham Park, the Bishops Meadow and the Wey corridor must be protected and enhanced.
- The landscape , street-scene and varied countryside around the town must be protected.
- The diversity of wildlife and habitats must be maintained throughout the whole of the town.
- The network of footpaths, bridleways and cycle-ways must be protected and extended.
- The integrity of all SPAs must be maintained.

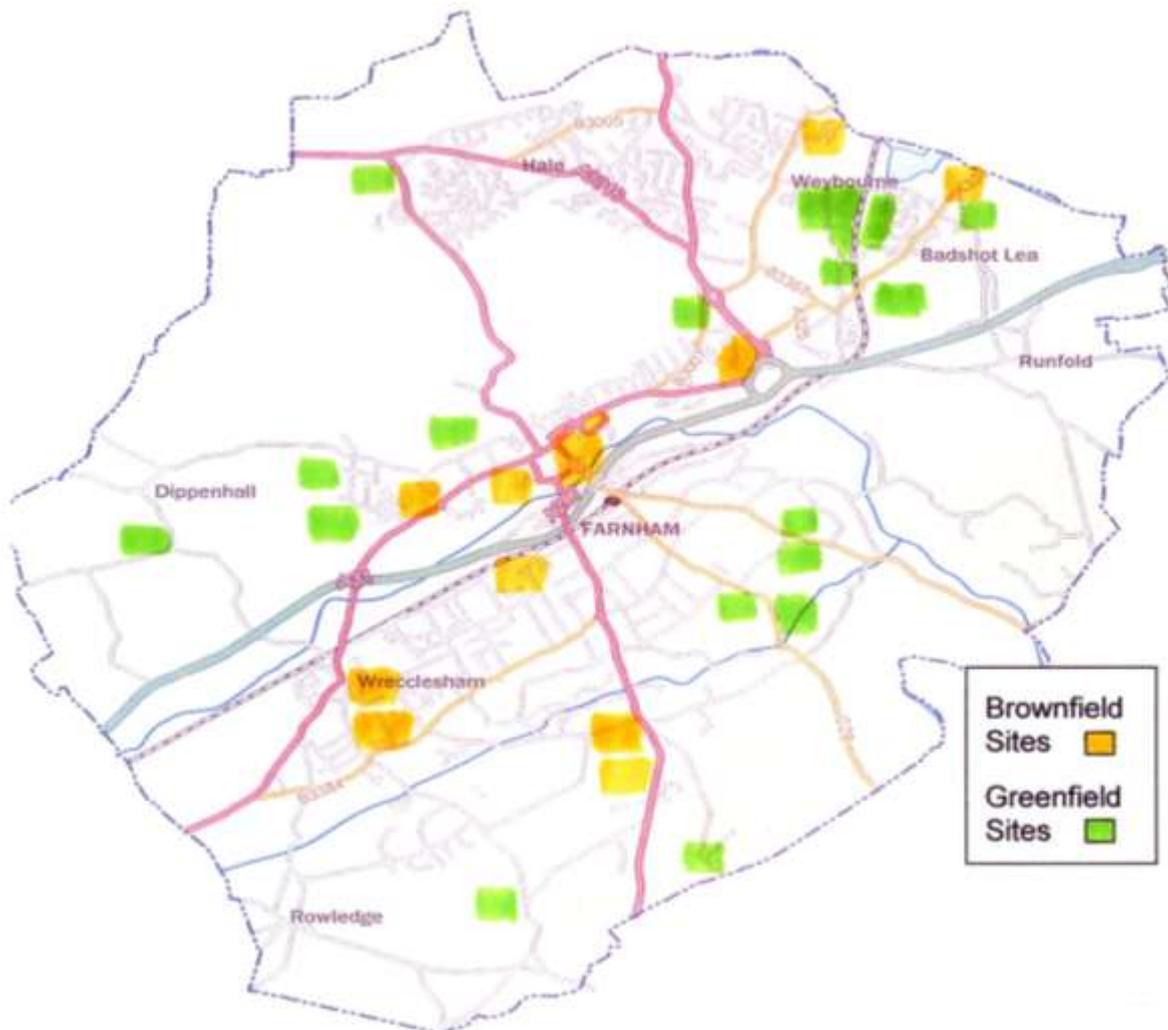
#### **4.7 Infrastructure**

- Infrastructure must be in line with new development.
- Developments in surrounding boroughs must be considered when making planning decisions.
- Air quality must be improved by better traffic management.
- Heavy goods vehicles must be removed from the town centre.
- School places at all levels must be provided.

## 5 Location of New Development

5.1 The vision and core objectives set out what the residents would like to achieve in their town. However, deciding where new development should go is not a simple exercise.

5.2 There are large sites either being developed or about to be developed within the town or soon to be considered and this provision must be taken into account when planning future growth.



5.3 This plan shows all the areas in the town, where development is planned or possible.

## 6 Policies

5.1 This section sets out the policies, which seek to deliver the vision of Farnham's residents. They are grouped under the headings of the Core Objectives. Some further objectives have been included, to expand on important issues.



# HOUSING

6.1 Development should be directed to brown-field sites

## **HO1 Site allocations**

6.2 Maintain distinctiveness of each area

## **HO2 Design of new development**

6.3 Protect and enhance built environment

## **HO2 Design of new development**

6.4 Avoid large developments on the outskirts of the town

## **HO2 Site allocations**

6.5 Maintain a range of housing types on appropriate sites

## **HO2 Design of new development**

6.6 Re-use of redundant office space

## **HO3 Redundant buildings**

6.7 Maintain integrity of the SPA

## **HO1 Site allocations**

## Policy HO1

New housing should be concentrated on brown-field sites within the town. Green-field releases will be possible on sites marked, only if necessary and not before 2018 (NPPF).

Development should not harm the integrity of the SPAs.

Large developments on the outskirts of the town should be avoided.

New development should integrate well with the existing housing.

Development should be dispersed across a number of sites.

### **Identified Brown-field Sites**

*East Street*

*Old Police Station*

*Woolmead*

*Stephenson's  
Engineering*

*Travis Perkins*

### **Identified Green-field Sites**

*Land West of Badshot Lea*

*Land South-East of Badshot Lea*

*Coxbridge Farm, Alton Road*

*Beavers Hop Fields*

*Park Farm, Crown Lane, Badshot Lea*

*Land at Waverley Lane*

*Land at 35 Frensham Vale, Lower Bourne*

*Land at Stockwood Way, Hale*

*Land South of Badshot Lea*

*Land West of Green Lane, Badshot Lea*

*Land at Runfold*

*Part of SSE Farnham Depot, Lower Weybourne  
Lane*

*Baker & Oates, Gardeners Hill Road, Farnham*

*West of Switchback Lane, Rowledge*

*Land off Crondall Lane*

*Land East of the Six Bells Roundabout*

## Policy HO2

New development must take into account the distinctiveness of the area.

Development will only be allowed, where it does not harm the character of the area, as defined in the Farnham Design Statement.

Farnham consists of several villages, all of which value their distinctive characteristics. Each new development must enhance its setting, as described in section 2 of this plan.

Where large gardens form part of the character of an area, they must be protected.

Residents should be actively encouraged, through planning conditions, to maintain green boundaries, where they form part of the character of an area.

The built environment must be protected throughout the town. Good quality design includes the effect on the existing streetscape and the spaces around new buildings. Development, which fails to reflect the distinctive character of Farnham, should be resisted.

A range of housing types must be maintained. This should not be achieved by restrictive policies but by respecting the pattern of surrounding architecture.



# EMPLOYMENT

7.1 Existing employment sites should be improved  
**EM1 Existing employment land**

7.2 Modern purpose-built sites should be created  
**EM2 New sites**

7.3 Creative industries and start-up businesses should be encouraged

**EM3 Diversity of business space**

# This Map illustrates the locations of Employment/Industrial Sites in Farnham



# EMPLOYMENT POLICIES

## Policy EM1

Maintain all existing employment space, unless the provision has become outdated.

Farnham must seek to strengthen the local employment base and to attract a diversity of future business use.

Small-scale redundant space could be replaced on rural sites on the outskirts of the town, close to main routes.

There should be a thorough re-assessment of all employment land.

Farnham is ideally located to support small-scale business, serving larger industries in nearby towns.

Students from UCA should be encouraged to remain in the town by the provision of small units for start-up companies.

## Policy EM2

Create new employment sites.

New employment will bring people into the town and provide opportunities for local residents.

There is a shortage of modern sites with good communications and parking.

New sites should be carefully located, to avoid undue pressure in the town centre and elsewhere.

## Policy EM3

Provide a diversity of business opportunities.

Farnham should aim to provide facilities for a range of small to medium businesses

Creative industries should be encouraged to stay in the town.

Businesses in the town should complement the larger centres nearby.

More imaginative use of rural sites should be encouraged.

# SHOPPING

8.1 Farnham must retain its distinctiveness as a market town

## **SH1 New retail provision**

8.2 Independent retailers must be encouraged

## **SH2 Shop sizes**

8.3 The Conservation area must be protected

## **SH3 Farnham Conservation Area**

8.4 Farnham must develop its role as a “Crafts” town

## **SH4 Town team**

8.5 New retail provision must not harm the town centre

## **SH5 Out of town retail provision**

8.6 Local shopping parades should be protected and supported

## **SH6 Local shops**

# SHOPPING POLICIES

## Policy SH1

Ensure that new retail supports existing provision

Farnham is an attractive place to shop but it must maintain this attractiveness in very difficult trading conditions.

A high quality built environment must be maintained.

Shop fronts must reflect the character of the town.

New provision must be sensitively located and integrate well into the town

## Policy SH2

Preserve a range of shop sizes

Farnham must continue to offer a range of shop unit sizes, to attract a variety of retailers.

Independent retailers should be encouraged.

Start-up units should be available for local students and others.

Further markets should be encouraged.

## Policy SH3

Protect and enhance the Farnham Conservation Area

The Farnham Conservation Area Management Plan was adopted by Waverley Borough Council in 2012.

The provisions of the FCAMP must be implemented with rigour. Progress must be carefully monitored.

Street furniture must be of a high standard throughout the area.

Shop fronts should be improved.

Further planting should be encouraged.

Hanging signs should be replaced or refurbished.

# SHOPPING POLICIES

## Policy SH4

Support the town team

In 2013 a Town Team was set up, to promote Farnham as a “Crafts” town. This team includes representatives from the Chamber of Commerce, the Maltings, the New Ashgate Gallery and the town council.

A street gallery will be created, to display crafts in shop windows, cafes, pubs and offices.

Publicity will be developed and improved signage provided.

## Policy SH5

Discourage out of town retail development

No development for a retail use should be allowed, where it will further undermine the provision in the town centre and elsewhere in the town.

The recent trend for units on industrial estates to provide a retail use should be carefully monitored.

Further retail parks in the area should be avoided.

## Policy SH6

Preserve local shopping parades

Farnham is fortunate to retain some very successful local shopping parades throughout the town.

These shops should be promoted and supported.

Recent initiatives under Farnham in Bloom should be maintained, to enhance these areas.

9.1 Sports provision in and around the town must be improved

## **LE1 Existing sports provision**

9.2 The shortage of sports provision should be addressed

## **LE2 Expansion of sports facilities**

9.3 Access to all sports facilities should be improved

## **LE3 “Pay and Play” opportunities**

9.5 Local sports clubs should be supported

## **LE4 Farnham Sports Council**

9.6 Children’s play areas should be protected

## **LE5 Younger children**

9.7 Important green spaces must be protected for recreational use

## **LE6 Green spaces**

9.8 The cultural heritage of the town must be preserved

## **LE7 Cultural activities**

9.9 Provision of large performance space should be achieved



**This Map illustrates the locations of Playing Pitches in Farnham**

# LEISURE POLICIES

## Policy LE1

Protect and enhance existing sports provision throughout the town

Farnham has a shortage of playing pitches. As the housing numbers increase, this will be exacerbated.

There must be no loss of playing pitches, tennis courts or any other outdoor sports facilities.

Facilities in poor condition should be restored for community use.

## Policy LE2

Increase sports provision across the town

The shortage of both playing pitches and swimming-pool space should be addressed.

New development should fund increased sports facilities.

Larger developments should incorporate sports provision.

## Policy LE3

Create “Pay and Play” opportunities for the community

There are indoor facilities in the town, which are under-used. These should be made available for a range of activities on an informal basis.

Schools have facilities, which could be used more widely, especially in the holidays.

A list of available space should be readily available to the community.

## Policy LE4

Support the Farnham Sports Council

There are many sports clubs in the Farnham area, run by volunteers. The Sports Council offers support and advice to these clubs. Its work should be recognised and promoted.

Activities such as the Community Sports Day should be fully supported by organisations across the town.

# LEISURE POLICIES

## Policy LE5

Support refurbishment of existing play areas

Farnham has several play areas, which are currently being updated. The town must work with Waverley Borough Council, to monitor need.

All play areas should be inspected regularly and repairs and necessary improvements should be reported.

## Policy LE6

Protect and enhance all green spaces in and around the town for recreation

Farnham enjoys a green and spacious setting, which must be maintained.

Important green spaces in the town and villages must be protected and enhanced for community use.

The network of footpaths, bridleways and cycle-ways must be protected and extended.

## Policy LE7

Preserve Farnham's rich cultural life

Farnham has a wealth of talent, which must be encouraged and supported.

There are choirs of all types and age groups, which have achieved national fame.

There are theatre groups, operatic societies and dance groups for all ages.

The Maltings provides the focus for the arts in the town.

There are several outreach projects, to include more of the community in the cultural activity of the town.

Further performance space should be provided.

# ENVIRONMENT

10.1 Important green spaces must be protected

## **EN1 Open spaces**

10.2 The landscape, street-scene and countryside must be preserved

## **EN2 Landscape**

10.3 Diversity of wildlife and habitats must be maintained

## **EN3 Biodiversity**

10.4 The integrity of SPAs must be respected

## **EN4 Habitats**

10.5 The River Wey corridor

## **EN3 Biodiversity**

10.6 Aldershot/Farnham Strategic Gap

## **EN1 Open spaces**



## Policy EN1

Protect and enhance all important green spaces in the town

Large green spaces, such as Farnham Park and the Bishop's Meadow must not be harmed by the effects of increased development.

Retention of the Aldershot/Farnham Strategic Gap must assume greater significance, as development intensifies on both sides of the local border.

All green spaces and stepping-stones should be mapped and preserved for the community.

Larger new developments must provide green space for recreation.

## Policy EN2

Prevent development from harming the landscape, street-scene and varied countryside around the town

New development should not be allowed, where it would cause harm to the green stepping-stones across the town.

Strict landscape conditions must accompany new development.

Green boundaries must be preserved, where these form part of the character of the area.

Countryside should be respected for its intrinsic value and environmental benefits.

## Policy EN3

Protect and enhance important areas for biodiversity

Farnham is surrounded by areas of Biodiversity Opportunity and the river Wey is a Biodiversity Opportunity Area in its own right.

The river Wey corridor must be protected. No development must be allowed, which would encroach on this valuable habitat. The river Wey is a designated chalk stream, which must be protected.

A network of open spaces, a green infrastructure, must be preserved. Playing-fields, school grounds, residential gardens and footpaths all enable the easy movement of wildlife. These areas also connect residents with the natural environment.

Trees, woodlands and hedgerows all add to the beauty and biodiversity within and around the town. They must be protected and enhanced for future generations.

# INFRASTRUCTURE

11.1 Infrastructure must be in line with new development

## **IN1 Town infrastructure**

11.2 Developments in surrounding boroughs must be considered

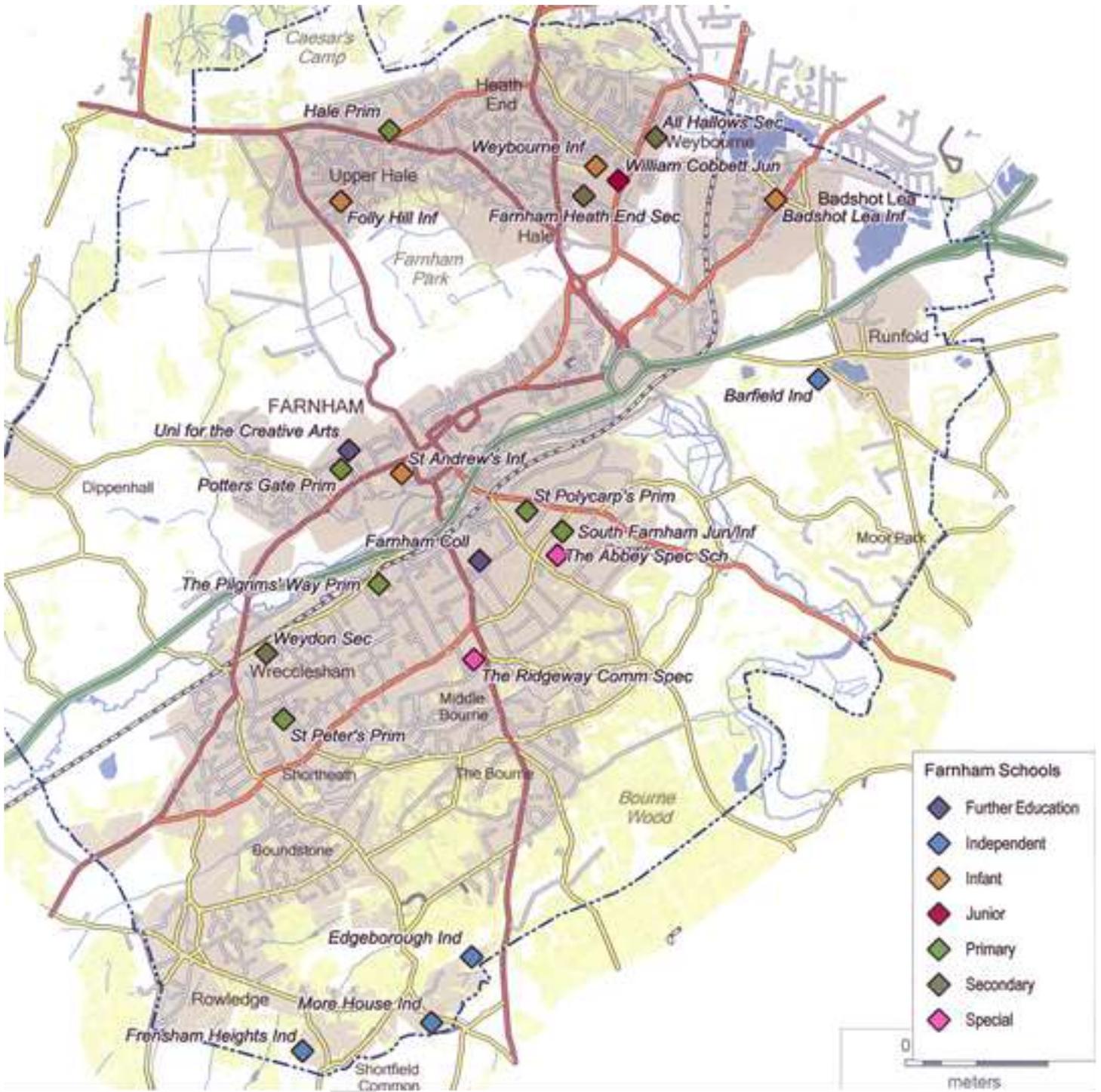
## **IN2 Cross-border working**

11.3 Air Quality must be improved

## **IN3 Air quality**

11.4 Heavy Goods Vehicles must be removed from the town centre

## **IN3 Air quality**



**This Map illustrates the locations of the schools, college and University in Farnham**

# INFRASTRUCTURE

## POLICIES

### Policy IN1

Improve all town infrastructure

Farnham is a beautiful market town but its infrastructure is at breaking-point.

The sewage treatment works is above its design capacity, resulting in local residents being subject to frequent unpleasant smells. More capacity must be provided.

The road system is inadequate and problems are exacerbated by an outdated one-way system and the level crossing, which is closed for about 14 minutes an hour during the day. A more imaginative approach to the town's traffic must be adopted.

Car-parking at the station must be extended.

Public transport is basic at best and should be improved.

Farnham faces a lack of high-speed, reliable voice and data communications. Provision of this should be a major factor, when planning developments in the town.

There is a shortage of school places at all levels. This results in frequent long journeys to neighbouring towns, in order to access a school place and adds to congestion within the town.

## Policy IN2

Ensure cross-border co-operation on developments in neighbouring boroughs.

Farnham is surrounded by Hampshire and large developments are planned in Rushmoor (6350), Hart (4840) and East Hants (5500). There are also large developments planned for Guildford.

There are no plans to upgrade any of the main road links, which will put undue pressure on the A325, A287 and A31 as they cross our town.

There will also be increased pressure on schools, health provision, water supply and all other aspects of the local infrastructure. These problems must be addressed by cross-border strategic planning.

## Policy IN3

Air quality must be improved throughout the town

The town centre of Farnham has been designated as an Air Quality Management Area by Waverley Borough Council.

Areas outside the AQMA also have air quality of concern and these continue to be monitored. It may be necessary to extend the AQMA, if there are no improvements to traffic flow.

Air quality readings in the town are regularly at more dangerous levels than those required by EU directives.

Air quality should be an over-riding consideration in future planning applications. There are already breaches of EU standards.

A western by-pass remains the only long-term solution to the town's air pollution problems.

Traffic flows should be analysed and innovative approaches to the movement of traffic within the town should be modelled.

Heavy Goods Vehicles should be removed from the town centre.

## Farnham's Neighbourhood Plan

You are invited to attend a workshop at 7pm on Wednesday 8th May at the Farnham Maltings, to view and comment on the most recent draft of the Emerging Neighbourhood Plan for Farnham

Please RSVP via email with the subject "Neighbourhood Plan Workshop" to [neighbourhood.plan@farnham.gov.uk](mailto:neighbourhood.plan@farnham.gov.uk)

Alternatively, you may confirm your attendance by telephone, on 01252 712667 or by post, to "Infrastructure Planning Group, Farnham Town Council, Council Offices, Farnham, Surrey, GU9 7RN"

A copy of the most recent document will be sent out 2-3 weeks prior to the Workshop, to all those who have been invited and/or have advised of their attendance.

If you are unable to attend please feel free to request a copy via email and send in your comments prior to the event.

Follow us on Twitter @farnhamplan



### The Latest Document

The latest document includes all the points raised at the previous workshops and has been greatly streamlined, in line with your comments. It is by no means a finished plan.

We shall be seeking your help with all sections. However, the greatest need will be to define the character of your individual area, to make sure the vision and objectives are comprehensive enough and to strengthen and amplify the policies.

The **will of the community** appears to be the avoidance of large-scale developments in any part of the town. It is essential, therefore, that we identify possible areas for smaller-scale development across the town. We must also identify green spaces and buildings of local merit. We shall send out forms for the latter, when we send out the document.

Following this workshop, the intention is to put together a more extensive document for further comment, before laying-out what will be the final document.

For further information, please contact: Rachel Aves – Corporate Governance Team Leader

Tel: 01252 712667 Fax: 01252 718309

Email: [neighbourhood.plan@farnham.gov.uk](mailto:neighbourhood.plan@farnham.gov.uk)

**Appendix 8**  
Farnham Neighbourhood Plan Consultation Statement

**Attendees – workshop on 8<sup>th</sup> May 2016**

Paul Head	Richard Sandars
Bill Baxter	Pamela Woodward
Barry Powell	Dennis Banks
Celia Sandars	Mike Clements
Ann Thurston	Mrs Clements
Michael Thurston	Iain Steele
Richard Hutchings	Pamela Pownall
Noel Moss	Mike Downs
James Fearn	John Hurst
Richard Elsmore	Graham Precious
David Gill	Michael Blower
Abigail McKern	Beverley Northwood
David Savage	David Parry
Mrs Savage	Chris McLeland
David Evans	
Libby Ralph	
Martin Angel	
Andrew Macleod	
Brian Lowe	
Charles Fearnley	
David Berry	
Derrick Price	
Mike Probert	
Stewart Edge	
Robert Powell	



# Farnham Neighbourhood Plan

DRAFT

**July 2013  
DRAFT**



**Farnham**  
Town Council

On 20<sup>th</sup> February 2013, Waverley Borough Council approved Farnham Town Council's application for the designation of the Farnham area for the Farnham Neighbourhood Development Plan



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Direct line: 01483 523297  
Calls may be recorded for training or monitoring  
Date: 20<sup>th</sup> February 2013

Dear Iain

**Farnham Town Council's application for the designation of a neighbourhood area for the Farnham Neighbourhood Development Plan**  
**The Town and Country Planning Act 1990 (as amended by the Localism Act 2011)**

Further to the above neighbourhood area application on 31<sup>st</sup> October 2012 I can confirm that Waverley Borough Council approved the application on 19<sup>th</sup> February 2013.

Yours sincerely

A handwritten signature in blue ink, appearing to read "M. Ellis".

Matthew Ellis  
Principal Planning Officer (Policy)



# I Introduction

1.1 It is the responsibility of each generation to ensure that Farnham is passed to the next generation in good order, by respecting its history and ensuring that it grows with empathy. According to Roderick Gradige, the renowned architect and writer, Farnham is generally considered one of the finest of English Georgian towns, an ordinary market town, which seems to have remained intact until recent years. Farnham has more listed buildings than Chester and each settlement around the historic core centre has its own distinguished history.

Farnham occupies a unique place in both history and geography. It sits in a unique position at the western end of the Weald of Kent, Sussex and Surrey. Habitats range from sandy heath-land to chalk grassland and from ancient woodland to flood meadows of the river Wey. The boundary of the Surrey Hills AONB runs through south Farnham, there are two SSSIs and the river Wey is a designated chalk stream.

Farnham is close to two Special Protection Areas, the Thames Basin Heaths and the Wealden Heaths and is surrounded by areas of Biodiversity Opportunity. The river Wey is a Biodiversity Opportunity Area in its own right. In summary, Farnham is a beautiful market town in a beautiful setting – an attractive place to live for both people and wildlife.

1.2 The Farnham Neighbourhood Plan has been prepared with regard to the aims of the Localism Act, which came into force in April 2012. This Act seeks to give local people more say about development in their town.

1.3 The Plan defines a vision for the future of the whole of Farnham and has clear policies to deliver that vision.

1.4 The core messages of the National Planning Policy Framework have all been adopted in the Plan, as required by the Localism Act:

- Development will be concentrated on brown-field land
- The mix of housing will meet local need
- Development will be in sustainable locations
- There will be appropriate development in the town centre with a mix of uses
- Heritage and cultural assets will be protected and enhanced
- Biodiversity will be preserved and increased
- Development will mitigate against the effects of climate change

1.5 The Plan must be in line with European Union habitat regulations and must also be in general conformity with the strategic policies in Waverley Borough Council's planning documents. It will become a formal part of the planning documents.

1.6 Planning applications will be decided against both the Waverley Core Strategy and the Neighbourhood Plan, together with other material considerations, such as the Farnham Design Statement.

1.7 The housing figures in the emerging Core Strategy of Waverley Borough Council have been found to be improperly assessed and the Core Strategy has been delayed. Farnham remains willing to take a substantial number of houses on brown-field sites within the town but residents are unwilling to release any green-field sites, while brown-field sites are available elsewhere in the borough. There is a duty on the borough to seek sites elsewhere, in order to protect the integrity of both Special Protection Areas. The Plan seeks to decide where new housing and employment provision should be located in Farnham.

1.8 The Plan is for the whole town and its villages and covers a wide range of issues:

- Population and housing needs
- Retail provision
- Employment need
- The built environment
- The natural environment
- Leisure and well-being
- Education
- Transport
- Climate change



## 2 Farnham Now

### Pride in Farnham

2.1 Residents are justly proud of Farnham. It is a beautiful market town and retains its distinctiveness, despite pressure to develop. The Farnham Design Statement, adopted by Waverley Borough Council in 2010 as a material planning consideration and included with this document for information, indicates how each part of the town has its own distinctive character, which residents fight to preserve. Each of these large residential areas has varying architecture and differing density of development.

### Distinct Areas

2.2 There are a number of conservation areas and special character areas, protected by planning policy. Open green spaces, such as Farnham Park, the Bishop's Meadows and more formal spaces such as Gostrey Meadow, give the town a spacious setting.



### Protection of Characteristics

2.3 To the south of the town are several low-density areas, with distinctive semi-rural characteristics, which have been protected by policy since 1974. Residents are determined to continue the protection of these areas.

### Natural Links

2.4 The town has natural links with Aldershot, Farnborough, Alton and Guildford and does not relate naturally to the other main settlements in the borough. Large developments in adjoining boroughs will have a significant impact on the town's roads.



2.5 Farnham's infrastructure is at breaking point. The road system is inadequate for existing traffic levels and rail and bus services are limited. Air pollution is above permitted levels and the sewerage system is struggling to cope with current demand.

2.6 There is little infrastructure in place, to minimise the need for people to travel by car. Rail commuters to London and elsewhere need to travel to the station by car, as there are no evening buses and thousands of workers drive between neighbouring boroughs on a daily basis.

2.7 Shortage of school places in the towns adds to the congestion, as parents are forced to drive longer distances, to access a school place for their child.



## 2.8 Population and housing needs

The population of Farnham is above 40,000. There is a high level of home ownership in Farnham and it has been described as an “area of aspiration”, consequently house prices remain high. People move in to the town, to access good schools. South Farnham School remains the best state primary school in the country.



There is a shortage of affordable housing in Farnham, despite there being a wide range of types of property, and shortage of purpose-built student accommodation has been identified.

## 2.9 Retail provision

- Farnham has an attractive historic town centre
- The main shopping centre is in the Conservation Area.
- There remains a range of independent shops but these are

under threat from high rents and high parking charges

- There are a number of empty retail units within the town centre
- There is a mixed use development planned for East Street
- The Woolmead, a secondary retail provision, built in the 1970s, is also due for immediate redevelopment
- There are several out of town shopping-parades, serving local communities such as those in The Ridgway, Rowledge, the Bourne and Weybourne
- There are also retail outlets on industrial estates within the town

## 2.10 Employment need

- There is a large amount of employment space in Farnham but this space is often small-scale and limited by its location
- Much of the employment space is out of date and poorly serviced
- There is a shortage of larger spaces and modern accommodation
- There is an over-supply of office space in the town centre
- Redundant employment land should be used for housing development.

## 2.11 The built environment

- Farnham is made up of several distinctive areas or villages
- Density of development varies across the town
- Architecture and pattern of development vary in each area
- There are several Conservation Areas
- There are many listed buildings



### 2.12 The natural environment

- Farnham is close to two Special Protection Areas
- Farnham Park has been designated as a SANG, the only one in Waverley
- There are several Sites of Special Scientific Interest
- There are 190 hectares in Farnham, designated for nature conservation
- The River Wey is an important wildlife corridor
- The community has recently purchased the Bishops Meadow
- There are on-going projects to increase biodiversity within the town's cemeteries

### 2.13 Leisure and well-being

- Most Farnham residents enjoy good health
- There are several GP practices and a range of therapies available in the town
- Farnham Hospital provides a range of services
- Frimley Park and the Royal Surrey Hospitals provide emergency cover in close and moderate proximities

- Air pollution is a major problem in parts of the town
- Sport contributes to community life and well-being in Farnham
- There is a range of sports clubs within the town
- There is a shortage of certain sports provision, such as swimming-pool space and pitches
- There are many open spaces for formal and informal recreation
- There are several play areas for children located across the town



### 2.14 Education

- Farnham has several good schools, which are heavily over-subscribed
- There is a shortage of places at both primary and secondary level
- Several children make long journeys to access school places at all levels
- All primary schools have undergone expansion and Weydon is about to expand
- There is a thriving sixth form college
- Farnham is home to the University of Creative Arts



## 2.15 Transport

- Farnham's roads are frequently congested and the town is often close to gridlock
- Car ownership is one of the highest in the country
- The town is bisected by the A31 Guildford to Alton road
- The town centre is crossed by the A287 and A325, resulting in significant through traffic
- HGVs regularly pass through the historic town centre, causing congestion and pollution
- There is an outdated one-way system within the town centre
- There is a single rail link to London Waterloo and peak-hour trains are over-crowded
- Congestion is caused in the town and along the A31 by the level crossing at the station
- There is a limited bus service throughout the town - services in the evening or at weekends are very limited or non-existent
- There is a good rural cycle network but there are few cycle lanes within the town
- Cycling or walking within Farnham is difficult, due to steep hills and narrow pavements

## 2.16 Climate change

- Most carbon dioxide emissions are from cars, vans, buses and HGVs
- Traffic congestion results in air pollution, particularly NO2 from diesel engines
- There are Air Quality Management Areas within the town centre
- Older buildings in the town are poorly insulated

2.17 Farnham has grown by 25,000 in the last century and will continue to grow. It is important to understand the characteristics of each area of the town, when planning new development. Design should protect and enhance attractive areas and improve those, which are less attractive. Planning across the town must be site-specific.

## 2.18 Conservation Area

Farnham Conservation Area/ town centre: there is now a Farnham Conservation Area Management Plan, which is designed to protect and enhance the historic core of the town. There are over 200 listed buildings in Farnham. Certain retail premises are not maintained to a high enough standard and there are several inappropriate shop fronts.

## 2.19 Great Austins Conservation Area:

this attractive residential area in south Farnham enjoys protection. Its wide tree-lined streets and grid pattern of development retain a spacious feel. This area must continue to be protected.

Wrecclesham Conservation Area: this area contains some delightful buildings but is blighted by heavy traffic on the A325. The buildings must be preserved but a Wrecclesham by-pass is the only solution to the problems in the village.



2.21 Old Church Lane Conservation Area: this area contains some of the oldest cottages in the town, which must be protected by policy.

### **Farnham Areas**

2.22 Firgrove: this is a highly developed area, which contains roads of distinct character. New development must reflect the distinctiveness of individual roads.

2.23 Shortheath and Boundstone: this area contains a variety of roads and architecture. The sylvan nature of many of its roads must be respected and new development must seek to retain the current housing mix.

2.24 Moor Park: this area is mainly made up of individual houses in large plots. It has a unique pattern of development, which must be retained.

2.25 North West Farnham: much of this area is rural in nature and the spacious setting must be protected. Along the developed roads, mature gardens must be retained, to protect the green aspect of the street-scene.

2.26 Rowledge: this village retains its rural character and this must be preserved. New development must respect the scale, form and pattern of existing architecture.

2.27 Hale and Heath End: this area is highly developed but there remain many examples of original flint and brick cottages. New development should reflect the existing materials and pattern of surrounding properties. Space around development is as significant as its architecture.



2.28 South Farnham (Waverley): this area is a pleasant residential area, which was designed to provide an attractive gateway into Farnham from the south. It is essential that the verdant character of this area is retained. New development should not be allowed, if it causes harm to the existing character.

2.29 The Bourne: this area is the link between the protected countryside south of the town and the more developed suburbs. Parts are protected by local policy BE3 and development in these areas is unacceptable, if such development damages the semi-rural aspect of the area.



2.30 Weybourne and Badshot Lea: this area contains a wide variety of housing styles. Existing roads in both areas struggle with the volume of traffic generated by sporting and commercial operations and this should be taken into account, when new development is proposed. The Strategic Gap, which separates Badshot Lea from Weybourne and Hale and, ultimately, from Aldershot in the adjoining borough must be retained and enhanced and the essential rural character of Badshot Lea must be preserved.

2.31 Wrecclesham: this village, already mentioned among the Conservation



Areas, extends to the border with Hampshire. There is a mix of residential properties, many of which look out onto open countryside. It is essential that all buildings within the Conservation Area are retained and enhanced. Future development must take into account the existing traffic problems along the A325 and the extra volume of traffic, which will be created by the large development proposed at Bordon/Whitehill.

2.32 Guildford Road: this area contains a mix of uses. The hospital site has been developed but there remain several industrial areas and trading operations. This is one of the main entries into the town and should be developed with care.

2.33 Coxbridge: this industrial site has a mix of uses. Every site now has a planning permission to be developed but it is still unfinished.

## 3 Farnham Future

### VISION FOR FARNHAM IN 2027

3.1 Farnham in 2027 remains a most pleasant place to live. The villages have retained their individual characteristics and the town continues to enjoy a green and spacious setting.

3.2 Heavy Goods Vehicles have been removed from the town centre and shops and businesses are flourishing.

3.3 Shop fronts have been refurbished to a very high standard and the Conservation Area Management Plan, adopted in 2012, is being implemented with support from all local stakeholders. This has resulted in a high standard of street furniture throughout the town.

3.4 Hanging signs have been replaced or refurbished all along the town centre's streets have become such a feature of the town that they are included in the list of visitor attractions.

3.5 There is a thriving evening economy with a good range of successful pubs and restaurants, both in the town centre and in the villages.

3.6 The cinema remains popular and the Maltings retains its reputation as one of the finest Arts Centres in the south-east.

3.7 Farnham remains rich in cultural activities. The museum, pottery, amateur dramatic groups, opera societies and musical groups of all kinds continue to thrive. The new performance building is well supported.



3.8 Farnham Castle remains one of the main features in the town and Castle Street has been protected and enhanced.

3.9 Farnham Park and the Bishop's Meadow have been protected from inappropriate change and remain beautiful, natural green spaces for all to enjoy.

3.10 New development has merged in well with existing residential supply, due to the emphasis on the Farnham Design Statement and the robust policies in Waverley Borough Council's new Local Plan.



3.11 The villages, which make up the town, have all been protected from inappropriate development.

3.12 The combination of public open spaces, the inclusion of green space in new developments and the protection of large gardens, where they form part of the character of a residential area, have resulted in the reinforcement of a successful green infrastructure. This has contributed to the well-being of the population and the enhancement of biodiversity throughout the town.

3.13 New development has not been allowed, where it would harm the natural environment. Green corridors and stepping-stones have been

mapped and protected throughout the town and its villages.

3.14 The water quality and landscape of the river Wey corridor has been enhanced.

3.15 The extensive network of footpaths and bridleways has been preserved by including new footpaths on new developments. Access to long distance walks close to the town has been improved by a safe route across the A31.

3.16 The by-pass had been extensively planted and improvements made at Hickleys Corner. Traffic has been slowed down between the two roundabouts at Coxbridge and the Shepherd and Flock and there is improved connectivity between the two parts of the town.

3.17 More imaginative approaches to traffic movement in the town have created better traffic flows and air quality has improved greatly as a result.

3.18 The new sewage plant is complete, reducing the problem of smells across parts of north Farnham.

3.19 There are more sports facilities for young and old and enhanced green spaces across the town for recreational use.

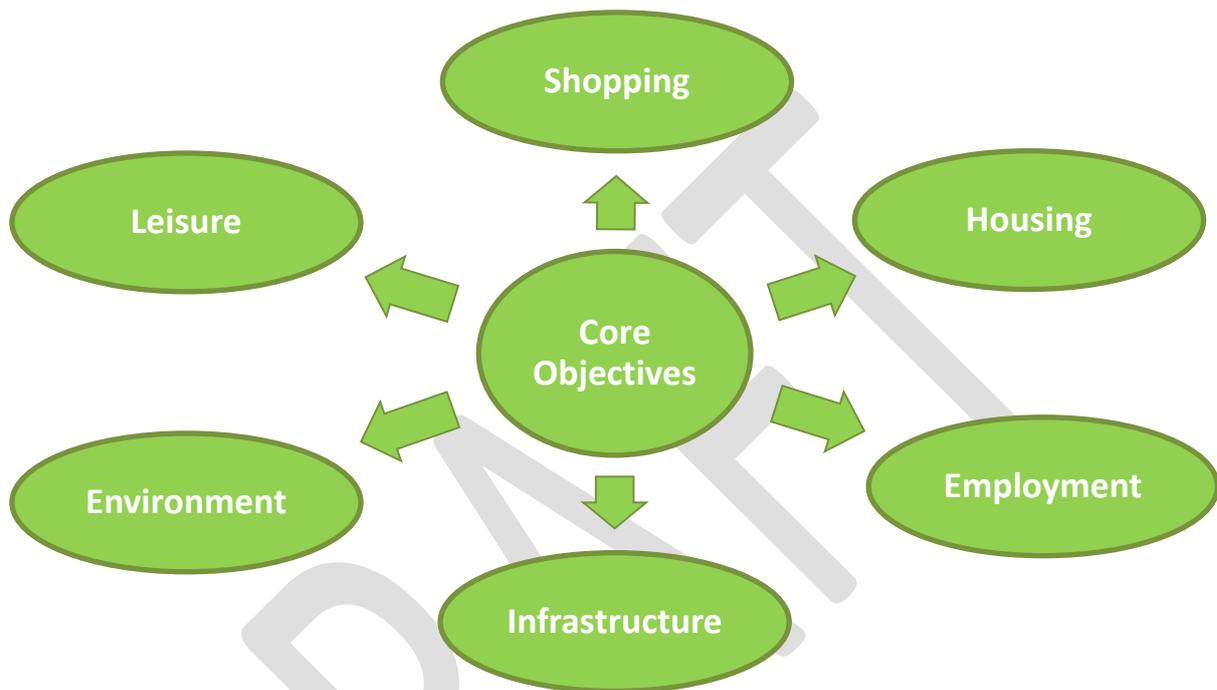
3.20 The shortage of school places at all levels has been addressed.



## 4 Core Objectives

4.1 The aim of the Neighbourhood Plan is to deliver the vision of its residents. Residents wish to maintain the character of Farnham as a compact market-town. Large developments on the outskirts of the town are to be avoided and new development must respect the character and density of each of the original villages, which make up the town.

The main objectives have been grouped under the following headings:



### 4.2 Housing

- Development should be on brown-field sites, where possible, as stated in the NPPF
- There must be no development on green-field sites within 5 kilometres of both Special Protection Areas, if brown-field sites are available elsewhere in the borough
- New development must take into account the distinctiveness of each area of the town
- Every application must be site-specific and reflect local density
- Design must be of a high quality and there must be a good standard of amenity space
- The built environment must be protected and enhanced both in the historic town centre and in all the villages within the town's boundaries
- Spaces around development must be considered as significant as the development itself
- Where large gardens form part of the character of the area, development in these spaces will be discouraged
- Large developments on the outskirts of the town must be avoided
- A range of housing types must be maintained, to meet local need
- There must be more affordable housing and more accommodation for students

### **4.3 Employment**

- Existing employment sites should be assessed and improved.
- New larger, modern sites should be provided, with adequate parking and good transport links.
- Creative industries should be encouraged.

### **4.4 Shopping**

- Farnham must retain its distinctiveness as a beautiful market town.
- Independent retailers must be encouraged.
- The Conservation Area Management Plan must be implemented with rigour.
- Farnham must develop as a “Crafts” town.

### **4.5 Leisure**

- Sports provision in and around Farnham must be improved.
- Important green spaces throughout the town must be protected for recreational use.
- The cultural heritage of the town must be preserved.
- Provision of a large purpose-built performance space should be achieved.

### **4.6 Environment**

- Important green spaces in the town and villages, such as Farnham Park, the Bishops Meadow and the Wey corridor must be protected and enhanced.
- The landscape, street-scene and varied countryside around the town must be protected.
- The diversity of wildlife and habitats must be maintained throughout the whole of the town.
- The network of footpaths, bridleways and cycle-ways must be protected and extended.
- The integrity of all SPAs must be maintained.

### **4.7 Infrastructure**

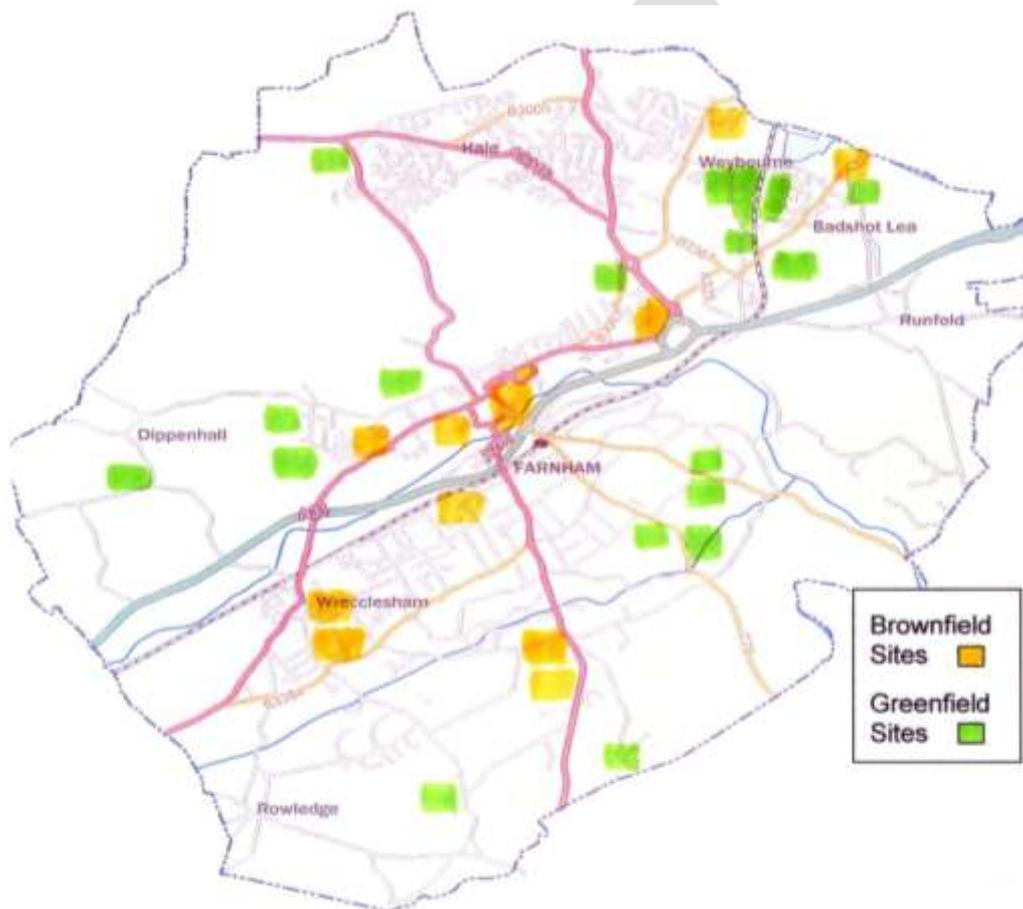
- Infrastructure must be in line with new development.
- Developments in surrounding boroughs must be considered when making planning decisions.
- Air quality must be improved by better traffic management.
- Heavy goods vehicles must be removed from the town centre.
- School places at all levels must be provided.

## 5 Location of New Development

5.1 The vision and core objectives set out what the residents would like to achieve in their town. However, deciding where new development should go is not a simple exercise.

5.2 Farnham is surrounded by two Special Protection Areas. While vacant brown-field sites exist in other parts of the borough, it would be against the guidance on the protection of these areas to develop green-field sites, within 5 kilometres of these areas.

5.3 There are large sites either being developed or about to be developed within the town or soon to be considered and this provision must be taken into account when planning future growth.



5.4 There is a large amount of redundant office and storage space above shops in the town centre, which should be considered for a residential use.

5.5 The plan shows all the brown-field areas in the town, where development is planned or possible.

5.6 Green-field release will not be permitted, until brown-field sites across the borough have been developed and developers will have to provide SANGS appropriate to each development.

## 6 Policies

5.1 This section sets out the policies, which seek to deliver the vision of Farnham's residents. They are grouped under the headings of the Core Objectives. Some further objectives have been included, to expand on important issues.



# HOUSING

6.1 Development should be directed to brown-field sites

**HO1 Site allocations**

6.2 Maintain distinctiveness of each area

**HO2 Design of new development**

6.3 Protect and enhance built environment

**HO2 Design of new development**

6.4 Avoid large developments on the outskirts of the town

**HO2 Site allocations**

6.5 Maintain a range of housing types on appropriate sites

**HO2 Design of new development**

6.6 Re-use of redundant office space

**HO3 Redundant buildings**

6.7 Maintain integrity of the SPA

**HO1 Site allocations**



# HOUSING POLICIES

## Policy HO1

New housing should be concentrated on brown-field sites within the town. Green-field sites will not be developed before 2018 and only if alternative brown-field sites are not available elsewhere in the borough.

Development should not harm the integrity of the SPAs.

Large developments on the outskirts of the town should be avoided.

New development should integrate well with the existing housing.

Development should be dispersed across a number of sites.



# HOUSING POLICIES

## Policy HO2

New development must take into account the distinctiveness of the area.

Development will only be allowed, where it does not harm the character of the area, as defined in the Farnham Design Statement.

Farnham consists of several villages, all of which value their distinctive characteristics. Each new development must enhance its setting, as described in section 2 of this plan.

Where large gardens form part of the character of an area, they must be protected.

Residents should be actively encouraged, through planning conditions, to maintain green boundaries, where they form part of the character of an area.

The built environment must be protected throughout the town. Good quality design includes the effect on the existing streetscape and the spaces around new buildings. Development, which fails to reflect the distinctive character of Farnham, should be resisted.

A range of housing types must be maintained. This should not be achieved by restrictive policies but by respecting the pattern of surrounding architecture.

## Policy HO3

New uses for existing buildings should be explored.

There should be a thorough review of employment land in Farnham.

Redundant office space in the town centre should be considered for residential use.

Low-level industrial uses should be encouraged to relocate to rural brown-field sites, enabling more effective use of prime sites for housing.



# EMPLOYMENT

7.1 Existing employment sites should be improved

**EM1 Existing employment land**

7.2 Modern purpose-built sites should be created

**EM2 New sites**

7.3 Creative industries and start-up businesses should be encouraged

**EM3 Diversity of business space**



# This Map illustrates the locations of Employment/Industrial Sites in Farnham



# EMPLOYMENT POLICIES

## Policy EM1

Maintain all existing employment space, unless the provision has become outdated.

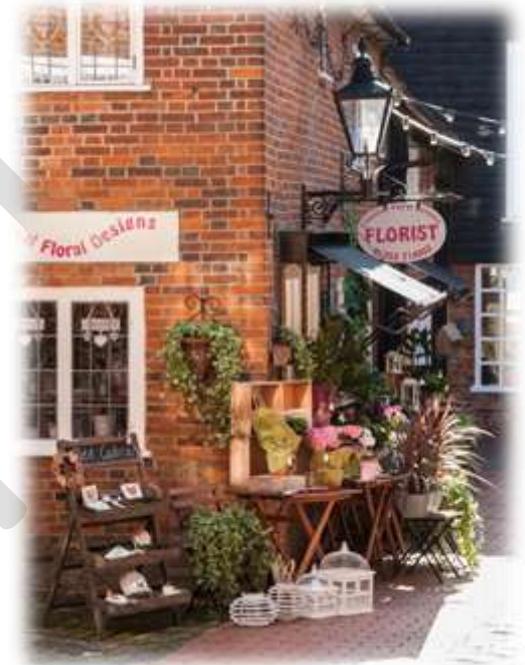
Farnham must seek to strengthen the local employment base and to attract a diversity of future business use.

Small-scale redundant space could be replaced on rural sites on the outskirts of the town, close to main routes.

There should be a thorough re-assessment of all employment land.

Farnham is ideally located to support small-scale business, serving larger industries in nearby towns.

Students from UCA should be encouraged to remain in the town by the provision of small units for start-up companies.



## Policy EM2

Create new employment sites.

New employment will bring people into the town and provide opportunities for local residents.

There is a shortage of modern sites with good communications and parking.

New sites should be carefully located, to avoid undue pressure in the town centre and elsewhere.



## Policy EM3

Provide a diversity of business opportunities.

Farnham should aim to provide facilities for a range of small to medium businesses

Creative industries should be encouraged to stay in the town.

Businesses in the town should complement the larger centres nearby.

More imaginative use of rural sites should be encouraged.

# SHOPPING

8.1 Farnham must retain its distinctiveness as a market town

## **SH1 New retail provision**

8.2 Independent retailers must be encouraged

## **SH2 Shop sizes**

8.3 The Conservation area must be protected

## **SH3 Farnham Conservation Area**

8.4 Farnham must develop its role as a “Crafts” town

## **SH4 Town team**

8.5 New retail provision must not harm the town centre

## **SH5 Out of town retail provision**

8.6 Local shopping parades should be protected and supported

## **SH6 Local shops**



# SHOPPING POLICIES

## Policy SH1

Ensure that new retail supports existing provision

Farnham is an attractive place to shop but it must maintain this attractiveness in very difficult trading conditions.

A high quality built environment must be maintained.

Shop fronts must reflect the character of the town.

New provision must be sensitively located and integrate well into the town



## Policy SH2

Preserve a range of shop sizes

Farnham must continue to offer a range of shop unit sizes, to attract a variety of retailers.

Independent retailers should be encouraged.

Start-up units should be available for local students and others.

Further markets should be encouraged.



## Policy SH3

Protect and enhance the Farnham Conservation Area

The Farnham Conservation Area Management Plan was adopted by Waverley Borough Council in 2012.

The provisions of the FCAMP must be implemented with rigour. Progress must be carefully monitored.

Street furniture must be of a high standard throughout the area.

Shop fronts should be improved.

Further planting should be encouraged.

Hanging signs should be replaced or refurbished.



# SHOPPING POLICIES

## Policy SH4

Support the town team

In 2013 a Town Team was set up, to promote Farnham as a “Crafts” town. This team includes representatives from the Chamber of Commerce, the Maltings, the New Ashgate Gallery and the town council.

A street gallery will be created, to display crafts in shop windows, cafes, pubs and offices.

Publicity will be developed and improved signage provided.



## Policy SH5

Discourage out of town retail development

No development for a retail use should be allowed, where it will further undermine the provision in the town centre and elsewhere in the town.

The recent trend for units on industrial estates to provide a retail use should be carefully monitored.

Further retail parks in the area should be avoided.



## Policy SH6

Preserve local shopping parades

Farnham is fortunate to retain some very successful local shopping parades throughout the town.

These shops should be promoted and supported.

Recent initiatives under Farnham in Bloom should be maintained, to enhance these areas.



# LEISURE

9.1 Sports provision in and around the town must be improved

**LE1 Existing sports provision**

9.2 The shortage of sports provision should be addressed

**LE2 Expansion of sports facilities**

9.3 Access to all sports facilities should be improved

**LE3 “Pay and Play” opportunities**

9.5 Local sports clubs should be supported

**LE4 Farnham Sports Council**

9.6 Children’s play areas should be protected

**LE5 Younger children**

9.7 Important green spaces must be protected for recreational use

**LE6 Green spaces**

9.8 The cultural heritage of the town must be preserved

**LE7 Cultural activities**

9.9 Provision of large performance space should be achieved

**LE7 Cultural activities**



**This Map illustrates the locations of Playing Pitches in Farnham**

# LEISURE POLICIES

## Policy LE1

Protect and enhance existing sports provision throughout the town

Farnham has a shortage of playing pitches. As the housing numbers increase, this will be exacerbated.

There must be no loss of playing pitches, tennis courts or any other outdoor sports facilities.

Facilities in poor condition should be restored for community use.



## Policy LE2

Increase sports provision across the town

The shortage of both playing pitches and swimming-pool space should be addressed.

New development should fund increased sports facilities.

Larger developments should incorporate sports provision.

## Policy LE3

Create “Pay and Play” opportunities for the community

There are indoor facilities in the town, which are under-used. These should be made available for a range of activities on an informal basis.

Schools have facilities, which could be used more widely, especially in the holidays.

A list of available space should be readily available to the community.

## Policy LE4

Support the Farnham Sports Council

There are many sports clubs in the Farnham area, run by volunteers. The Sports Council offers support and advice to these clubs. Its work should be recognised and promoted.

Activities such as the Community Sports Day should be fully supported by organisations across the town.



# LEISURE POLICIES

## Policy LE5

Support refurbishment of existing play areas

Farnham has several play areas, which are currently being updated. The town must work with Waverley Borough Council, to monitor need.

All play areas should be inspected regularly and repairs and necessary improvements should be reported.

## Policy LE6

Protect and enhance all green spaces in and around the town for recreation

Farnham enjoys a green and spacious setting, which must be maintained.

Important green spaces in the town and villages must be protected and enhanced for community use.

The network of footpaths, bridleways and cycle-ways must be protected and extended.



## Policy LE7

Preserve Farnham's rich cultural life

Farnham has a wealth of talent, which must be encouraged and supported.

There are choirs of all types and age groups, which have achieved national fame.

There are theatre groups, operatic societies and dance groups for all ages.

There are art exhibitions throughout the town

The Maltings provides the focus for the arts in the town.

There are several outreach projects, to include more of the community in the cultural activity of the town.

Further performance space should be provided.

Preserve Farnham's rich cultural life



# ENVIRONMENT

10.1 Important green spaces must be protected

## **EN1 Open spaces**

10.2 The landscape, street-scene and countryside must be preserved

## **EN2 Landscape**

10.3 Diversity of wildlife and habitats must be maintained

## **EN3 Biodiversity**

10.4 The integrity of SPAs must be respected

## **EN4 Habitats**

10.5 The River Wey corridor

## **EN3 Biodiversity**

10.6 Aldershot/Farnham Strategic Gap

## **EN1 Open spaces**



# ENVIRONMENTAL POLICIES

## Policy EN1

Protect and enhance all important green spaces in the town

Large green spaces, such as Farnham Park and the Bishop's Meadow must not be harmed by the effects of increased development.

Retention of the Aldershot/Farnham Strategic Gap must assume greater significance, as development intensifies on both sides of the local border.

All green spaces and stepping-stones should be mapped and preserved for the community.

Larger new developments must include a condition to provide green space for recreation.

## Policy EN2

Prevent development from harming the landscape, street-scene and varied countryside around the town

New development should not be allowed, where it would cause harm to the green stepping-stones across the town.

Strict landscape conditions must accompany new development.

Green boundaries must be preserved, where these form part of the character of the area.

Countryside should be respected for its intrinsic value and environmental benefits.





# ENVIRONMENTAL POLICIES

## Policy EN3

Protect and enhance important areas for biodiversity

Farnham is surrounded by areas of Biodiversity Opportunity and the river Wey is a Biodiversity Opportunity Area in its own right.

The river Wey corridor must be protected. No development must be allowed, which would encroach on this valuable habitat. The river Wey is a designated chalk stream, which must be protected.

A network of open spaces, a green infrastructure, must be preserved. Playing-fields, school grounds, residential gardens and footpaths all enable the easy movement of wildlife. These areas also connect residents with the natural environment.

Trees, woodlands and hedgerows all add to the beauty and biodiversity within and around the town. They must be protected and enhanced for future generations.

## Policy EN4

Important habitats must be protected.

Farnham is adjacent to two Special Protection Areas. The Thames Basin Heaths SPA lies to the north of the town and the Wealden Heaths SPA to the south.

Despite the fact that brown-field sites are available elsewhere in the borough, Waverley Borough Council is insisting on building the largest number of houses within 5 kilometres of the SPAs, using Farnham Park as mitigation.

Heath-land is safe-guarded by a European Directive and development in Farnham must follow the guidance in that directive.

In NMR6 it is clearly states that priority should be given to directing development to those areas where potential adverse effects can be avoided, without the need for mitigation measures.

Development will not be considered sustainable, under the terms of the NPPF, if it has an adverse effect on the Special Protection Areas.

# INFRASTRUCTURE

11.1 Infrastructure must be in line with new development

## **IN1 Town infrastructure**

11.2 Developments in surrounding boroughs must be considered

## **IN2 Cross-border working**

11.3 Air Quality must be improved

## **IN3 Air quality**

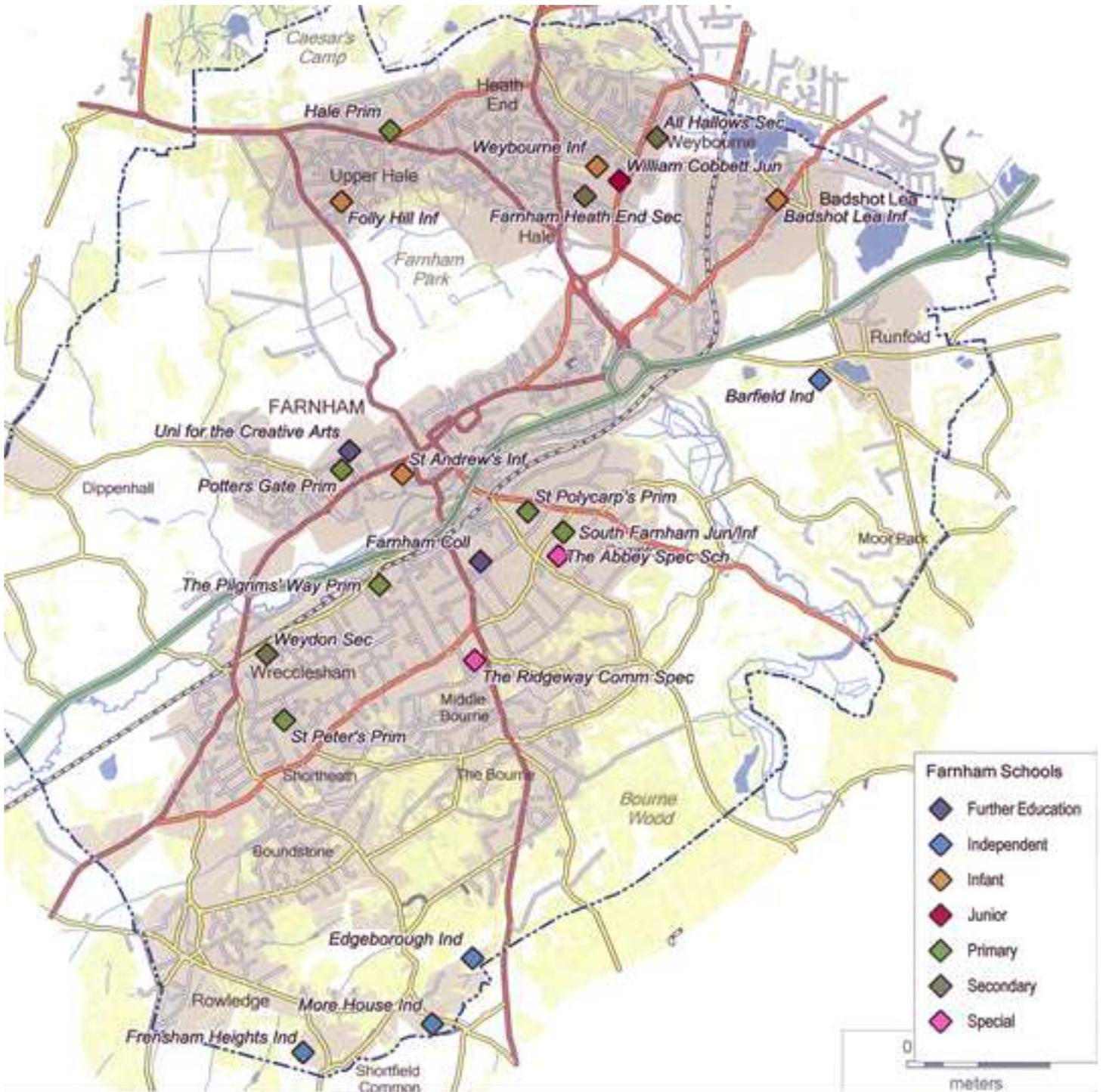
11.4 Heavy Goods Vehicles must be removed from the town centre

## **IN3 Air quality**

11.5 School places must be provided at all levels

## **IN1 Town infrastructure**





**This Map illustrates the locations of the schools, college and University in Farnham**

# INFRASTRUCTURE POLICIES

## Policy IN1

Improve all town infrastructure.

In the NPPF there are three dimensions to sustainable development: economic, social and environmental. Under the definition of the economic role it states clearly that the planning system must identify and co-ordinate development requirements, including the provision of infrastructure.

Farnham is a beautiful market town but its infrastructure is at breaking-point.

The sewage treatment works is above its design capacity, resulting in local residents being subject to frequent unpleasant smells. More capacity must be provided.

The road system is inadequate and problems are exacerbated by an outdated one-way system and the level crossing, which is closed for about 14 minutes an hour during the day. A more imaginative approach to the town's traffic must be adopted.

Car-parking at the station must be extended.

Public transport is basic at best and should be improved.

Farnham faces a lack of high-speed, reliable voice and data communications. Provision of this should be a major factor, when planning developments in the town.

There is a shortage of school places at all levels. This results in frequent long journeys to neighbouring towns, in order to access a school place and adds to congestion within the town.

## Policy IN2

Ensure cross-border co-operation on developments in neighbouring boroughs.

Farnham is surrounded by Hampshire and large developments are planned in Rushmoor (6350), Hart (4840) and East Hants (5500). There are also large developments planned for Guildford.

There are no plans to upgrade any of the main road links, which will put undue pressure on the A325, A287 and A31 as they cross our town.

There will also be increased pressure on schools, health provision, water supply and all other aspects of the local infrastructure. These problems must be addressed by cross-border strategic planning.

# INFRASTRUCTURE POLICIES

## Policy IN3

Air quality must be improved throughout the town

The town centre of Farnham has been designated as an Air Quality Management Area by Waverley Borough Council.

Areas outside the AQMA also have air quality of concern and these continue to be monitored. It may be necessary to extend the AQMA, if there are no improvements to traffic flow.

Air quality readings in the town are regularly at more dangerous levels than those required by EU directives.

Air quality should be an over-riding consideration in future planning applications. There are already breaches of EU standards.

A western by-pass remains the only long-term solution to the town's air pollution problems.

Traffic flows should be analysed and innovative approaches to the movement of traffic within the town should be modelled.

Heavy Goods Vehicles should be removed from the town centre.



DRAFT

*For further information, please contact: Rachel Aves – Corporate Governance Team Leader*

*Tel: 01252 712667 Fax: 01252 718309*

*Email: [neighbourhood.plan@farnham.gov.uk](mailto:neighbourhood.plan@farnham.gov.uk)*

## Farnham's Future

Influence the future of where you live or work by contributing your opinions towards Farnham's Neighbourhood Plan. Shape the area by telling us your views on land use for housing, leisure, employment, infrastructure, environment and retail.

Visit [www.farnham.gov.uk](http://www.farnham.gov.uk) to download a copy of the latest version of the Plan.

You can also email [neighbourhood.plan@farnham.gov.uk](mailto:neighbourhood.plan@farnham.gov.uk) or write your comments overleaf.

Please ensure you provide your contact details so that we can keep you updated on the progress of the Plan and invite you to future events.

Name: ..... Tel: .....

Email: .....

Address (if no email): .....

.....



**Farnham**  
Town Council



**Farnham**  
Town Council

*Dear Neighbourhood Planning Team,*

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*Affix  
Stamp  
Here*

**Neighbourhood Plan  
Farnham Town Council  
Council Offices  
South Street  
Farnham  
Surrey  
GU9 7RN**



## Neighbourhood Planning

Putting control back in the hands of the community...





**Influence the future of where you live or work by contributing your views towards Farnham's Neighbourhood Plan. This important document will enable communities to shape the area where they live.**

**We would like your thoughts on the following questions:**

- Would you like to have a say in what gets built in your town?
- Are you for or against large scale development?
- Which green spaces should be protected?
- Are there any buildings which you think are particularly special and should be protected?
- Where should new houses, shops, offices and employment land be located?
- How far should new buildings resemble the existing villages' styles?
- What makes Farnham special?
- What else is important to you?

**Tell us what sort of place you would like Farnham to be by taking part in our community-wide consultation.**



# Get involved in the future of your town

## Housing

How many?



Where?



What type?



## Farnham: Get Involved

Please note that answers are not required for all questions - you may select specific areas of interest.

### 1. What part of Farnham do you live in?

- |   |                                   |
|---|-----------------------------------|
| <input type="radio"/> Badshot Lea       | <input type="radio"/> Rowledge    |
| <input type="radio"/> Bourne            | <input type="radio"/> Town Centre |
| <input type="radio"/> Compton/Moor Park | <input type="radio"/> Upper Hale  |
| <input type="radio"/> Hale              | <input type="radio"/> Weybourne   |
| <input type="radio"/> Heath End         | <input type="radio"/> Wrecclesham |

Other (please specify)

### 2. How far away from your home do you work?

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| <input type="radio"/> Under 1 mile | <input type="radio"/> 50+ miles      |
| <input type="radio"/> 1-5 miles    | <input type="radio"/> Work from home |
| <input type="radio"/> 6-10 miles   | <input type="radio"/> Unemployed     |
| <input type="radio"/> 11-20 miles  | <input type="radio"/> Retired        |
| <input type="radio"/> 20-50 miles  |                                      |

### 3. Which method(s) of transportation do you use to travel to work?

- Train
- Car
- Bus
- Walk
- Cycle
- Work from home
- Unemployed
- Retired

Other (please specify)

4. What type of facilities do you use regularly either in or out of Farnham?

Please tick all that apply

- |   |   |
|---|---|
| <input type="checkbox"/> Cinemas              | <input type="checkbox"/> Museums  |
| <input type="checkbox"/> Leisure Centres/Gyms | <input type="checkbox"/> Parks/Playgrounds                                  |
| <input type="checkbox"/> Theatres             | <input type="checkbox"/> Sports Pitches                                     |
| <input type="checkbox"/> Restaurants          | <input type="checkbox"/> Art Galleries                                      |
| <input type="checkbox"/> Pubs                 | <input type="checkbox"/> Libraries  |
| <input type="checkbox"/> Takeaway Food        | <input type="checkbox"/> The Maltings                                       |
| <input type="checkbox"/> Cafés/ Bistros       | <input type="checkbox"/> Community Centre (Please specify in the box below) |
| <input type="checkbox"/> Retail               |   |

Other (please specify)

5. Do you think the Sports and Leisure facilities in Farnham are adequate?

- Yes
- No
- Don't know

6. What additional Cultural, Leisure and Recreational facilities would you like to see in Farnham?

7. What existing Leisure and Recreational facilities do you think need improving and why?

8. If there were a Cinema in Farnham, would you use it?

- Yes
- No
- Maybe

If no, why not?

9. How often do you buy from your local village shop?

- |                                       |  |
|---------------------------------------|--|
| <input type="radio"/> Everyday        | <input type="radio"/> Every Month                            |
| <input type="radio"/> Every few days  | <input type="radio"/> Less often than once a month           |
| <input type="radio"/> Every Week      | <input type="radio"/> Never                                  |
| <input type="radio"/> Every Fortnight | <input type="radio"/> I don't have a village shop in my area |

10. Is your village shop adequate for your needs? (Skip this question if you answered "no" to the above)

- Yes
- No

11. Do you see traffic in Farnham as a problem?

- Yes
- No
- Don't know

12. If yes, what do you think could be done to improve the level of traffic in Farnham?

13. Would you use a park and stride facility to access the town centre?

- Yes
- No
- Maybe

If no, why not?

14. Is there a particular location you think a park and stride car park could be built?

15. Do you think public transport into and around Farnham is adequate?

Yes

No

If no, why not? What could be done to improve it?

16. Do you think there are enough spaces in local schools for all children living within the catchment areas?

Yes

No

Don't know

17. Is the waste and sewage disposal service in Farnham adequate for your needs?

Yes

No

18. Are there any green spaces in Farnham that you would like to be protected that are not currently protected?

19. Do you see the protection and improvement of biodiversity as an important factor in Farnham's future development?

Yes

No

20. Are there any locations in Farnham that you think could accommodate new housing?

Yes

No

If yes, where?

21. What style of housing do you feel is needed in Farnham?

Select all that apply

Detached Housing

Semi-detached Housing

Terraced Housing

Bungalows

Flats

Are there any areas in particular that this housing is needed?

22. Do you think it is important for new housing to be in-keeping with the style of surrounding houses?

Yes

No

23. Do you think there is a shortage of employment opportunities in Farnham?

Yes

No

24. If yes, can you think of any areas within Farnham that could accommodate employment land?

25. Would you like to be invited to future events to give your views on shaping Farnham's future?

Yes

No

26. If yes, please provide your contact details below:

Full Name

Address Line 1

Address Line 2

Town

County

Postcode

E-mail Address

Phone Number

27. How do you normally find out about what is happening in Farnham?

- Farnham Herald
- Farnham Town Council Website
- Twitter
- Facebook
- Surrey County Council Website
- Waverley Borough Council Website
- Word of Mouth
- Local Councillor
- Local Radio

Other (please specify)

28. To ensure our survey equally reflects the views of everybody, please take a few minutes to answer the following equality and diversity questions.

**Gender**

- Male
- Female
- Prefer not to say

**29. Age**

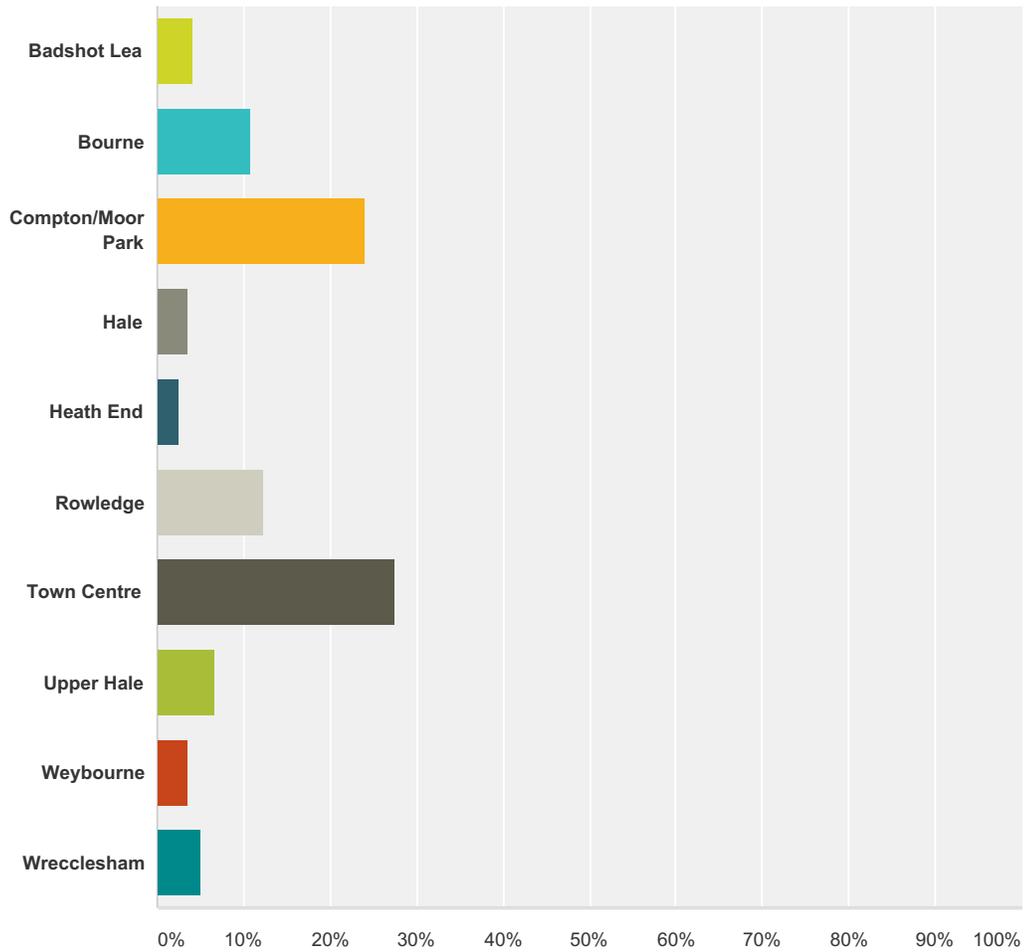
- Under 16
- 16-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+
- Prefer not to say

30. Do you consider yourself to have a disability as defined by the Equality Act 2010?

- Yes
- No
- Don't know
- Prefer not to say

### Q1 What part of Farnham do you live in?

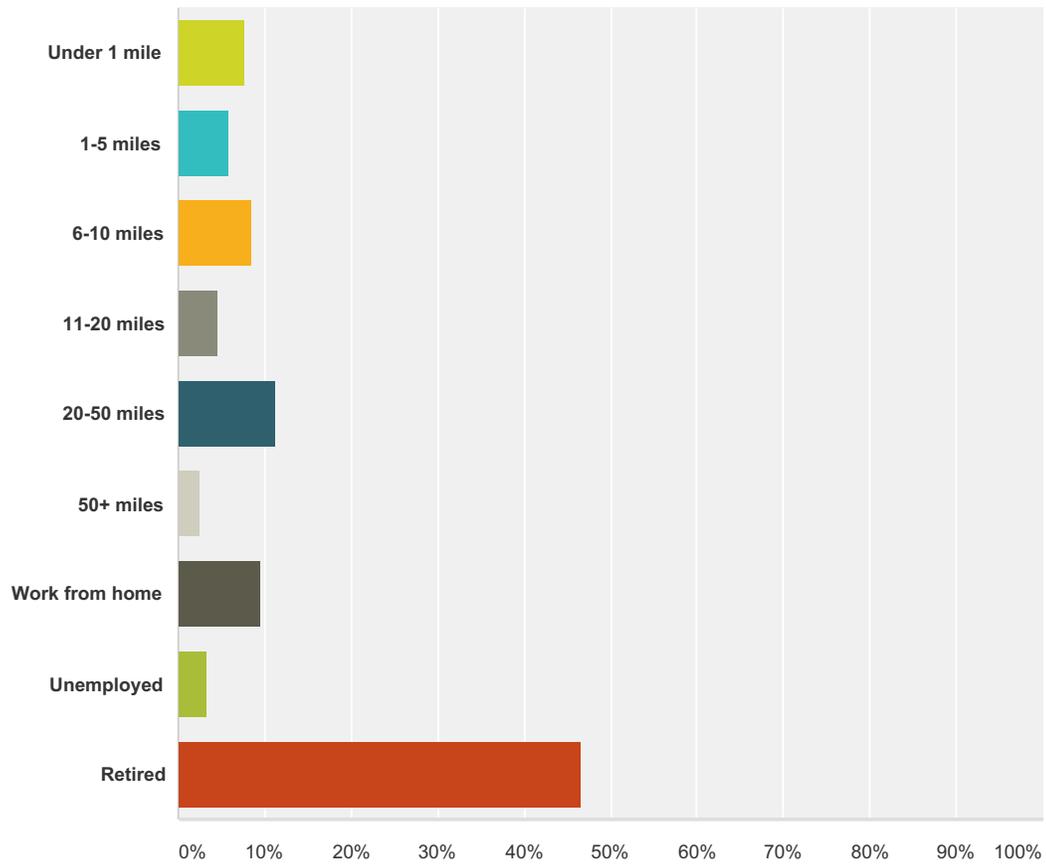
Answered: 284 Skipped: 50



Answer Choices	Responses	Count
Badshot Lea	4.23%	12
Bourne	10.92%	31
Compton/Moor Park	23.94%	68
Hale	3.52%	10
Heath End	2.46%	7
Rowledge	12.32%	35
Town Centre	27.46%	78
Upper Hale	6.69%	19
Weybourne	3.52%	10
Wrecclesham	4.93%	14
<b>Total</b>		<b>284</b>

## Q2 How far away from your home do you work?

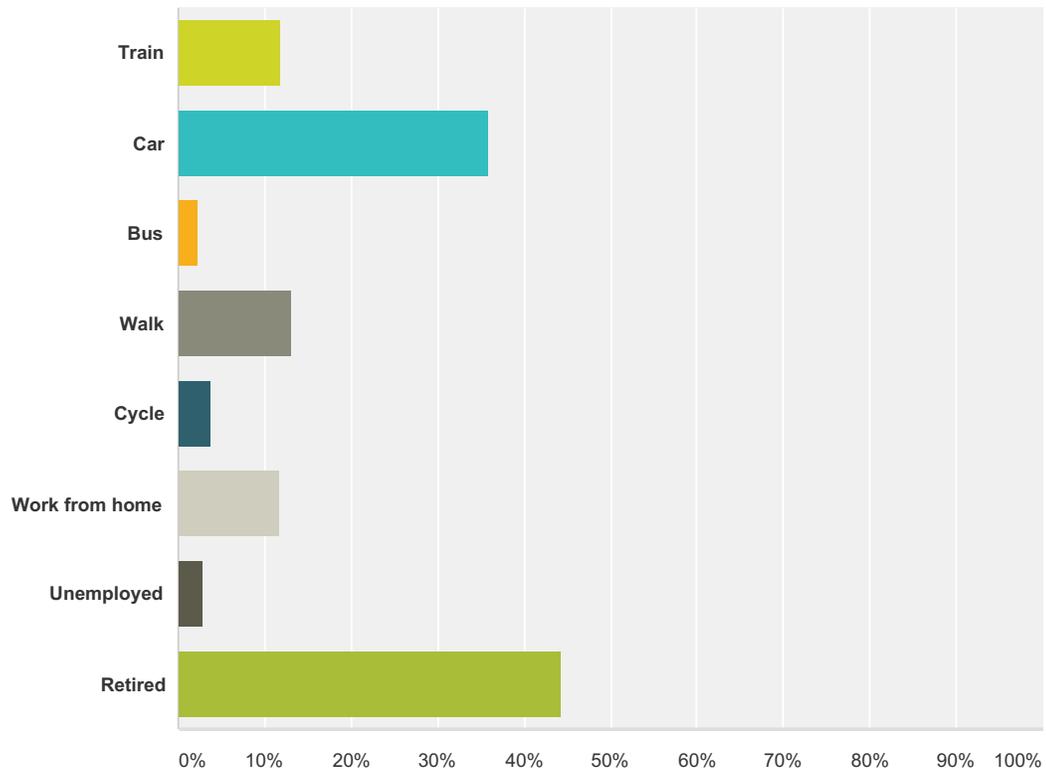
Answered: 326 Skipped: 8



Answer Choices	Responses
Under 1 mile	7.67% 25
1-5 miles	5.83% 19
6-10 miles	8.59% 28
11-20 miles	4.60% 15
20-50 miles	11.35% 37
50+ miles	2.45% 8
Work from home	9.51% 31
Unemployed	3.37% 11
Retired	46.63% 152
<b>Total</b>	<b>326</b>

### Q3 Which method(s) of transportation do you use to travel to work?

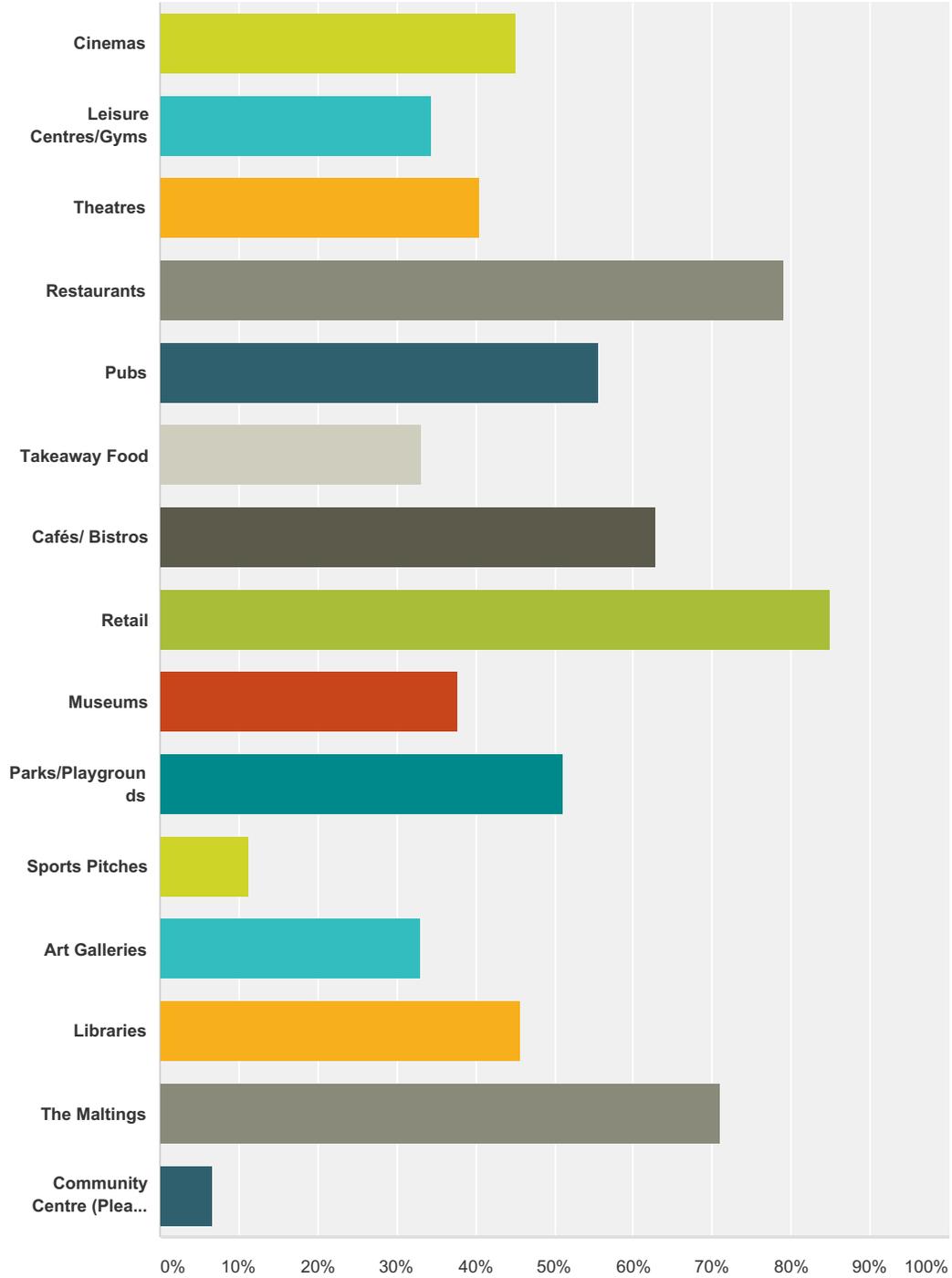
Answered: 317 Skipped: 17



Answer Choices	Responses
Train	11.99% 38
Car	35.96% 114
Bus	2.21% 7
Walk	13.25% 42
Cycle	3.79% 12
Work from home	11.67% 37
Unemployed	2.84% 9
Retired	44.16% 140
<b>Total Respondents: 317</b>	

**Q4 What type of facilities do you use regularly either in or out of Farnham? Please tick all that apply**

Answered: 331 Skipped: 3



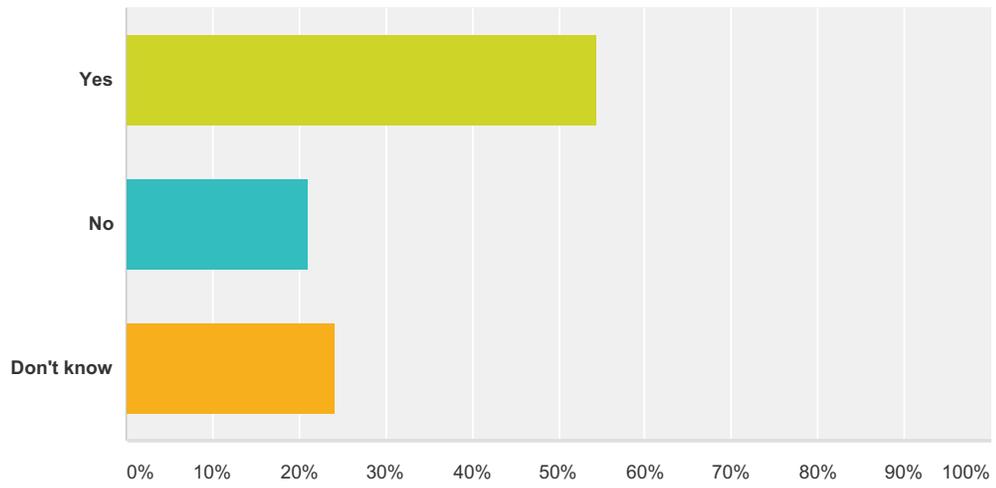
Answer Choices	Responses
Cinemas	45.02% 149

## Farnham: Get Involved

Leisure Centres/Gyms	<b>34.44%</b>	114
Theatres	<b>40.48%</b>	134
Restaurants	<b>79.15%</b>	262
Pubs	<b>55.59%</b>	184
Takeaway Food	<b>33.23%</b>	110
Cafés/ Bistros	<b>62.84%</b>	208
Retail	<b>84.89%</b>	281
Museums	<b>37.76%</b>	125
Parks/Playgrounds	<b>51.06%</b>	169
Sports Pitches	<b>11.18%</b>	37
Art Galleries	<b>32.93%</b>	109
Libraries	<b>45.62%</b>	151
The Maltings	<b>71.00%</b>	235
Community Centre (Please specify in the box below)	<b>6.65%</b>	22
<b>Total Respondents: 331</b>		

### Q5 Do you think the Sports and Leisure facilities in Farnham are adequate?

Answered: 317 Skipped: 17



Answer Choices	Responses
Yes	54.57% 173
No	21.14% 67
Don't know	24.29% 77
<b>Total</b>	<b>317</b>

**Q6 What additional Cultural, Leisure and Recreational facilities would you like to see in Farnham?**

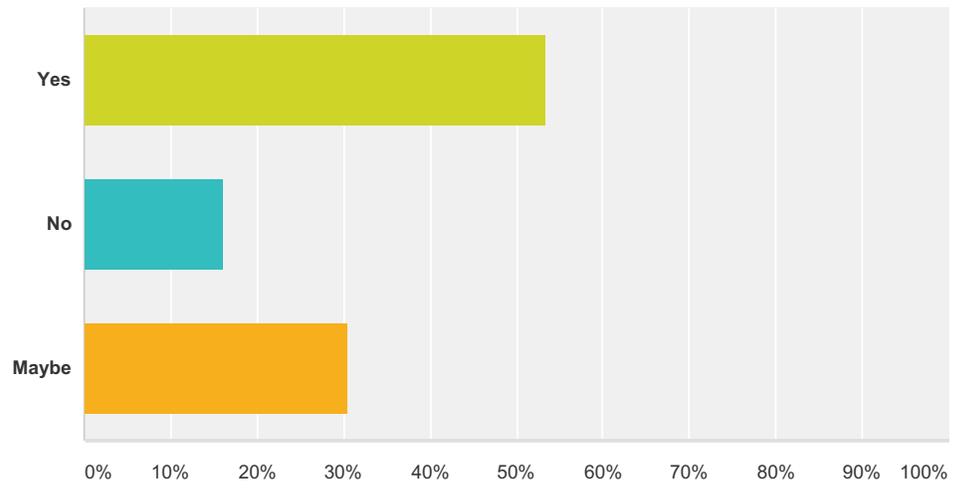
Answered: 199 Skipped: 135

**Q7 What existing Leisure and Recreational facilities do you think need improving and why?**

Answered: 88 Skipped: 246

### Q8 If there were a Cinema in Farnham, would you use it?

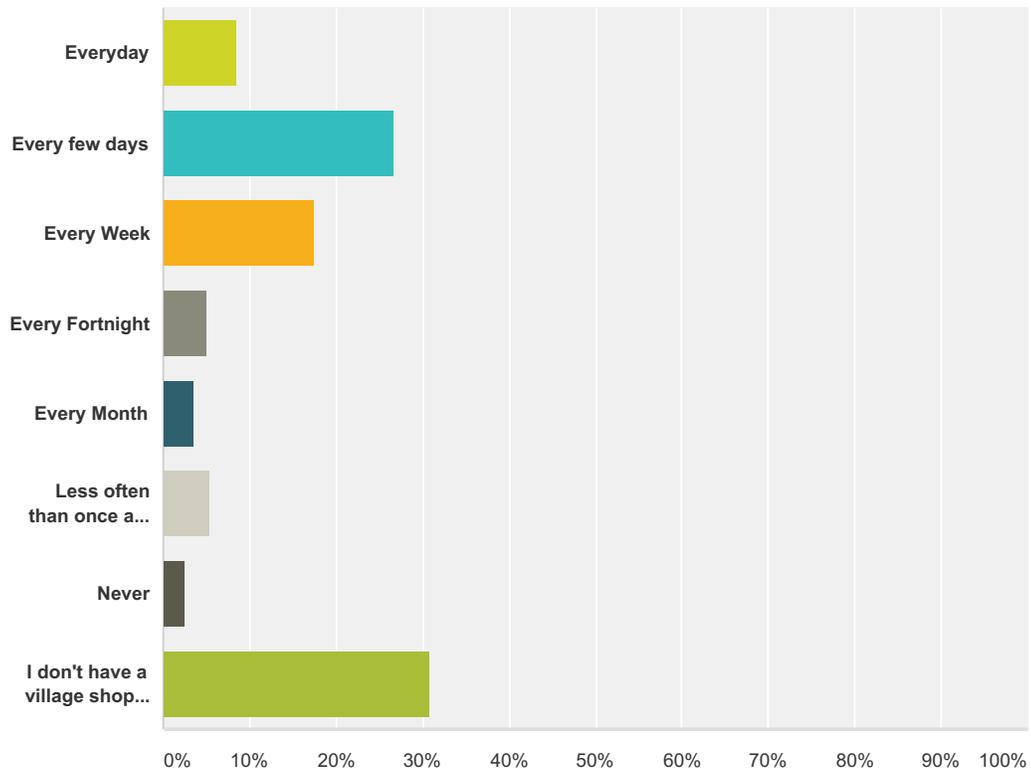
Answered: 325 Skipped: 9



Answer Choices	Responses
Yes	53.54% 174
No	16.00% 52
Maybe	30.46% 99
<b>Total</b>	<b>325</b>

### Q9 How often do you buy from your local village shop?

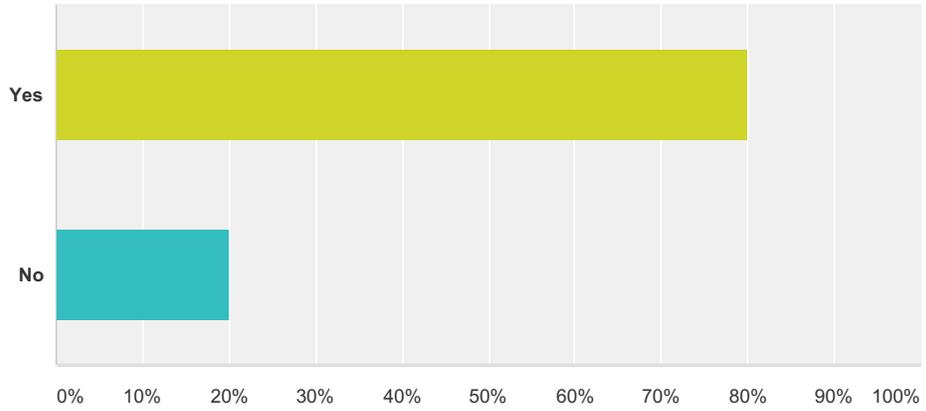
Answered: 318 Skipped: 16



Answer Choices	Responses
Everyday	8.49% 27
Every few days	26.73% 85
Every Week	17.61% 56
Every Fortnight	5.03% 16
Every Month	3.46% 11
Less often than once a month	5.35% 17
Never	2.52% 8
I don't have a village shop in my area	30.82% 98
<b>Total</b>	<b>318</b>

**Q10 Is your village shop adequate for your needs? (Skip this question if you answered "no" to the above)**

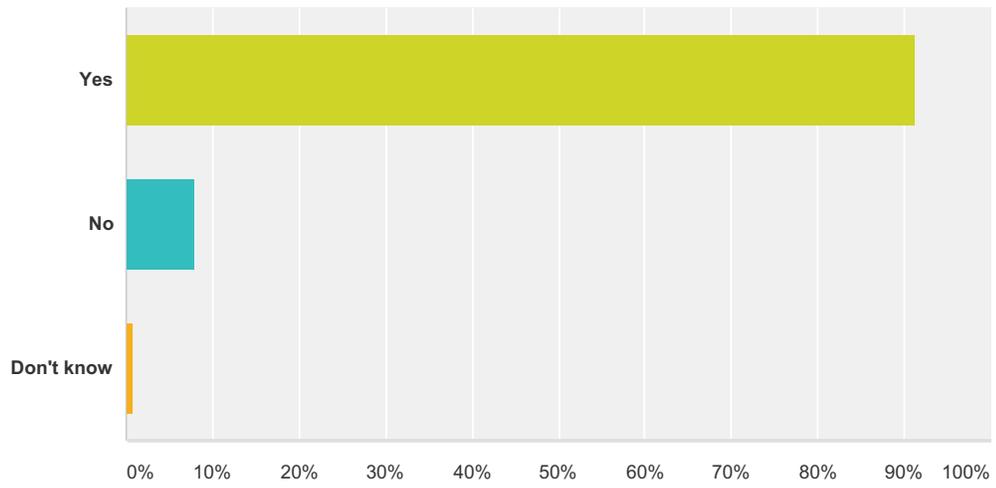
Answered: 210 Skipped: 124



Answer Choices	Responses	
Yes	80.00%	168
No	20.00%	42
<b>Total</b>		<b>210</b>

### Q11 Do you see traffic in Farnham as a problem?

Answered: 329 Skipped: 5



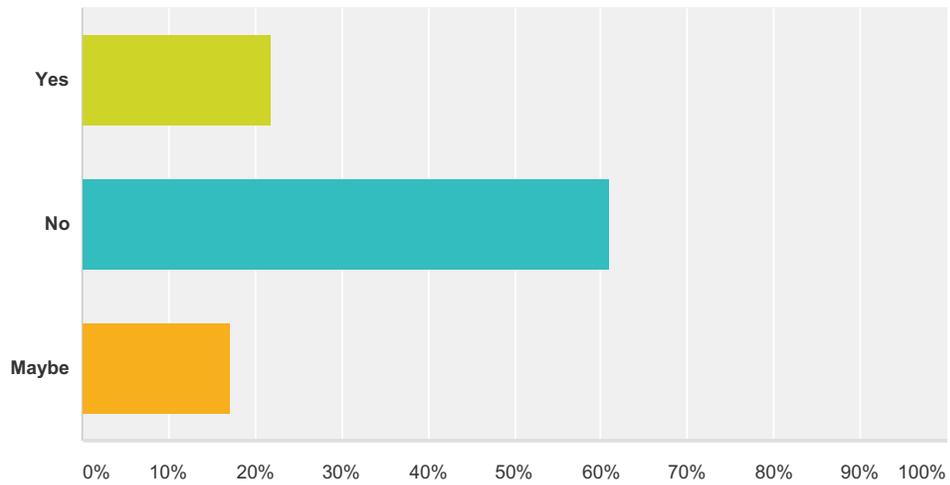
Answer Choices	Responses
Yes	91.19% 300
No	7.90% 26
Don't know	0.91% 3
<b>Total</b>	<b>329</b>

**Q12 If yes, what do you think could be done to improve the level of traffic in Farnham?**

Answered: 276 Skipped: 58

### Q13 Would you use a park and stride facility to access the town centre?

Answered: 320 Skipped: 14



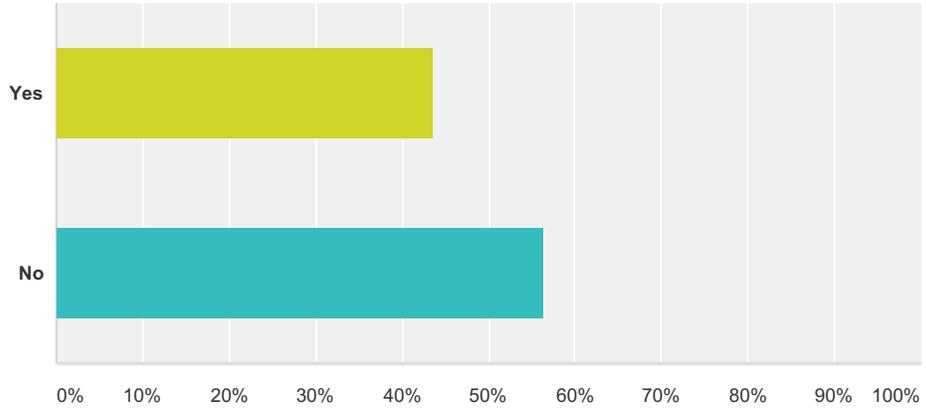
Answer Choices	Responses
Yes	21.88% 70
No	60.94% 195
Maybe	17.19% 55
<b>Total</b>	<b>320</b>

**Q14 Is there a particular location you think  
a park and stride car park could be built?**

Answered: 136 Skipped: 198

### Q15 Do you think public transport into and around Farnham is adequate?

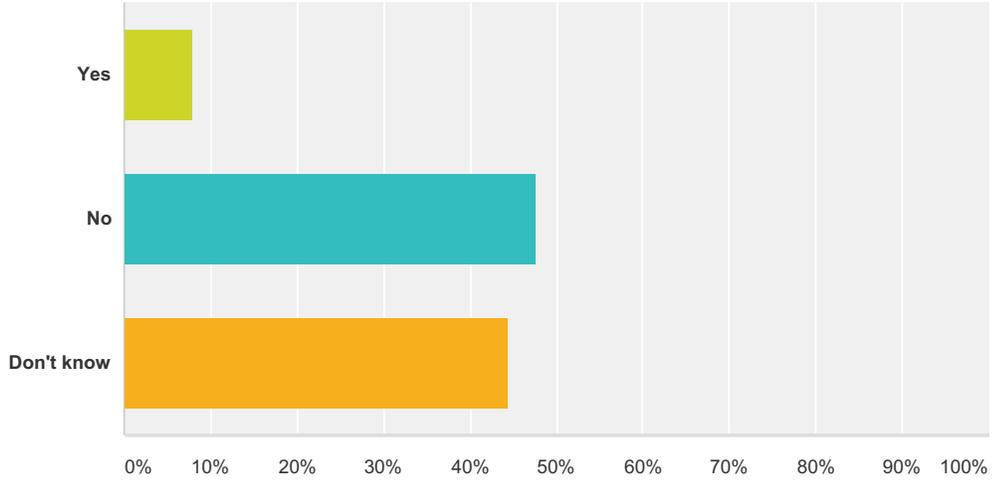
Answered: 254 Skipped: 80



Answer Choices	Responses
Yes	43.70% 111
No	56.30% 143
<b>Total</b>	<b>254</b>

**Q16 Do you think there are enough spaces in local schools for all children living with in the catchment areas?**

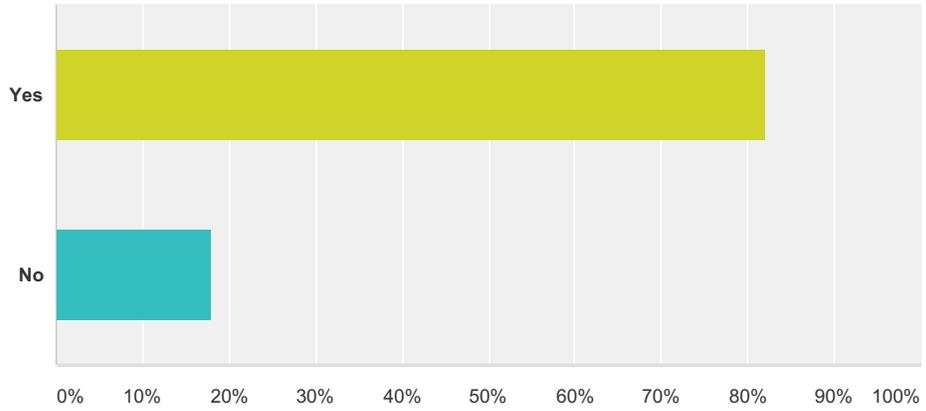
Answered: 317 Skipped: 17



Answer Choices	Responses	
Yes	7.89%	25
No	47.63%	151
Don't know	44.48%	141
<b>Total</b>		<b>317</b>

### Q17 Is the waste and sewage disposal service in Farnham adequate for your needs?

Answered: 311 Skipped: 23



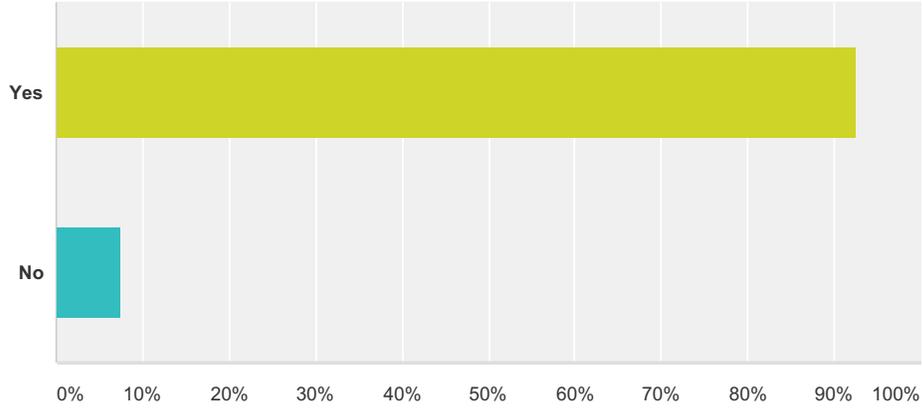
Answer Choices	Responses
Yes	81.99% 255
No	18.01% 56
<b>Total</b>	<b>311</b>

**Q18 Are there any green spaces in Farnham that you would like to be protected that are not currently protected?**

Answered: 236 Skipped: 98

### Q19 Do you see the protection and improvement of biodiversity as an important factor in Farnham's future development?

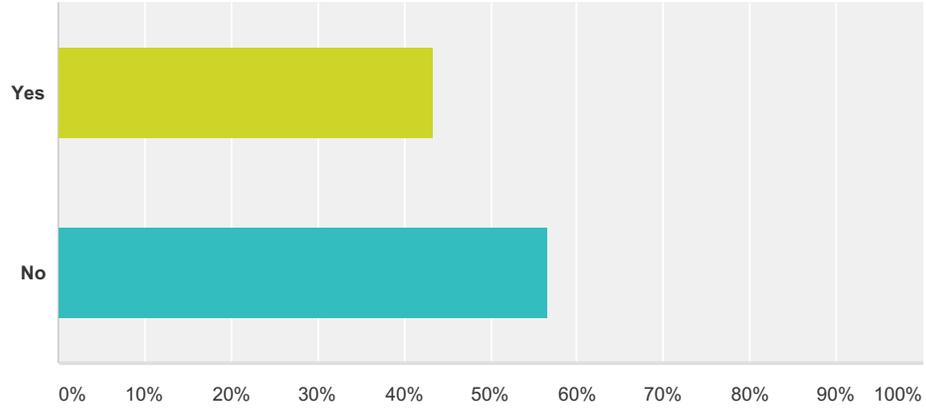
Answered: 309 Skipped: 25



Answer Choices	Responses
Yes	92.56% 286
No	7.44% 23
<b>Total</b>	<b>309</b>

### Q20 Are there any locations in Farnham that you think could accommodate new housing?

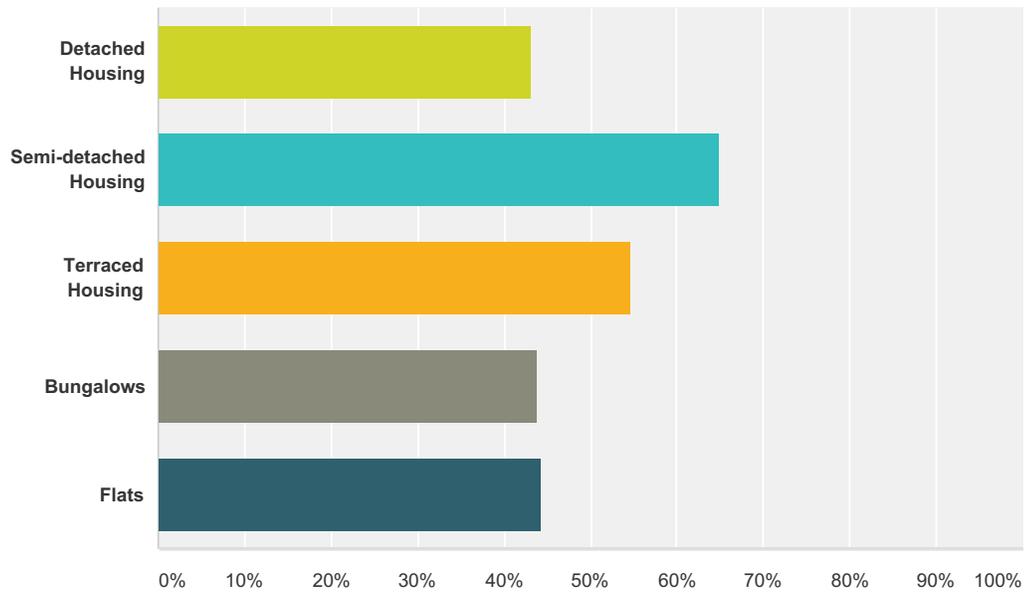
Answered: 267 Skipped: 67



Answer Choices	Responses	
Yes	43.45%	116
No	56.55%	151
<b>Total Respondents: 267</b>		

### Q21 What style of housing do you feel is needed in Farnham? Select all that apply

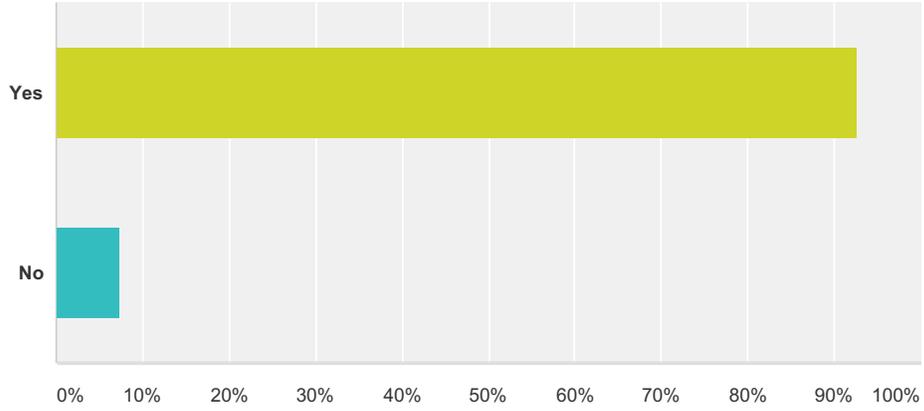
Answered: 194 Skipped: 140



Answer Choices	Responses
Detached Housing	43.30% 84
Semi-detached Housing	64.95% 126
Terraced Housing	54.64% 106
Bungalows	43.81% 85
Flats	44.33% 86
<b>Total Respondents: 194</b>	

### Q22 Do you think it is important for new housing to be in-keeping with the style of surrounding houses?

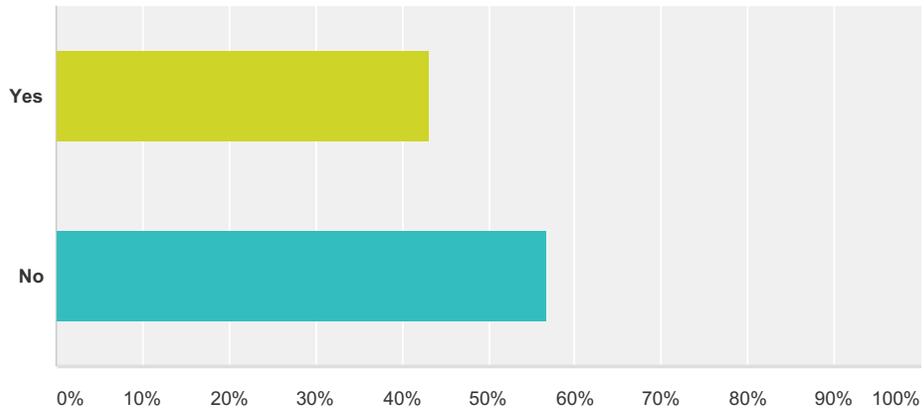
Answered: 314 Skipped: 20



Answer Choices	Responses
Yes	92.68% 291
No	7.32% 23
<b>Total</b>	<b>314</b>

### Q23 Do you think there is a shortage of employment opportunities in Farnham?

Answered: 227 Skipped: 107



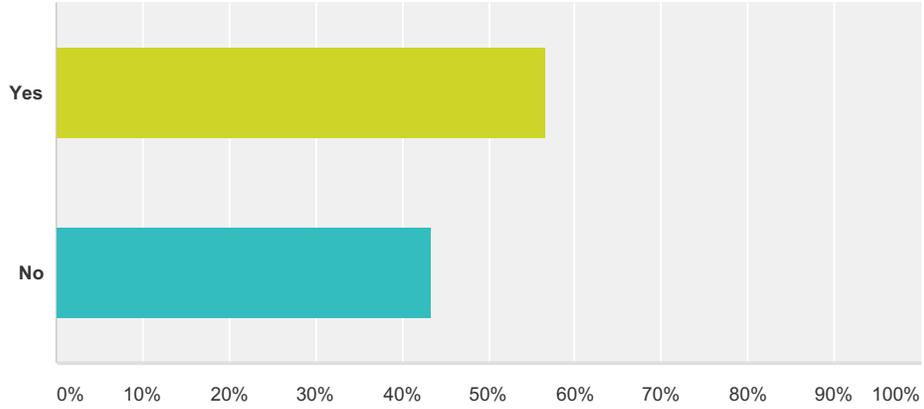
Answer Choices	Responses
Yes	43.17% 98
No	56.83% 129
<b>Total</b>	<b>227</b>

**Q24 If yes, can you think of any areas within  
Farnham that could accommodate  
employment land?**

Answered: 61 Skipped: 273

### Q25 Would you like to be invited to future events to give your views on shaping Farnham's future?

Answered: 295 Skipped: 39



Answer Choices	Responses
Yes	56.61% 167
No	43.39% 128
<b>Total</b>	<b>295</b>

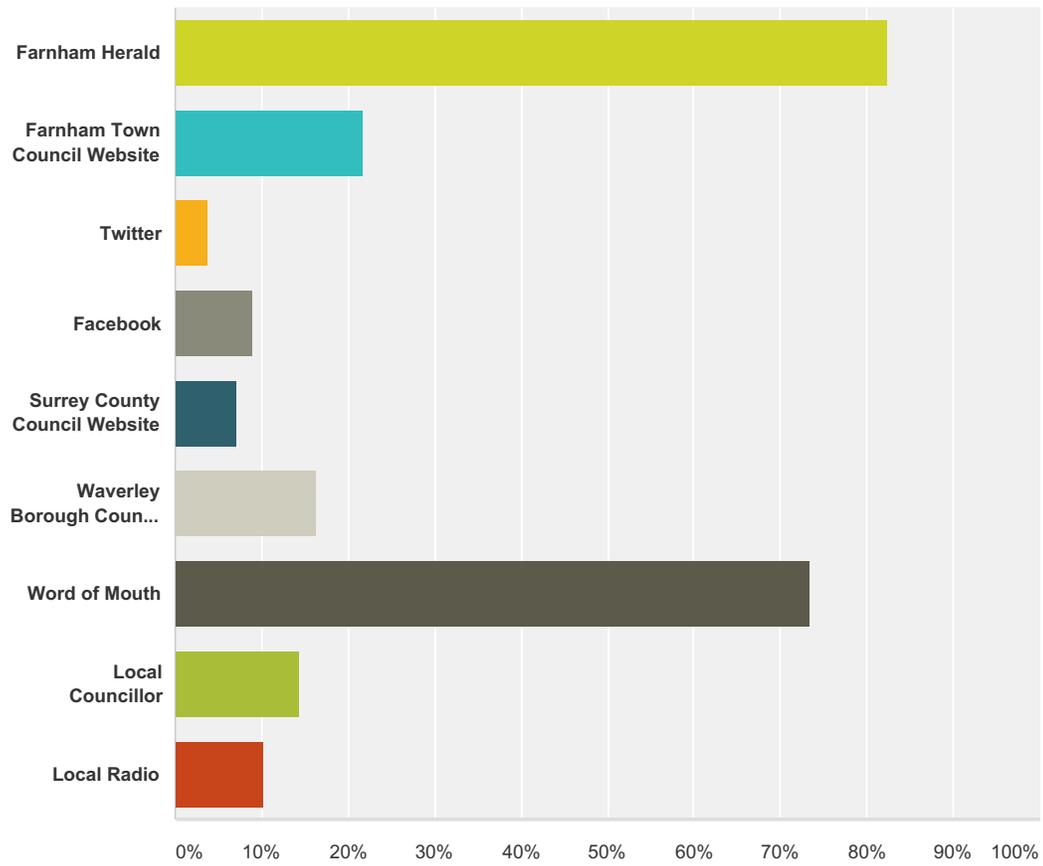
**Q26 If yes, please provide your contact details below:**

Answered: 168 Skipped: 166

Answer Choices	Responses	
Full Name	97.02%	163
Address Line 1	90.48%	152
Address Line 2	41.07%	69
Town	89.29%	150
County	84.52%	142
Postcode	89.29%	150
E-mail Address	82.74%	139
Phone Number	63.10%	106

### Q27 How do you normally find out about what is happening in Farnham?

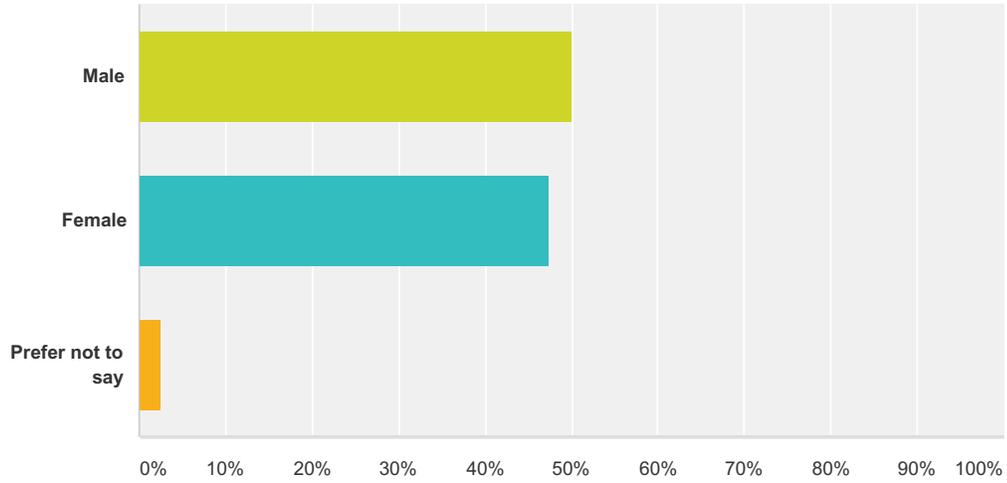
Answered: 314 Skipped: 20



Answer Choices	Responses
Farnham Herald	82.48% 259
Farnham Town Council Website	21.66% 68
Twitter	3.82% 12
Facebook	8.92% 28
Surrey County Council Website	7.01% 22
Waverley Borough Council Website	16.24% 51
Word of Mouth	73.57% 231
Local Councillor	14.33% 45
Local Radio	10.19% 32
<b>Total Respondents: 314</b>	

**Q28 To ensure our survey equally reflects the views of everybody, please take a few minutes to answer the following equality and diversity questions. Gender**

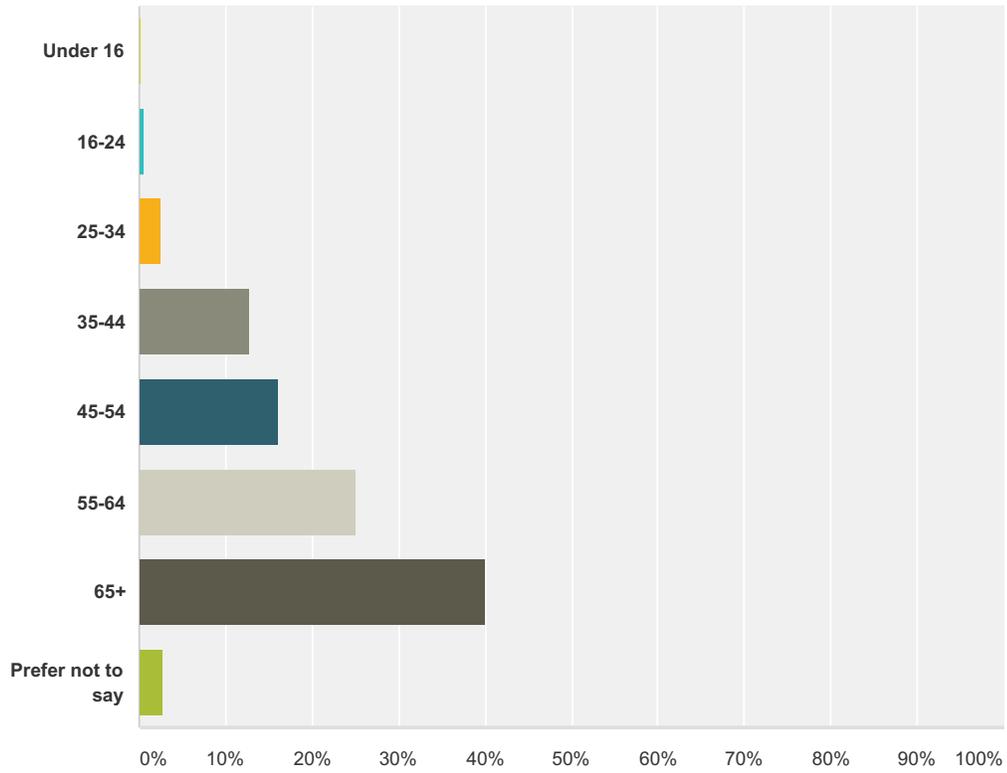
Answered: 325 Skipped: 9



Answer Choices	Responses	Count
Male	50.15%	163
Female	47.38%	154
Prefer not to say	2.46%	8
<b>Total</b>		<b>325</b>

### Q29 Age

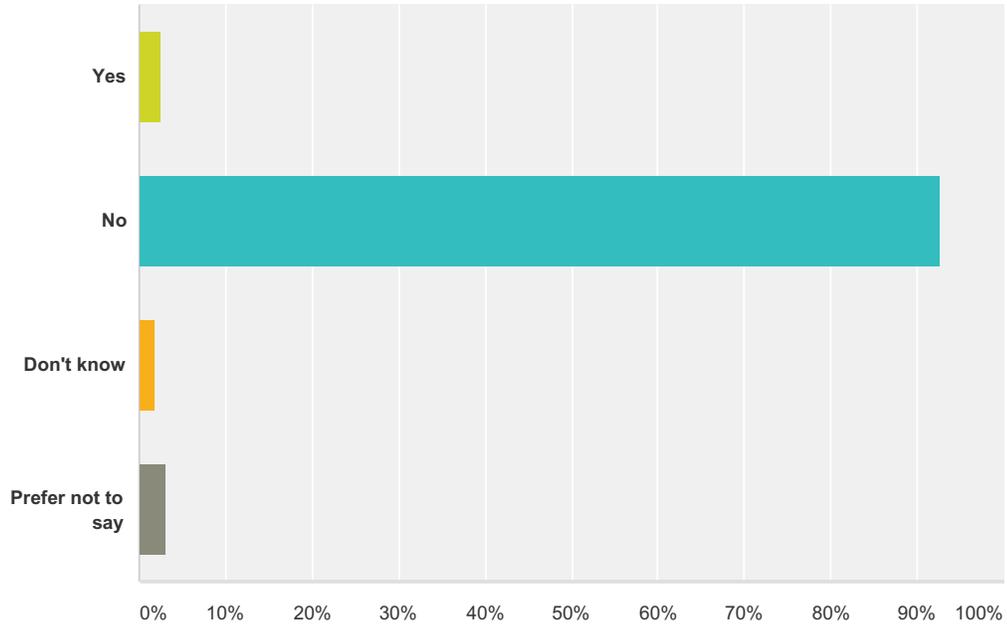
Answered: 324 Skipped: 10



Answer Choices	Responses
Under 16	0.31% 1
16-24	0.62% 2
25-34	2.47% 8
35-44	12.65% 41
45-54	16.05% 52
55-64	25.00% 81
65+	40.12% 130
Prefer not to say	2.78% 9
<b>Total</b>	<b>324</b>

### Q30 Do you consider yourself to have a disability as defined by the Equality Act 2010?

Answered: 324 Skipped: 10



Answer Choices	Responses
Yes	2.47% 8
No	92.59% 300
Don't know	1.85% 6
Prefer not to say	3.09% 10
<b>Total</b>	<b>324</b>

## NWFRA (Draft) letter to Neighbourhood Planning group re Hop Fields

Dear Carol,

### **THE REASONS FOR INCLUSION OF THE BEAVERS HOP FIELDS AS A GREEN OPEN SPACE**

During the Neighbourhood Plan Workshop you asked that we make clear the reasons why we are requesting any area to appear on a list of Green Open Spaces.

This letter is to make the case for the inclusion of the Beavers Hop Fields on such a list. We will write soon with other comments concerning the Coxbridge fields and other green spaces in North West Farnham.

#### **Current Protection Status**



It is essential to note first that the current Waverley Policies, which have been extended (albeit temporarily) by the Waverley LDF, include the special enhanced protection for whole area (vertical green stripes in the diagram) from Castle Street, behind the UCA right across to the Threes Stiles Road houses as an **Area of Strategic Visual Importance** (Policy C5). This policy seeks to ‘ensure that the appearance of ASVI’s is maintained and enhanced: development inconsistent with this objective will not be permitted. This policy has been in place (Waverley Lplanchap3.pdf) for ‘**areas which need protection because of the crucial role they play** in preventing the coalescence of settlements or **because they are an area of open land that penetrates into the urban area like a green “lung”**’.

The factors which caused this area to be included as an ASVI in the previous plan still exist and are if anything now more important.

#### **The Case for Future Protection**

It is essential that any case for special protection is made in the context of the National Planning Policy Framework (NPPF).

#### General Priority for this Area

Paragraph 106 of the NPPF requires that ‘**In preparing plans to meet development needs**, the aim should be to minimise pollution and **other adverse effects on the local**

**and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.'**

The NPPF says clearly that other land should be allocated before 'land with high environmental and amenity value'. We assume that you are seeking to do this in the Neighbourhood Plan: because the Hop Fields have particularly high environmental and amenity value, we think they need special protection.

**Enhanced Priority for this area**

In fact they have such high environmental and amenity value that they clearly match the criteria specified in NPPF Paragraphs 76 and 77 to be used for the new 'Local Green Space' designation.

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

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

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

The Hop Fields clearly meet these criteria:

- The area is very close to the community it serves.
- The area is local in character and not an extensive tract of land.
- The area is demonstrably special to a local community
- It holds particular local significance because of its beauty
- It holds particular local significance because of its historic significance (both as the Castle's 'Old Park' and as fields used extensively for hop growing, central to Farnham's history)
- It holds particular local significance because its recreational value and tranquillity: considerable numbers of the local population use it every day for dog walking and also for short recreational walks, (including as an access from the top of Crondall Lane to UCA and the town centre)

We believe that the area CON016 in the diagram (that proposed in the SHLAA for possible housing) meets all these criteria: we therefore repeat our earlier request to have the area designated as a Local Green Space (which must be done as part of the Neighbourhood Plan development).

We believe the rest of the existing ASVI (green striped area in the diagram) meets most of the criteria, but may be deemed to be an 'extensive tract of land'. We would prefer to have it included in the 'Local Green Space', but if this is not possible then we think the same criteria (above) should lead to priority being given in the Neighbourhood Plan for protection through other local policies. This could be done by adding the existing ASVI

area specifically in to draft policy EN1 as a ‘large green space’ alongside Farnham Park and the Bishop’s Meadow.

### Relationship with the SPA

In addition the fields are significant to the question of dealing with the SPA. Whilst some might argue that NPPF para 119 should rule out development completely, we assume that the Neighbourhood Plan is following the mitigation strategy established by Waverley. In this context notice must be taken of the considerable current use of the fields for dog walking, and that removal of these fields (by development) would increase pressure on the SPA – even without the effects of any new additional population. Indeed improving access to the fields, as a Local Green Space, could be a very real contribution as a SANG for development elsewhere in Farnham.

### Potential as Playing Pitches

The shortage of Playing Pitches referred to in 2.18 of the draft Plan is very much the situation in North West Farnham (West of Castle St and North of the River Wey) where there are no publicly accessible pitches (and none for the UCA). We think that the draft policy LE2 (The shortage of Playing Pitches... should be addressed) should have regard to the location of new facilities. In this context we would point out that the lower part of area CON016 is flat and could easily provide pitches, whilst maintaining its other environmental and recreational uses.

We believe that the points in this letter, taken together, provide extremely strong reasons for protection of the fields from development in the Neighbourhood Plan and we look forward to the next draft of the plan including such protection.

Yours faithfully

Penny Marriott,  
Chairman  
North West Farnham Residents’ Association.

## **The Historical Beavers Hop Fields – A Green Open Space**

As a Farnham resident I wish to state my support for the inclusion of the Beavers Hop Fields as a designated ‘Local Green Space’ in the upcoming Neighbourhood Plan, so that these beautiful fields will be preserved for the people of Farnham for generations to come.

The fields are very special to the local community. They are right next to housing. They are a ‘green lung’ close to the centre of Farnham. They have significant historical links to the Castle and Farnham’s history of hop growing. They are in daily use by the local community and the students of UCA for dog walking and other recreational walks, and also provide access to and from Crondall Lane.

Please ensure that the policies of the Neighbourhood Plan protect the fields.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

North West Farnham Residents' Association  
c/o Stewart Edge  
28, Beavers Road,  
FARNHAM  
Surrey GU9 7BD

## The Historical Beavers Hop Fields – A Green Open Space

Farnham Town Council is at present developing a 'Neighbourhood Plan' for Farnham. This will be a crucial planning document for the next 15 years: in particular it will identify where any new houses on 'greenfield' sites are built. (Waverley's proposed 'Local Development Framework' plan, about to be reviewed by a Government Inspector, proposes that 454 new houses should be built on greenfield sites in Farnham). The large L-shaped area of land behind Beavers Road, including the open grass fields, has been proposed by the landowner as land on which to build some of these houses.

The larger greenfield area around the UCA - bounded by Castle St, Beavers Road, Crondall Lane and Three Stiles Road and across to Old Park Lane – has up till now been given some protection as an 'Area of Strategic Visual Importance', but there will be no protection in the future unless the new Neighbourhood Plan protects the land from development.

Farnham Town Council's first draft Neighbourhood Plan (at web page [www.farnham.gov.uk/fileadmin/content/Download/Town\\_Council/Neighbourhood\\_Plan\\_VERSION\\_MAY\\_2013.pdf](http://www.farnham.gov.uk/fileadmin/content/Download/Town_Council/Neighbourhood_Plan_VERSION_MAY_2013.pdf)) did not include any special protection for the area, despite representations already made by North West Farnham Residents' Association (NWFRA). The Association repeated its requests at a recent workshop held by the Town Council and has documented these in writing (see web page <http://nwfarnham.org.uk/issues/issues.html>).

Appendix 12 (ii)

**However at this crucial time in the development of the Neighbourhood Plan the NWFRA thinks it essential that all local residents with an interest in the fields are aware of what is going on. We also think it will be useful to generate a petition to reinforce local residents' concern. To collect signatures for the planned petition we are enclosing a card containing the words of the petition and asking you, if you support it, to sign and return it to the address given on the card.** (Note that the words 'Local Green Space' on this refer to a particular designation in the Government's latest planning policy (Paragraphs 76,77 NPPF [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf))).

The Annual General Meeting of the Residents' Association will be held at St Francis Hall (off Three Stiles Road) on Thur Jun 20<sup>th</sup> 2013 at 8pm. Local Councillors will be present. We plan to present the completed petition to our area's Town Councillor – this year's Farnham mayor, Paddy Blagden – at the meeting.

Penny Marriott  
Stewart Edge

Chairman NWFRA  
NWFRA Executive member (Planning)

May 17<sup>th</sup> 2013

## **THE BEAVERS AND THE HART HOP FIELDS**

The fields behind Beavers Road and the Hart are accepted as acting as a green lung into the built up centre of Farnham; directly linking, as they do, the town centre with, Farnham Old Park and the agricultural chalk ridge, designated as an Area of Great Landscape Value (AGLV) (which acts as a buffer to The Surrey Hills).

The following quote comes from 'Surrey Heritage' – part of Surrey County Council, with funding from the Heritage lottery fund.

*'Tis self evident, that a conservation area cannot work in isolation and is inextricably linked to its surroundings. For many years, the town grew organically, and no doubt Borelli and Falkner would find it strange that good quality properties outside the area receive less protection than those inside it. There is a danger that a conservation area, though essential to protect the town from predatory developers, may result in the area outside being seen as expendable almost as an apology for not allowing development within the area. The land to the north of the Hart and to the east of Crondall lane is not within the conservation area yet the loss of this horizon would be as catastrophic as losing Farnham Park.*

PERHAPS LESS UNDERSTOOD, IS THE CONSIDERABLE AND UNDOUBTED HISTORICAL IMPORTANCE OF THESE FIELDS, TO THE HISTORY AND WEALTH OF THE TOWN AND ITS RESULTING BUILDINGS

**For they have been hop fields for hundreds of years and up to relatively recently, when the EEC consolidated and legislated the varieties of agricultural plants that could be grown.**

John Rocque's map of Farnham dated **1766** shows all of this area as hops

The Tithe map of Farnham dated **1839/40** shows the whole of this area as hop fields, divided into strips on the south-facing slope.

Hops have been grown in Farnham since the 16thC and many areas grew hops of the finest quality in the country.

This quality resulted to a large extent from the underlying geology of the land.

The following quote comes from **a topographical history of Surrey by E W Brayley.1841.**

From the appendix of volume 5 (the geological features and hop culture of the Farnham district written by G Mantell with additional information by John Mainwaring Paine of Dippen-hall.

*'Upper green sand, or fire-stone. —This stratum is but partially developed, and is found at intervals in a narrow line from Farnham castle to Dippen-hall, traversing the very best description of hop-grounds -- the whole of this land is cultivated for hops, the roots of which frequently penetrate between the crevices of the stones to the depth of twenty feet and upward - - -"*

*---"The durability of a hop-ground is mainly dependant on the quality of the land: some will not bear good crops for more than eight or ten years in succession, whilst the very best will last upwards of one hundred years. A portion of the famous "Heart Hop-ground" is double that age."*

**The fields to the north of Beavers road and the Hart are the last of this quality hop land to have survived within the town, without being lost forever under building. - - - THEY ARE AS IMPORTANT TO THE HERITAGE OF THE TOWN AS ITS HISTORIC BUILDINGS**

  
**SOUTH FARNHAM RESIDENTS ASSOCIATION**



**REPORT ON**  
**Constraints to the development of**  
**Land at Waverley Lane/Compton**  
**I.D. 332**

**Prepared for**  
**WAVERLEY BOROUGH COUNCIL**

Issue Two

11 November 2013





**South Farnham Residents Association**

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The South Farnham Residents' Association covers an area of over six hundred households, geographically defined as being the area to the south of Farnham Station level crossing, its west and east boundaries being Tilford Road and the Moor Park Valley.



## **Constraints to the development of the fields in Waverley Lane/Compton leading to their removal from Waverley Borough Council's SHLAA**

The comments, data and reports in this document refer specifically to the fields on each side of Waverley Lane in South Farnham (ID 332 in "Greenfield sites for further consideration" in the SHLAA.)

The NPPF states in paragraph 159 that the SHLAA should "establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing". The omission of certain constraints to development in the Council's analysis of this site means that these realistic assumptions are not valid.

The importance of several key constraints to the development of these fields has not been highlighted, therefore SOFRA has carried out the necessary research and provided figures and documentation, including guidance and data taken from government's own publications, which demonstrate the need to remove the fields from the SHLAA altogether.

Additionally, because of the nature of the site with its ancient woodland and hedgerows, its beauty and tranquillity, SOFRA calls for it to be designated as Local Green Space as detailed in paragraph 77 of the NPPF. It undeniably meets the criteria laid down:

*It is "in close proximity to the community it serves"*

*It is "demonstrably special to a local community and holds a particular significance" because of its beauty, historic significance, tranquillity and richness of its wildlife.*

*It is "local in character and is not an extensive tract of land".*

Indeed we question why this unique site was excluded from the protected zone as shown in the Waverley Borough Council Local Plan (2002) Proposals Map West. It is after all an extension of the Surrey Hills AONB and shares the same characteristics. Now is the time to rectify the omission that was made in 2002 and either extend the Surrey Hills AONB or designate the site as Local Green Space.

**Information in this document is presented under the following sections:**

1. Physical Constraints
  - Roads & terrain
  - Physical features of the fields
2. Historic Constraints
  - Archaeological interest
  - Waverley Abbey
  - St Mary's Church
3. Planning History
  - Failed planning applications
  - Current planning opinion
  - Land in private ownership
4. Environmental Constraints
  - The SPA
  - SANG
  - Air quality
5. Biodiversity Constraints
  - Ancient woodland
  - Ancient hedgerow
  - Wildlife
6. Transport & Infrastructure Constraints
  - Road traffic
  - Rail and constraints of the crossing
  - Bus services
  - Water and sewage
  - Education
7. Summary & Conclusion

## 1. Physical Constraints

### 1.1 The roads & terrain

Waverley Lane, at the point the fields are located is narrow, steep and winding with blind bends, no footpaths, and steep banks on either side of the road, creating the appearance of a true country lane. The nature of Old Compton Lane and Monks Walk adds to this appearance, and they are every bit as narrow and unsuitable for development.

Waverley Lane is recognised locally as a narrow road, so much so that restricted parking was introduced some years ago in order to alleviate the build up of traffic and to allow two cars to pass each other without being restricted by parked vehicles. However, on stretches of the lane where parking is still permitted, congestion regularly occurs as one line of cars stops behind parked vehicles and must wait until opposing cars have passed.

At a point northwest of Abbots Ride (level with 60 Waverley Lane) the lane is 6.24m wide, but narrows considerably to 5.48m southeast of Abbots Ride. The road then becomes narrower still and at the point the fields begin it is only 5.13m; this minor urban road has now become a country lane.

Two other roads are particularly significant in this discussion as they would form the boundary of any development. The first is Old Compton Lane on the north eastern side of Waverley Lane - this is barely 2.66 metres wide and featured in the refusal of a planning application in 1995 to develop one of the fields. The other road is Monks Walk at the south western end of the fields - it varies between 3.9 and 5 meters wide with a junction onto Waverley Lane which is particularly hazardous due to the narrowness of both roads, a sharp bend which causes poor visibility, and the varied hilliness of the terrain.

### 1.2 Physical features of the fields

These green fields on the urban edge of Farnham are a valued landscape which should be enhanced and protected as part of the town's green infrastructure. It has scenic beauty which far outweighs the merits of certain green belt areas elsewhere in the Borough and it should be afforded the same protection from development.

The Farnham Design Statement, which was adopted by WBC as a material planning consideration in 2010, endorses this view. It states that "*the southern entrance to South Farnham should be protected from inappropriate development*" and "*the green corridor into the town should be retained*" It further states that "*undeveloped areas which preserve the spacious aspect of the area should be retained.*"

Of particular significance to the fields is the Bourne Stream, a tributary of the River Wey, which itself is a designated chalk stream. The Bourne Stream flows through the southern field to the flood plains just beyond. Traversing the fields, from Waverley Lane to Tilford Road, is an ancient track known sometimes as Boreas Dene. This much loved public footpath allows walkers to enjoy the tranquillity of the area and the abundant wildlife.

Adjacent to the footpath, and elsewhere in the fields, there is the presence of ancient woodland and veteran trees. The importance of this type of woodland is stated in paragraph 118 of the NPPF and in Natural England's document "Standing Advice for Ancient Woodland", where they advise that a 15 metre (minimum) buffer zone from the curtilage of any development is necessary, if veteran trees are present. *See section 5 for further details.*

Less attractive, but still a feature of the fields, is the Thames Water pumping station sited to the south eastern end, abutting Monks Walk. This is a public foul sewage pumping station with two original pumps and a storm pump that was added more recently.

In correspondence with Thames Water, SOFRA has been advised that concerns would be raised if any development was located within 15 metres of a Thames Water Sewage Pumping Station. Additionally, developers would need to demonstrate that adequate capacity existed, both on and off the site, and that any extra usage would not lead to problems for existing customers.

## **2. Historic Constraints**

It is not necessarily the fact that any development on the Waverley Lane fields would destroy the physical fabric of these historic monuments. It is rather that any development would destroy the ambiance and environment in which they are set and, once destroyed, this can never be recovered.

The NPPF suggests in paragraph 169 that : *“local planning authorities should have up to date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment”*.

It goes on to say in Para. 170 that : *“where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options, assessments of landscape sensitivity”*.

### **2.1 Waverley Abbey**

Waverley Lane itself is historically important in that it formed the original route from Farnham to Waverley Abbey which is located in the valley just beyond the south eastern edge of the fields. The monastery at Waverley was the first Cistercian monastery to be established in Britain. Founded in 1128 by William Gifford, Bishop of Winchester, it originally housed 12 monks and an Abbot from France, and within sixty years it had 70 monks and 120 lay brothers in residence. They farmed the surrounding land and were active in the Cistercian wool trade as well as using the abbey to provide shelter for pilgrims and travellers and as an infirmary for the sick.

Flooding became a common occurrence and as a result the abbey was substantially rebuilt during the 13<sup>th</sup> century. It continued to grow in the 14<sup>th</sup> century right up until the Dissolution of the Monasteries in 1536, when the site was passed to Sir William Fitzherbert, treasurer of the king's household.

Today the abbey ruins are an English Heritage site, with the adjacent Waverley House acting as a conference centre and retreat. Heritage assets are irreplaceable and any major development, as close as the Waverley Lane fields, would destroy the ambiance of the area and the beauty and natural calm of the country access road that leads to this priceless historic site.

### **2.2 St Mary's Church**

This tiny church is located on Old Compton Lane and is overlooked by aged pine trees and newer growth of other foliage. Its foundations are cut into the slope of the ground and over the years the building has darkened so that it now seems part of the land itself. It took its present name in 1962 in recognition of the fact that it is the nearest place of worship to Waverley Abbey, which itself was dedicated to the Virgin Mary. This tiny building actually began life in 1863 as a school for the children of workers employed at Moor Park and although it was used as a place of worship from that time it was not officially dedicated until 1918.

### **2.3 Archaeological interest**

A section of the fields, extending to the east of Waverley Lane, coincides with an area of high archaeological interest being the site of Roman kilns. This area is clearly shown on the Waverley Borough Council Local Plan (2002) Proposals Map West.

### 3. Planning History

#### 3.1 Failed planning applications

There have been two previous attempts to develop the fields on Waverley Lane for housing. The first was in 1955 and was refused on three grounds:

- (i) "The development of the site, which is of high scenic beauty adjoining two areas of woodland, the subject of a tree preservation order made by this authority, and is adjacent to a woodland open space, would be prejudicial to amenity"*
- (ii) "The development constitutes an extension of the development zone and the Council has agreed the principle that future extensions be confined primarily to an area north of the railway and that no extension beyond OS field No 2163 be permitted in the area served by Tilford Road and Waverley Lane." (Note: Abbots Ride was eventually built on field No 2163).*
- (iii) "Having regard to the narrow road communications between the area included in the application and the town, it is necessary to limit the extension of land development in that locality."*

The second (WA95/0562) was more recent in 1995 and sought to build ten cottages on land adjacent to Waverley Lane and Old Compton Lane. The applicant also applied for a change of use of the remaining land to provide a recreational area for public use, together with ancillary works. This application was refused on seven grounds including the following:

- (i) The proposed development conflicted with policies which stated that there was a presumption against any development other than that required to meet essential needs of agriculture or forestry.*
- (ii) The proposal comprised the extension of residential development in an environmentally sensitive location adjacent to one of the principal approaches into the town to the detriment of the attractive rural character of the area.*
- (iii) Old Compton Lane was considered inadequate in terms of width, geometry and forward visibility to serve a development of the magnitude proposed.*
- (iv) The existing junction of Old Compton Lane (East) and Waverley Lane was inadequate in respect of width, geometry and visibility to serve any further traffic generating from the development and its improvement would involve the use of land outside the ownership or control of the applicant.*
- (v) The construction of an estate street access to Old Compton Lane, to serve as an access to a public car park and a residential development, would involve the use of land outside the ownership or control of the applicant.*

Although both these planning applications were presented some time ago, the reasons for their refusal still persist today. Old Compton Lane is still narrow and its junction with Waverley Lane still hazardous; the only real difference is that the volume of traffic using the B3001 has increased substantially since 1995 and is at a level that is hard to believe, even for those of us used to modern traffic volume. *(Refer to section 6 on transport & infrastructure constraints)*

Additionally, the area is still of “high scenic beauty” with ancient woodland and hedgerows and still acts as a stunning visual gateway to the southern part of the town. As the planning officers in the above cases noted, any development would destroy this visual amenity and that argument is as relevant today as it was then.

### **3.2 Current planning opinion**

In June 2013, an Appeal to build in the garden of No. 53 Waverley Lane was dismissed by the Inspectorate. The significance of this case is that there is only one further property between No. 53 Waverley Lane and the fields.

The main issue in the Appeal Decision document was the effect the proposal would have on the semi rural character of the area and that it would not accord with paragraphs 56 and 58 of the NPPF (or WBC LP policies D1 and D4.) Both paragraphs and policies require proposals not to harm the visual character and distinctiveness of the locality.

Any development on the fields further south on Waverley Lane would need to be judged by the same criteria.

### **3.3 Land in private ownership**

The grass verge abutting the edge of the public highway, south east of Abbots Ride, is under private ownership and control. It was purchased in good faith by residents to maintain the semi rural character of Waverley Lane and consequently, without the agreement of the land owner, it would be impossible to widen this section of Waverley Lane or to create a footpath from the verge.

Creating a footpath on the opposite side of Waverley Lane would be equally difficult as ancient hedgerows grow on the bank between the road and the fields - see Section 5 for further details. As noted in The Hedgerows Regulations 1997, it is an offence to remove an ancient hedgerow if it is known to be one. Therefore SOFRA is putting the Council and any potential developer on notice that this is indeed an ancient hedgerow and cannot be removed, or tampered with, without specific permission.

Consequently, because of the constraint on constructing footpaths, these fields would be unsuitable for development as they could not be safely accessed on foot. Providing pedestrian access is essential if the development is to adhere to the principles of sustainability promoted by the NPPF. Paragraph 35 for example states that developments should be located and designed to “*give priority to pedestrian and cycle movements*” and “*create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians*”.

## 4. Environmental Constraints

### 4.1 The Special Protection Areas

The fields at Waverley Lane (ID 332) fall within the 5km. protection zone of the Thames Basin Heath SPA. They are also situated less than 5km. from the Wealden Heath Phase 1 SPA, which covers areas in Thursley, Hankley and Frensham.

Paragraph 14 of the NPPF states: *“Local plans should meet objectively assessed needs...unless specific policies in this Framework indicate development should be restricted”*.

Footnote 9 to this paragraph states: *“For example, those policies relating to sites protected under the Birds and Habitats Directive (see paragraph 119)”*.

Paragraph 119 states: *“The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directive is being considered, planned or determined”*.

(i) Natural England has already acknowledged by going through the vetting process that additional development within 5km. of the TBH SPA will have an adverse effect on the SPA – hence the establishment of the Joint Strategic Partnership Delivery Framework of 2009 to try to mitigate this effect. The assessment process has already occurred/been determined.

(ii) Additionally, it has been established by Natural England that the majority of visitors to the Wealden Heath SPA live within a radius of 9km. of this SPA. Natural England has confirmed that any new development in the influence area of the SPA would have to be subject to a Habitats Regulation Assessment, which by necessity involves consideration of an Appropriate Assessment, on a case by case basis.

For reasons given under both (i) and (ii) above, the presumption in favour of sustainable development for the fields at Waverley Lane is removed, and the LPA should not be relying on this site to achieve its housing numbers.

Further constraints arise from the NPPF in paragraph 113, where it specifies that the internationally designated sites have the highest priority of all designations. *“Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status”*.

The South East Plan was abolished on the 25<sup>th</sup> March 2013. However, policy NRM6 has been specifically retained. Policy NRM6 states :

***“Priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures”***.

This approach is confirmed in paragraph 118 of the NPPF: *“If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused”*.

Planning policy in the NPPF and in NRM6 is therefore quite clear – if development can be located on other sites within the borough (thus avoiding any effects on the SPA), then this should be the correct approach.

There are many areas within Waverley where such development could be directed – such as brownfield sites, and areas of lesser environmental importance as suggested by the hierarchy of designations quoted in paragraph 113. These sites should be the priority for location of housing. The fields at Waverley Lane (ID 332) should be removed from the SHLAA for this reason alone.

#### **4.2 SANG**

It is stated in the draft Core Strategy that any development on greenfield land would require the developer to provide his own SANG.

At the recent public hearing in June 2013, a proposal put forward on behalf of Wates (in comments to the Inspector, Matter 3, paragraph 4.3) suggests that SANGS for a development in the fields at Waverley Lane could be provided. “The South Eastern field and eastern part of the central field could be designated as public open space. This part of the site, in conjunction with the Compton Recreation Ground located to the north of Waverley Lane could be used as SANG space”.

However this proposal for SANG is flawed.

Apart from any further impediments, which are listed below, Natural England stipulates that SANG should be provided at a level of 8 hectares per 1000 new inhabitants and should be a minimum of 2 hectares in size.

Because of the number of houses proposed for this site (147-220), an adequate area of SANG could not be achieved by the allocation of either onsite or nearby land in this proposal. The developer has not considered this point, nor has he considered the capacity and biodiversity discount which would both necessarily apply:-

**Capacity discount:** Compton recreation ground is regularly used by local residents in a variety of ways. Children use the paths for cycling (note the ramps which they have created for “jumping” their bikes) and the larger trees at the southern end for rope swings. It is a valuable and rare area for children to play. Residents regularly walk their dogs there and assist in the upkeep of the woods. This is the nearest and only area of wooded open space available for the residents of this part of South Farnham to enjoy without resort to the car.

The fields to the west of Waverley Lane are bisected by a public footpath, which is used by local residents and visitors to the area to access the footpath network of the Bourne Valley and, in the other direction, the footpaths of Moor Park. Indeed, this public footpath features in many Surrey walking guides. The potential to use these parcels of land as SANG would therefore be much reduced by the current usage of the area.

**Biodiversity discount:** The lower part of the southern field is designated as Ancient Woodland in Surrey’s Ancient Woodland Inventory and is protected from development under paragraph 118 of the NPPF. Additionally the public footpath, which bisects the fields on the western side of Waverley Lane, is bordered by ancient trees which receive the same protection.

Trees bordering Waverley Lane on the western side in the cutting, as the road descends to the valley, are similarly old and although this strip of land does not form part of the proposal site, similar protection for these trees would apply.

Natural England and the Surrey Wildlife Trust both concur that a buffer zone of at least 15 metres is required to the curtilage of any development to protect ancient woodland and ancient trees. This stipulation would mean that the potential land available for SANG at and near the Waverley Lane site would at the outset be reduced. In respect of the remaining land available, the nature of the flora and fauna which exists in the ancient woodlands would mean that a biodiversity discount would need to be applied, thus reducing again the capacity of the land available as potential SANG.

The proposed SANG includes 3 parcels of land, separated by a road.

Appendix 2 of Waverley's Avoidance Strategy sets out the site quality checklist for an individual SANG, as stipulated by SEERA.

- Item 2 on the list of essential features states: *"It should be possible to complete a circular walk of 2.3-2.5 km. around the SANG"*. This will not be possible on the proposed SANG which consists of three separate parcels of land, most of which has no path.
- Item 5 states: *"The SANGS must have a safe route of access on foot from the nearest car park and /or footpath/s"*. The need to cross Waverley Lane to access each part of the proposed SANG from non-existent footpaths means failure of this safety test. There is also no footpath at this point in Waverley Lane.
- Item 7 states: *"SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub covering parts of the walking routes"*. The Compton Copse element of this proposed SANG is entirely given over to woodland. The fields proposed as part of the SANG are rough, with bushes and scrub covering. Also there are no "walking routes".
- Item 8: *"Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming urban in feel"*. As mentioned above, there are no paths on the field land that the developer proposes to designate as SANG. If a path were to be created, it is hard to see how it could be anything other than "urban in feel".
- Item 9: *"SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures"*. There is a sewage pumping station at the lower end of the south-eastern field, which would form part of the SANG.
- Item 10: *"Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off the lead"*. A SANG which consists of 3 small and separate parcels of land does not allow "plenty of space". Dogs would not be able to "exercise freely and safely" because of the intrusion of the B3001 in the middle of this proposed SANG, not to mention the privately owned houses and gardens which would block access between the various areas of SANG.
- Item 11: *"SANGS must be free from unpleasant intrusions (eg. Sewage treatment works smells etc.)"* As noted, there is a sewage pumping station in the south-eastern field.

In summary therefore, of the fourteen requirements for a SANG stipulated in Waverley's Avoidance Strategy, this proposal for SANG fails on seven counts.

Without SANG, development cannot take place on this site, so the fields designated ID 332 should be removed from the SHLAA.

#### **4.3 Air Quality**

Station Hill and other roads in the vicinity of the station are already subjected to considerable traffic congestion leading to poor air quality. Thus the fields in Waverley Lane/Compton are an invaluable green space on the southern fringe of the town that acts as a "green lung" in negating the impact of traffic pollution around the railway station and elsewhere in south Farnham.

The NPPF states in paragraph 120 that, *"the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account."* Yet Section 8, paragraph 8.2 of the Council's 2013 Air Quality Progress Report, does not consider the impact on pollution levels in South Farnham if any development were to go ahead on Waverley Lane.

The Air Quality Progress Report shows that, of the 45 non-automatic monitoring sites (measuring nitrogen dioxide) across the Waverley Borough Council area, 18 are in Farnham, and of those, 5 are located on Station Hill and Waverley Lane. Looking more closely at the readings from these five sites, the following observations can be made :

(i). Although the document indicates that Farn 13 and 14, located at the approaches to the level crossing, show a decrease in the annual mean concentration of nitrogen dioxide, Farn 14 is still above the annual mean objective. Moreover it has a higher annual mean concentration at 47.4 than Farn1 at 43.8, which is located outside Cafe Rouge in the Borough and is considered to be in a very highly polluted area.

(ii). Farn 14, although close to the level crossing, is not only influenced by the queues that form during the closure of the barriers, but also by the queuing that occurs when traffic coming up the hill from Hickley's Corner endeavours to turn right towards Farnham Station and Firgrove Hill.

(iii). The fact that Farn 14 is still way above the objective limit, combined with the knowledge that nitrogen dioxide levels are higher at ground level,\* should cause concern as there are many vulnerable pedestrians unable to use the footbridge across the tracks. People in wheel chairs, and others who cannot avoid waiting at the crossing, are thus being exposed to considerable pollution levels. Likewise there are children and their mothers, some with pushchairs, that twice a day, five days a week walk up and down Station Hill to access St Polycarps, or South Farnham School.

\* "the air dispersion modelling study indicated that nitrogen dioxide concentrations decline with increasing height" (from page19 of the Air Quality Progress Report)

(iv). Waverley's Air Quality Progress Report covered a period from May 2012 to April 2013 and it should be noted that this was a particularly wet period. From April 2012, throughout the summer and into autumn, winter and spring of 2013, there was a higher than average rainfall that, according to the Met.Office, broke all records. This factor would undoubtedly contribute to a decrease in concentrations, as rainfall would suppress airborne pollutants.

There are now proposals in place for Surrey County Council to alleviate pollution problems by "optimising traffic signals on the level crossing in line with barrier down times." However both Waverley and SCC must recognise that it is more than just "cars idling due to barrier down times" that create the high air quality levels. SOFRA's surveys of vehicles using the B3001 demonstrate it is also the sheer number of vehicles, including a higher than expected number of HGVs, that make the impact. (see Section 6)

There are undoubtedly severe air quality problems being caused by traffic volume and congestion at the railway crossing and the roads around it, including Station Hill and Hickley's Corner. These will be difficult to eliminate, especially as measures depend on developers' contributions and other sources of funding being available.

However the problem can be contained, and possibly even reduced, by ensuring that the fields in Waverley Lane/Compton are eliminated from the SHLAA and are left as valued green space to act as the "green lungs" of South Farnham. Waverley Borough Council has the power to bring this about.

## 5. Biodiversity

The fields shown on the Waverley Proposals Local Plan Map 2002, identified in the SHLAA as ID.332, co exist and are compatible with the adjacent fields already designated as part of the Surrey Hills AONB. They share the same ecology and rich biodiversity and provide a green lung for the town of Farnham. Furthermore, the area is within the 5km protection zone of *two* Special Protection Areas, the Thames Basin Heath SPA and the Wealden Heath Phase 1 SPA, and acts as a buffer zone and wildlife corridor.

In 1955 Abbots Ride was built and was identified specifically as the very last development the local authority considered sustainable for South Farnham. In the refusal of an application to develop one of the fields the Council's conclusion was:-

*"The development constitutes an extension of the development zone and the Council has agreed the principle that future extensions be confined primarily to an area north of the railway and that no extension beyond OS Field 2163 (Abbots Ride), be permitted in the area served by Tilford Road and Waverley Lane."*

The document went on to describe the area as, *"of high scenic beauty adjoining the areas of woodland, being the subject of Tree Preservation Orders made by this authority, and being adjacent to a woodland open space"*.

### 5.1 Ancient Woodland

As shown on the Surrey Woodland Inventory map (Appendix 2) the fields to the west of Waverley Lane are in close proximity to Ancient Woodland on two sides and abut a stand of mature oak on the third side adjacent to Waverley Lane. Additionally, ancient trees border the footpath that bisects the fields. Substantial parts of the fields therefore, are not only designated as Ancient Woodland (shaded dark green), but also contain veteran trees and fall within the flood plain.

Historically, the woodland shown was used as grazing land for the pigs owned by the monks of Waverley Abbey. The pigs were encouraged to eat the fallen acorns to keep the tree canopy clear and to allow freedom of growth for the more mature trees. This is still being done today in other woodland sites.

The NPPF is quite clear in Para 118 point 5 *"planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland"*.

This point is further strengthened by Natural England in their document "Standing Advice for Ancient Woodland" where they state that *"this statement in the NPPF provides clear recognition in government policy of the irreplaceable nature of this habitat"*. And they advise that LPA's should not include development sites with the potential to damage ancient woodland within their Local Plans, unless they are clearly able to meet the tests of the NPPF.

There are still occasions where native and ancient woodland is threatened by development and many woods suffer attrition through incursions at their boundaries.

Even if the woodland itself is protected, it can suffer serious disturbance where houses or roads are built right up to its margins, both directly from the impact of development or indirectly through changes to drainage. Thus the NPPF makes no differentiation in the treatment or protection of veteran trees found in, or outside of, ancient woodland.

The document "Standing Advice for Ancient Woodland" also notes a number of effects that are likely to occur when land adjacent to ancient woodland is developed. These include disturbance to breeding birds, recreational pressure, light pollution which affects bats, and encroachment of residential gardens leading to the displacement of habitat for creatures such as adders, grass snakes and slow worms.

In addition they note the effects that cannot be mitigated against or negated by financial payments which include:

- *Reduction in the area of other semi natural habitats adjoining the ancient woodland*
- *Increased exposure to pollutants from the surrounding area*
- *Changes to the local hydrology*
- *Change to the landscape context for ancient woods and veteran trees*
- *The predatory impact from cats made on the local bird population, on bats and small animals such as voles and shrews, has been well documented. This impact cannot be mitigated against by the developer, as denying the purchaser the right to keep a cat on their property is not enforceable.*

A report commissioned by the South Farnham Residents Association, from the Surrey Wildlife Trust, recommends a buffer zone to protect the integrity of the ancient woodland identified in this area. Natural England concur in their document (already mentioned) that a minimum 15m buffer zone is essential.

## **5.2 Ancient Hedgerows**

An ancient hedgerow borders the north-eastern side of Waverley Lane extending from the boundary of 55 Waverley Lane to the junction with Old Compton Lane.

South Farnham Residents' Association commissioned a professional study of the hedgerow by Mr. Peter Bridgeman\*. He found that the hedges would qualify for protection under The Hedgerow Regulations 1997 as "*they are likely to be 'ancient' being there prior to the Enclosures Acts (1720 to 1840) and are certainly species-rich with more than five native woody species per 30m length of hedge.*"

He expanded on this by saying that the history of Waverley Lane (being used as a route to Farnham by the Cistercian Monks from Waverley Abbey since the 12<sup>th</sup> century) would support this view and although the road has been upgraded, from stony track to hard surface without a change of width, it is of long standing and would have supported woody vegetation for all of this time.

Although he found the hedgerow to be a "little gappy in places" for the most part it was species-rich and the following native trees and shrubs were to be found in typical 30m sections: Oak, Ash, Field Maple, Hawthorn, Wild Rose, Bramble, Elm, Ivy, Privet with the odd specimen of Goat Willow. There was also a rich ground flora contributing to the importance of the hedgerow as a wildlife habitat.

\* Mr Bridgeman is a qualified professional, who was a Registered Consultant of the Arboricultural Association for over 30 years, the Chief Examiner for the Professional Diploma in Arboriculture for 20 years and a Government Inspector for TPO appeals for 12 years.

He concluded that in his view the *“hedgerow qualifies for protection and any application to Waverley for removal of all or parts of the hedgerow should trigger the issuing of a protection notice. Furthermore, as there are some quality trees within the hedgerow especially Oak, Ash and Field Maple, these could be protected by a Tree Preservation Order and this could be served prior to any application.”*

However a request by SOFRA to the Waverley Tree Officer in 2012 elicited the following response *“I do not consider that the trees within the hedgerow are under significant threat from pre-emptive removal or harm in relation to potential future development of the adjacent field.”* (See Appendix 3). But the very fact that the hedgerow borders a field that is included in the SHLAA indicates that it is already under threat. Experience has shown that trees and hedges can disappear long before a planning application is made. Accordingly this is a formal request from SOFRA for Waverley Borough Council to take immediate action to protect this hedgerow

### **5.3 Wildlife**

Habitats such as hedgerows, copses and shaws between ancient woodland can provide a link supporting the viability of specie populations within the woodland blocks they connect. This is particularly important for small creatures that use ancient woodland. If these links are removed, it increases the pressure on the smaller species, by inhibiting their ability to travel from one site to another.

The Bourne Conservation group has identified abundant flora, fauna and insect life of a high quality worthy of protection in the area – see Appendix 4. Residents from Abbots Ride, Waverley Lane and other nearby roads have reported seeing deer, badgers, foxes, herons, woodpeckers, buzzards, numerous other bird species and bats, which can be seen feeding on insects in local gardens All benefit from the habitat provided by the fields and the ancient woodland and hedgerows within them.

The NPPF is very strong on conserving and enhancing the natural environment. Paragraph 109 for example states that, *“the planning system should contribute to and enhance the natural and local environment by”* (among other things): *“protecting and enhancing valued landscapes”* and *“minimising impacts on biodiversity and providing net gains in biodiversity where possible.....”*

Paragraph 114 goes further by saying that local planning authorities should, *“Set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure”*.

Paragraph 110 says that the aim should be to *“minimise pollution and other adverse effects on the local and natural environment”* by allocating land *“with the least environmental or amenity value”*. And paragraph 111 points the direction the LPA should go in to achieve this, *“planning policies and decisions should encourage the effective use of land by re-using land that has previously been developed (brownfield land) provided it is not of high environmental value”*.

It also follows that planning policies and decisions should aim to identify and protect areas of tranquillity which have remained relatively undisturbed for centuries and are prized locally for their amenity value. Unfortunately Waverley Borough Council has focussed predominately on the protection of the Green Belt to the detriment of areas which are just as worthy.

## 6. Transport & Infrastructure Constraints

### 6.1 Road Traffic

Traffic is probably the most emotive subject covered in this document, yet statistical evidence, based on properly conducted surveys, is very difficult to come by. The Department of Transport produces tables which show the annual average daily traffic flow by road classification, region and country in Great Britain, but the detailed breakdown only covers “A” roads. (Appendix 1)

Unable to get assistance from Surrey County Council, SOFRA carried out its own surveys (Appendix 5 and 5A) to produce figures for the traffic flow on the B3001, which is classified as a minor road. \*

Over a 15 hour period, a total of 9,395 vehicles was counted on Wednesday 3<sup>rd</sup> July. The survey was repeated on Tuesday 17<sup>th</sup> September with a total of 9202 vehicles (this latter figure was despite the fact that access into South Street was closed from 12 midday to 2.40pm due to an accident). Both of these surveys highlight an alarming number of vehicles - the Department of Transport figures for average daily flow on minor rural roads in the southeast is 1,300 and the figure for minor urban roads in the southeast is only 2,300. Both figures are far below the total for the B3001.

Other roads in the borough (outside Farnham) do not experience this level of traffic. The A281 for example, which is always quoted as being “saturated” by opponents of development on the brown field site at Dunsfold Park, has an average daily traffic flow of 8,353 vehicles. These 2012 figures, from the Dept. of Transport, are down from 2011 which saw a traffic flow of 8,482. In fact there has been a 10.7% drop in traffic flow on the A281 since 2006. This puts it on less than half the figure (17,700) given by the Department of Transport for traffic flow of “A” roads in the southeast and less than the 9,395 and 9202 vehicles that were counted using the B3001 – a rural/urban “B” road.

Further comparisons, this time comparing “like for like”, see the A31 (between the Shepherd and Flock and Hickley’s Corner) having an average daily traffic flow of 44,953 vehicles, whereas the A3 at Milford has only 34,892 and the A3 at Hindhead even less at 30,751. (figs. from Dept. of Transport 2012)

There is some recognition in Waverley’s Infrastructure Delivery Plan 2012 that there are future capacity problems associated with the A31 corridor (and to a lesser degree other roads in Farnham, including the B3001) but suggests that the extent of these will be determined by developments beyond Waverley’s boundaries. Yet figures already show these roads experiencing a level of traffic way above those experienced elsewhere in the borough and not once does the Council suggest curbing development in this area.

It is suggested in both the Infrastructure Delivery Plan and the Surrey Transport Assessment 2012 that policies should aim at minimising the impact of new development by encouraging alternative uses of transport like cycling and walking. But relating these aspirations to any development on the Waverley Lane fields is fanciful, as there are no footpaths southeast of Abbots Ride, nor any way of laying them. Neither is Waverley Lane wide enough, at 5.13 – 6.25m, to put in cycling lanes.

\*Surveys carried out on Wednesday 3<sup>rd</sup> July 2013 and Tuesday 17<sup>th</sup> September 2013 over a 15 hour period from 06.00 till 21.00. The location was on the B3001 near the level crossing. See Appendixes 5 and 5A.

Surrey County Council has recognised the fact that certain improvements may be needed to support the growth outlined in the Core Strategy and has prepared a “Technical Note”.

Following a study to identify “*an appropriate scheme to balance objectives to improve access for pedestrians and cyclists between the town centre and the station, and residential areas to the south, improve air quality and tackle traffic congestion, both in the town centre and at Hickley’s Corner*”, they suggest there should be urban traffic control, linking the level crossing with Hickley’s Corner signals, with Developers’ Contributions going towards the funding of the scheme.

SOFRA understands the concept of phasing but fails to see how, in practice, this would help the current (let alone any future) situation. Any scheme which resulted in the barriers closing more often would result in an even worse build up of traffic on Waverley Lane and Tilford Road.

It must be recognised that the A31 is not the only road that is affected by severe congestion at Hickley’s Corner. Station Hill is the only exit on to the A31 from the south of Farnham and any “blockage”, whether it is the lights or the crossing, results in massive queues forming along the narrow B3001/Waverley Lane and Tilford Road. A curb on development south of the railway line would have a far greater long term effect on the problem than any linking of the level crossing with Hickley’s Corner signals.

## **6.2 Rail use and Constraints of the Crossing**

As noted above, the problems connected with road usage in the B3001/Waverley Lane area are compounded by the pinch point created by the level crossing at the apex of Waverley Lane and Tilford Road. All heavy traffic from the Frensham Road (A287), all traffic from Tilford Road and all vehicles from B3001/Waverley Lane wishing to access the A31 by-pass must pass over the crossing at Farnham Station.

The Core Strategy has already recognised this as a problem, “*An example of local congestion is that caused by the level crossing in Farnham*” (paragraph 2.20)

Similarly, the Farnham Design Statement states in paragraph 6, page 9 “*the barrier at the level crossing is closed frequently causing traffic to queue for long periods.*”

And again in paragraph 3, page 33 “*any further development should take into consideration the level crossing at the railway station, which acts as a pinch point at the apex of two roads causing traffic congestion and air pollution*”.

Of particular concern should be the fact that several institutions located in the Waverley Lane area (southeast of the level crossing) need, from time to time, to be accessed quickly by emergency vehicles and medical and support staff.

The Phyllis Tuckwell Hospice for example (corner of Menin Way and Waverley Lane) caters for both outpatients and inpatients and is a centre of excellence in the south for the provision of terminal care, also providing regular sessions of in-house training for nursing professionals based in the wider area. On the opposite side of Waverley Lane is Waverley Grange, a purpose built BUPA residential and nursing home offering 24 hour care to 52 residents, built on the site of a former 26 bed BUPA nursing home. Clear and swift access to the A31 and the two

hospitals which service Farnham should be a priority, yet emergency vehicles – like all others – can be held up for a significant period of time by the congestion of the level crossing and Hickley's Corner.

Because the level crossing is used not only by Farnham residents but also by through traffic from three of the four roads radiating out to the south of the town, plus any lost or diverted traffic from the A3, it would be feasible to expect that research had been carried out to assess the impact of further development on the congestion that already exists. As far as SOFRA is aware, no such data exists and this was confirmed in May 2013 by a senior Surrey Highways Officer.

In order to acquire evidence and have on record some documentation of the problems that currently exist at the level crossing, SOFRA carried out their own survey\* and also elicited local opinion on the current traffic situation. (See Appendix 6 and Appendix 7).

The survey revealed certain important facts and observations which must be recognised and accepted in any decision on the sustainability of development on the fields in Waverley Lane:

- The crossing barrier was closed for 21.27% of the survey time (5.45am – 21.15pm). This means that the main approach to the A31 by-pass for all vehicles from the south of the town is effectively closed for over one fifth of the working day.
- There was a constant queue in both Tilford Road and Waverley Lane from 15.24pm to 18.36pm – over three hours of the normal working day.
- Queues resulted, not only because of the level crossing, but also as a result of the restricted traffic throughput at the traffic lights at Hickley's Corner.
- The combined effect of the level crossing and the traffic lights at Hickley's Corner are unique within Waverley in creating congestion and air pollution at critical levels and renders any more development in this location unsustainable.

Increased use of the station itself is bound to occur even without development on the Waverley Lane/Compton fields, as proposed growth across the border in Hampshire will put added pressure on Farnham's roads and rail. Of particular concern is the proposed large development in Whitehill/Bordon which has no railway station of its own. Although Farnham may not be the closest station to Bordon (at 8 miles, Farnham is 2 miles further away than Liss), it has the cheapest fares and the shortest journey time to London and for these reasons will be the station of choice for commuters from the new town.

It is noted that in Waverley's Infrastructure delivery Plan of August 2012 (page 27), reference is made to the masterplan for the Whitehill/Bordon Ecotown, where it proposes "safeguarding land along the route of the former Bordon to Bentley railway line, potentially linking Whitehill Bordon to the Alton-Waterloo line". The existence of either or both outcomes will mean increased usage/down times of the Farnham level crossing.

\*Survey carried out 1<sup>st</sup> May 2013 between 5.45am and 21.15pm

Plans for the rail service by Network Rail and South West Trains, as described on pages 26 to 28 of the Infrastructure Delivery Plan 2012, do little to suggest that the situation at Farnham station and level crossing will improve in the future. Quite the contrary, for as well as forecasting growth in the busiest morning peak hour, their plans include:

*“Re-signalling in the Aldershot, Farnham, Alton area to decrease time between trains and improve reliability”.* This will simply increase traffic congestion at the railway crossing as the barrier will be down more often, causing vehicles along Waverley Lane and Tilford Road to queue for longer periods.

*“Possible measures have been identified in the medium to long term to alleviate capacity problems in the peak hours” by using longer trains.* But longer trains, once again mean, longer barrier closures resulting in more congestion and air pollution.

In essence, decreased times between even longer trains, projected growth and the addition of rail users from the Bordon development, will mean the pinch point at the level crossing will become an even more considerable blockage.

In addition to all the above existing constraints of the crossing barrier closure and the future changes planned by Network Rail, it has also been noted that the Surrey County Council Rail Strategy of 12<sup>th</sup> September 2013 includes consideration of access to Guildford as the centre of population and employment. It acknowledges that road access between Guildford and Alton/Farnham is an issue, with congestion on the A3 and A31. The strategy recommends as a mid-term option (2014-19) the introduction of a direct service between Alton and Guildford. This is suggested to be 2 trains per hour, presumably with 2 more trains needing to return to Alton each hour.

Whilst a direct service may be welcomed for commercial and connectivity reasons, there seems to be no consideration of the burden that such an additional service would impose on the residents of Farnham. Four more trains per hour, on top of the current service, would mean that the linkage (the level crossing/B3001) from the south Farnham area to the A31 would be closed for approaching 40% of the working day. It is hard to bring to mind any other residential area in Surrey which is subject to ongoing road closure of this magnitude.

This part of Farnham can expand no further; the roads and rail network cannot handle more volume. Instead of adding to a situation that is already at crisis point, Waverley Borough Council can become part of the solution by removing the fields on Waverley Lane/Compton from the SHLAA and disallowing any development south east of the railway line.

### **6.3 Buses**

The Surrey Transport Plan does not, at the time of writing this document, contain a funded implementation programme of bus measures. The viability of the local bus service has often been called into question with an infrequent service after 6pm and at the weekends. CIL and S106 money from a developer for bus stops will not improve the service if the bus company decides the service is not viable.

## **6.4 Water & Sewage**

SOFRA draws the Council's attention to the response by Thames Water to the consultation on the Core strategy and the significance of this to the location of the fields at Waverley Lane/Compton. In comments on policy CS2, Thames Water say that although they support:

*“distribution to the 4 main settlements, within those areas sites should be located where capacity already exists within its infrastructure. If not, then sites should only be allocated if it can be shown that capacity can be provided. In Farnham, the preferred location is in the vicinity of the STW in the northeast of Farnham”.*

The Waverley Lane/Compton fields are in the southeast of Farnham and in correspondence with Thames Water, SOFRA has been told that developers would need to demonstrate that adequate capacity existed, both on and off the site, and that any extra usage would not affect nor lead to problems for existing customers.

The Environment Agency has identified the South East of England as an area of serious water stress. This is a problem recognised by residents in Waverley Lane and its vicinity. Households already suffer from reduced water pressure, possibly partly brought on by water companies trying to maintain capacity in an area where a number of flats have been built on garden land in the last few years. Further development in the area is unsustainable and must be avoided.

## **6.5 Education**

The NPPF is quite clear in its comments on education: *“The government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities”* (paragraph 72)

There are three schools located between the fields on Waverley Lane and the railway crossing:

Abbey Special School in Menin Way with 100 children, most of whom, because of the special needs of the children, arrive by car or mini bus.

St. Polycarp's Catholic School in Waverley Lane, which has 417 children. Because of its denominational status, a high proportion of the children live in the wider area and travel to school by bus or car.

South Farnham Primary School, which is in Menin Way, has now become an Academy. It is highly rated for its academic achievement. It has two sites, an infant school in the Bourne and the primary school in Menin Way.

SOFRA wishes to draw the Council's attention to the following statement by Mr Andrew Carter, Headteacher of South Farnham Primary School, regarding the proposal to develop the fields known as Waverley Lane/Compton and in response to the submission by Wates Development Limited to the Core Strategy :

*“I have read with interest the Waverley Borough Council proposal regarding housing development on land at Waverley Fields, Waverley Lane, Surrey. In particular, I would draw attention to paragraph 4.3 of the Wates Development document from Genesis Consultants, in which reference is made to a “number of educational establishments*

*including infant and primary schools and Farnham College are within easy walking distance of the site”.*

*It should be noted that it cannot be assumed that children from the development can be accommodated at the South Farnham Academy site. South Farnham School is situated over two sites, one in Menin Way and the other on the previous site of the Bourne Infants’ School, in excess of a mile away. Admission to South Farnham School is based on the nearness to either site. Additional applications from the proposed development will displace parents who currently have a fair right of access to South Farnham School. Additional children cannot be accommodated at the Menin Way site and the infant school is not an easy walking distance for young children.*

*Additional traffic created by the proposed development would also aggravate the dangers to children on the surrounding roads and in particular Waverley Lane”.*

In the South Farnham area, pupils moving from Junior to Senior School will have to apply to either Weydon School (now also an Academy with its own admissions policy), Heath End School or All Hallows RC School. All of these schools are currently under pressure to provide further admissions. Because of limited places, a number of children are currently having to travel further afield. Unfortunately this pressure will only increase, as not only can children from the large number of new developments in Hampshire access Farnham schools, but also because the Council is allowing overdevelopment in Farnham without providing the necessary infrastructure that is needed to cope.

## 7. Summary & Conclusion

We began this document by stating that Waverley Borough Council, when preparing their SHLAA, failed to recognise key constraints to the development of the fields at Waverley Lane/Compton. Through the issues we have covered, and the use of up-to-date and relevant data, we have shown that the Council's original analysis of this site and the assumptions they made, are neither realistic nor valid.

The NPPF states that the primary purpose of the planning system, "*is to contribute to the achievement of sustainable development*" (para.6) and there are three dimensions to this: economic, social and environmental. If the fields at Waverley Lane/Compton were to be developed, the planning system would have failed on all three counts as far as this site is concerned.

As regards the economic dimension, we have shown this is not the right type of land, nor is it in the right place. Additionally, the cost of providing adequate infrastructure is either not possible or so prohibitive that new schools or a realistic solution to congestion at the pinch point and on the roads is not even contemplated.

All three dimensions of sustainable development must be seen to support the needs of existing residents as well as those of future generations. The social dimension therefore is problematic as even existing residents have difficulty accessing local services, either because they are oversubscribed (schools) overcrowded (roads) or difficult to reach without a car. Additionally, the health and social well-being of residents would be greatly harmed if the fields were developed as it would destroy an area of peace and tranquillity that has remained unchanged for centuries and is prized locally for its amenity value.

The environmental dimension of these fields is enormous. Not only are they within the 5km protection zone of two SPAs and therefore should not be built upon, but our research has also shown that it is impossible to legally provide SANGS on the land available. Additionally, we have shown the importance of the natural and historic environment in which these fields are located, an environment which once destroyed can never be replaced. Moreover, far from improving biodiversity, any development would wipe it out, as well as the fields' capacity to act as the "green lungs" of South Farnham.

On all three dimensions then, we have shown that any development on the fields at Waverley Lane/Compton is unsustainable. Additionally, we have successfully challenged the assumptions behind their original inclusion in the SHLAA. Accordingly we now call for their removal.

We leave the final word to the Farnham and Waverley planners of 1955 and 1995 who, in their wisdom, refused permission to develop this site:

"The development of the site, which is of high scenic beauty adjoining two areas of woodland, the subject of a Tree Preservation Order made by this authority, and is adjacent to a woodland open space, would be prejudicial to amenity".

....."the extension of residential development in this environmentally sensitive location, adjacent to one of the principal approaches to the town, would be detrimental to the attractive rural character of the area."



## FARNHAM TRAFFIC

## Appendix 1

### East/ West Traffic

Traffic on the three main east west routes through the town. The A31 south of the town centre, the A325 through the town centre and the A 3106 north of the town centre.

2012	2011	2010	2009	2008	2007	2006	
<i>A31 (Shepherd &amp; Flock to Hickley's)</i>							
44,953	45,544	41,835	41,769	44,257	44,749	46,069	Urban A Road
<i>A31 (Hickley's to Coxbridge)</i>							
34,575	35,043	35,030	35,714	32,529	32,915	31,966	Urban A Road
<i>A325 (West Street)</i>							
12,776	12,922	12,779	12,736	12,477	13,511	13,652	Urban A Road
<i>A325 (The Borough)</i>							
15,074	15,240	15,101	15,651	15,354	15,629	15,795	Urban A Road
<i>A325 (East St westbound)</i>							
8,487	8,575	8,485	8,447	8,279	8,434	8,523	Urban A Road
<i>A325 (East St eastbound)</i>							
6,993	7,061	6,994	6,960	9,090	9,237	9,314	Urban A Road
<i>A3106 (Upper Hale Road)</i>							
14,288	14,432	14,254	14,171	13,907	13,259	13,392	Urban A Road

**Approximate daily total of east west traffic in Farnham is 39764 (A31av) + 14288 + 14500 (A325 approx.) = 68000 (approx.)**

### Traffic in South Farnham - North/South Traffic

Traffic entering or leaving Farnham on the three main routes south of the town. The A325 through Wrecclesham, the A287 through the Bourne and the B3001 at the railway level crossing

2012	2011	2010	2009	2008	2007	2006	
<i>A325 (Wrecclesham)</i>							
13,356	13,481	13,270	13,166	12,945	12,907	13,040	Urban A Road
<i>A287 (Frensham Road)</i>							
10,465	10,586	10,488	10,457	10,249	10,440	10,554	Urban A Road
<i>B3001 (level Crossing)</i>							
10,000 (approx. based on SOFRA survey)							Rural B Road

**Approximate daily total of north south traffic in South Farnham is 13356 + 10465 + 10000 (B3001 approx.) = 34000 (approx.)**

## Traffic in Central Farnham – North/South Traffic

## Appendix 1

2012	2011	2010	2009	2008	2007	2006	
<i>A287 (South St)</i>							
17,620	13,494	13,361	13,303	13,048	13,292	13,443	Urban A Road
<i>A287 (Downing St)</i>							
11,615	11,747	11,669	10,626	10,426	10,607	10,710	Urban A Road
<i>A287 (Castle St)</i>							
9,339	8,917						Urban A Road

## Traffic in North Farnham – North/South Traffic

2012	2011	2010	2009	2008	2007	2006	
<i>A287 (Odiham Rd)</i>							
21,870	21,891	20,944	20,062	23,678	23,822	23,619	Rural A Road
<i>A325 (Farnborough Rd)</i>							
16,397	16,587	16,419	16,370	16,048	16,338	14,243	Urban A Road

**Daily total of north south traffic in North Farnham is 21870 + 16397 = 38267**

## Dunsfold Park Traffic

<i>A281 (passing Dunsfold Park)</i>							
8,353	8,482	8,372	8,475	8,561	8,843	9,351	Rural A Road

There will be some double counting between east/ west and north/south traffic but equally the above figures don't include local journeys on unclassified roads.

At an approximation there are in excess of **100,000** daily traffic movements on average in Farnham which is greater than the average daily traffic on motorways in England (**81300**) and motorways in the South East (**93600**)

Other interesting figures for comparison are the A3 at Guildford **77951**, the A3 at Milford **34892** and the A3 at Hindhead **30751**

## Notes

The traffic flows above are from the Department for Transport count points on A roads. They are the average daily traffic flows over 24 hours and measured over the whole year.

The figure for the B3001 is from a South Farnham Residents Association (SOFRA) survey carried out on Wednesday 3<sup>rd</sup> July 2013 which counted 9395 vehicles over a 15 hour period from 06.00 till 21.00

**The Average figures by class of road are from the Department for Transport's figures for the South East.**

Department for Transport statistics

Traffic (<http://www.dft.gov.uk/statistics/series/traffic>)

Table TRA0302

Motor vehicle flow by road class and region and country in Great Britain, 2011 <sup>1</sup>

Thousand vehicles per day

	Major roads						
	'A' roads			All major roads	Minor roads		
	Motorway <sup>2</sup>	Rural	Urban		Rural	Urban	All roads
North East	54.3	13.5	21.5	17.0	0.6	2.1	3.1
North West	77.1	10.3	17.6	22.2	0.9	1.9	4.1
Yorkshire & the Humber	68.1	12.2	18.4	19.7	1.0	1.9	3.5
East Midlands	91.7	13.7	19.0	18.3	1.0	2.1	3.6
West Midlands	80.4	11.5	19.7	21.2	0.9	2.5	4.0
East of England	88.0	18.4	17.8	22.7	1.2	2.5	3.8
London	97.1	28.5	26.6	29.1	1.2	2.2	5.4
South East	93.3	17.7	18.4	26.3	1.3	2.3	4.8
South West	72.6	11.0	19.1	15.9	0.8	2.3	2.7
England	81.3	13.8	20.0	21.3	1.0	2.2	3.8
Wales	64.1	8.1	17.4	11.0	0.6	1.9	2.2
Scotland	43.9	4.8	16.3	7.3	0.5	1.8	2.0
Great Britain	76.3	10.8	19.6	17.4	0.9	2.1	3.4

1 The calculation for the average daily flow is estimated by dividing the annual traffic estimate by the road length and the number of days in the year

2 Includes trunk motorways and principal motorways

3. The 2011 estimates presented here were revised in August 2012 to correct for omitted data for a small number of sections of the major road network in Scotland. Further details are available at [http://dft.gov.uk/statistics/series/traffic/2011 Road Traffic Estimates - Note of Revision Aug 2012.pdf](http://dft.gov.uk/statistics/series/traffic/2011%20Road%20Traffic%20Estimates%20-%20Note%20of%20Revision%20Aug%202012.pdf)

Telephone: 020 7944 3095

Email: [roadtraff.stats@dft.gsi.gov.uk](mailto:roadtraff.stats@dft.gsi.gov.uk)

[Notes & definitions \(http://assets.dft.gov.uk/statistics/releases/traffic-estimates-2011/traffic-estimates-2011-notes.pdf\)](http://assets.dft.gov.uk/statistics/releases/traffic-estimates-2011/traffic-estimates-2011-notes.pdf)

The figures in this table are National Statistics.

Source: DfT National Road Traffic Survey



## APPENDIX 2



Surrey Ancient Woodland Directory



## Appendix 3



**Mary Orton – Chief Executive**

Waverley Borough Council, Council Offices,  
The Bury, Godalming, Surrey, GU7 1HR  
Tel 01483 523333 [www.waverley.gov.uk](http://www.waverley.gov.uk)

Mrs P Pownall  
Secretary of South Farnham Residents'  
Association  
60 Waverley Lane  
Farnham  
Surrey  
GU9 8BN

**Matthew Evans**

Head of Planning Services

When calling please ask for: Andy Clout

Direct line: 01483 523309

Calls may be recorded for training or monitoring

E-mail: [andy.clout@waverley.gov.uk](mailto:andy.clout@waverley.gov.uk)

Your ref:

Our ref: Potential TPO

Date: 26 March 2012

Dear Mrs Pownall

Hedgerow Tree Protection in Waverley Lane, Farnham

Thank you for your letter dated 5<sup>th</sup> March 2012 regarding the hedgerow and trees within it, which bound the field to the west of the junction with Old Compton Lane.

As highlighted in my correspondence with Zofia Lovell in 2010, I do not consider that the trees within the hedgerow are under significant threat from pre-emptive removal or harm in relation to potential future development of the adjacent field. Therefore it is not considered that it is currently expedient and in accordance with Government guidance on the making of Tree Preservation Orders to protect the individual trees within the hedgerow.

As with all potential new development within the designated countryside, the hedgerow and trees will be considered holistically in relation to any future planning proposals.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andy Clout'.

Andy Clout  
Landscape and Tree Officer





## Appendix 4



### Compton Fields

#### Ecological Background

Farnham occupies a unique position at the western end of the Weald of Kent, Sussex and Surrey and this gives rise to a most unusual concentration of different wildlife habitats in a small area. These range from sandy heathland to chalk grassland and from ancient woodland to the flood meadows of the river Wey catchment. As a result there is a rich diversity of wildlife in and all around the town. Examples from South Farnham include the recent find of some very rare plants and the identification over a period by a local volunteer group of over 400 species of moths, some of them rare. A further indication of the exceptional nature of the area is the number of sites designated to protect both the overall landscape and individual species and their habitats. The boundary of the Surrey Hills AONB runs through South Farnham, there are two SSSIs and the Wey is a designated chalk stream. Additionally, development in the town has already been influenced by the well-established rules governing the Thames Basins Heath Special Protection Area (SPA) and also those now coming into force to govern the Wealden Heaths SPA.

While the designations noted above (and others) help to protect particular species such as sand lizards, nightjars and native crayfish, there is now general recognition that much of our more common native wildlife is in decline through loss of habitat, pollution, predominance of aggressive invasive species and other factors. The situation is so serious that, to ensure populations of threatened and declining species are sustained, a more systematic approach to conservation needs to be adopted. This has given rise to an ecosystem or landscape scale approach to conservation. This involves harmonising support of wildlife with human social and economic activity and is especially important in the densely populated SE of England. To implement this landscape approach, areas of Biodiversity Opportunity have been identified by the Wildlife Trusts working with local government and other authorities such as DEFRA and English Nature.

Farnham is surrounded by such areas (which largely equate to the previously defined SPAs). In addition the river Wey has been designated a Biodiversity Opportunity Area in its own right, signifying the crucial importance of green corridors to the free movement of wildlife. These corridors enable local species to re-colonise areas that have been hit by natural or man-made disasters such as the 2010 heathland fire at Frensham. However, a single, narrow corridor is insufficient to meet the complex needs of the full range of wildlife present in this area. A network of open spaces, gardens, hedges, woods, rivers and streams is needed to enable species to move through the barren expanses of brick, concrete and tarmac that make up urban areas. This can be regarded as a Green Infrastructure that complements the necessary human infrastructure.

A partial network already exists in the built up area of Farnham comprising playing fields, patches of woodland, school grounds, gardens and several streams all interconnected by a comprehensive set of footpaths, many of ancient origins. These

## Appendix 4

features not only play a key role in maintaining the well-being of the human population but also serve to prevent the isolation of plant and animal populations. Residents are attracted to the various green spaces and use the footpaths and bridleways to get around. This green infrastructure contributes to the “feel good” factor and helps adults and children to connect with nature. It also brings additional benefits by absorbing aerial pollutants and muffling noise. If its biological diversity is high it will help to maintain the community's health as well as providing recreational and educational opportunities.

Decisions on planning issues being taken now will have long term impacts on the environment and must therefore take account of significant future trends. The Farnham area, in common with other parts of the country, is being subjected to the effects of climate change. There have been changes in “phenology” which is the term used to describe when trees leaf out, spring flowers like snowdrops bloom and birds start nesting. Such changes have a knock-on effect on our insect pollinators and the breeding success of our native birds. For example, the decline in cuckoos, those harbingers of summer, is thought to be in part the result of a shortage of large moth caterpillars which are the staple diet of the adult birds. New species are arriving here but others are in serious decline including the house sparrow, starling and thrush. The full impact of such changes is yet to be seen but they seem to be boosting the success of invasive plants like Himalayan balsam and Japanese knotweed that already pose serious threats to our native plants and, in the case of Japanese knotweed, to the fabric of urban environments. A fulsome green infrastructure will help to endow our natural fauna and flora with greater resilience to survive and withstand the impacts of these invaders, thus helping to maintain the diversity of native plant and animal communities.

### Specific Background

The general area of Compton Fields is of immense significance to the landscape, ecology and heritage of south east Farnham. The fields are all within 5 km of both local SPAs and within a radius of 1 km there are:

- Waverley Abbey
- Waverley House and lake
- Moor Park House and estate
- The hamlet of Compton with its charming little church
- A site of archaeological interest (Roman pottery kiln)
- The Moor Park SSSI
- Woodland including significant areas of Ancient Woodland
- Pasture
- Rural footpaths (FP 73 is an ancient track sometimes called Boreas Dene)
- A section of the river Wey and its tributary, The Bourne Stream
- Rare wild flowers

Quite apart from the many historical and cultural associations, all of these elements are essential building blocks of a living landscape with a wide variety of natural

## **Appendix 4**

habitats: wetland, woodland and grassland together with low density urban environment towards Farnham. Remove one of these building blocks and the landscape is badly injured, perhaps irrevocably. The remarkable spread of habitats does two things:

It supports a very wide diversity of local wildlife

It broadens the natural corridor of the river Wey

Wildlife corridors are a vital part of the concept of Landscape Scale Conservation being implemented by the Surrey Wildlife Trust and their partners. There has to be a way through the barrier to wildlife presented by Farnham between the open areas to the south and east and other similar areas in the west, some of which lie in Hampshire. For example, the steep valley of The Bourne Stream is a natural corridor from the Wey, through the South Farnham area to Alice Holt Forest. Our Group is trying (we think with some success) to get these ideas embedded in the emerging Farnham Neighbourhood Plan.

Under current Waverley planning policies, the Compton fields are not highly protected. They are classified as Areas Beyond the Green Belt and Policy C2 applies. Compton Copse lies within the Surrey Hills AONB and is classified as an Area of Great Landscape Value afforded protection under Policy C3. These policies will soon be replaced by the new Waverley Core Policy and by the Farnham Neighbourhood Plan and it is imperative that Compton Fields are given a higher degree of protection.

### **Wildlife**

Our Group has worked all along The Bourne Stream (hence in Compton Field 3), in Compton Copse (formerly Compton Recreation Ground) and along the right-of-way, footpath 73 (Boreas Dene). So, we are familiar with the area but it is Compton Field 3 that we know best along with the private land to the south west which belongs to Redhill House.

In Annex A is a record of the species that have been photographed by Dr Martin Angel in Field 3. This is about half the number of species recorded there which, in turn, is a relatively small subset of the total inventory of species present. The field is not only a beautiful green space but also a highly diverse space. Can we afford it to be lost to meet someone's housing target?

Nearby, the Surrey Wildlife Trust has recorded several rare wild flowers. Although none of them have so far been recorded in Compton Fields, some may in fact grow there.

## **Appendix 4**

### **Conclusion**

It is the custom in planning application for both the developer and the Planning Authority to concentrate in detail on the specific site. While this is understandable and necessary, we believe that in this case it will be vital to consider the value to the community and to wildlife of the whole area because of its landscape, ecology and heritage.

The fields in question provide important habitats for a wide range of flora and fauna. They also provide stepping stones for wildlife along the Wey corridor, helping to link the open areas of the Surrey Hills Area of Outstanding Natural Beauty to the similar areas west of Farnham and into Hampshire.

The designation of areas contributing to Farnham's Green Infrastructure is a key element in the Neighbourhood Plan currently being drawn up by the Town Council. This provides a one-off window of opportunity to give long-term protection to areas that the local community considers important to its health and well-being. If this window of opportunity is missed then key aspects of the fabric of our local landscape will be irreparably lost.

### Species photographed in Compton Field

*(Species on bold are UK BAP Listed)*

#### Flowers

1	Barren strawberry	Potentilla sterilis	
2	Ragwort	Senecio jacobaeae	
3	Black thorn	Prunus spinosus	
4	Bluebell	Endymion non-scripta	
5	Common century	Centarium erthraea	
6	Common mallow	Malva sylvestris	
7	Lesser celandine	Ranunculus ficaria	
8	Germander speedwell	Veronica chaemaedyris	
9	Common violet	Viola rivinaria	
10	Ground ivy	Glechoma hederacea	
11	Ivy	Hedera helix	11

#### Arachnids

1	common cross spider	Araneus diadematus	
2	Crab spider	Misumena vatia	
3	Crab spider	Xysticus sabbulosa	
4	Sheet web spider	Xysticus sabbulosa	
5		Tetragnatha extensa	
6		Nuctenea umbratica	
7	Wasp spider	Argiope bruennichi	7

#### Beetles

1	wasp beetle	Clytus arietis	
2	14-spot ladybird	Propylea 14-punctata	
3	Thick legged flower beetle	odemera nobilis	
4	Soldier beetle	Cantharis fusca	
5	Soldier beetle	Cantharis rubra	
6	Green nettle weevil	Phyllobius sp.	
7	Garden chafer	Phylopertha horticola	
8	cream-spot ladybird	Clavia 14-guttata	
9	Harlequin ladybird	Harmonia axyridis	
10	Hazel leaf roller weevil	Apoderus coryli	
11	Longhorn beetle	Strangalia maculata	
12	Maybug or cockchafer	Melolontha melolontha	
13	Tanner beetle	Prionus coriarius	

#### Coleoptera

## Appendix 4

14	Seven-spot ladybird	Coccinella 7-punctata	
15	ten-spot ladybird Adelia 10-punctata	ten-spot ladybird Adelia 10-punctata	
16	Tenebrionid beetle	Nalassus laevioctostriatus	
17	violet ground beetle	Carabus violacea	
18	Weevil	Curculio nucum	18
<b>Flies</b>		<b>Diptera</b>	
1	hoverfly	Volucella bombylans	
2	Asilid fly	Eutolmus rufibarbis	
3	Beefly	Bombylius major	
4	chironomid midge		
5	conopid fly	Sicus ferrugineus	
6	conopid fly	Conops quadrifasciata	
7	Flesh flies	Sarcophaga sp.	
8	March Fly	Bibio hybridus	
9	Fly	Mesembrina meridiana	
10	horsefly	Tabanus sudeticus	
11	Hoverfly	Cheilosia illustrata	
12	Hoverfly	Chrysotoxum festivum	
13	Hoverfly	Epistrophe grossulariae	
14	Hoverfly	Helophorus pendulus	
15	Hoverfly	Melangyna cincta	
16	Hoverfly	Merodon equestris	
17	Hoverfly	Myathropa florea	
18	Hoverfly	Scaeva pyrastris	
19	Hoverfly	Syrphus ribesii	
20	Hoverfly	Volucella bombylans	
21	Hoverfly	Volucella inanis	
22	Hoverfly	Volucella pelluscens	
23	Hoverfly	Chrysotoxum cautum	
24	Hoverfly	Xanthogramma pedissequum	
25	Snipe fly	Rhagio sp	
26	Tachinid fly	Phasia hemiptera	
27	Tachinid fly	Tachina fera	27
<b>Scorpion fly</b>		<b>Mecoptera</b>	
1	scorpion fly	Panorpa germanica	1
<b>Bugs</b>		<b>Hemiptera</b>	
1	Alder spittlebug	Aphrophora alni	
2	Dock bug	Coreus marginatus	
3	Field damsel bug	Nabis ferus	
4	forest bug	Pentatoma rufipes	
5	Gorse shieldbug	Piezodorus lituratus	
6	Hawthorn shieldbug	Acanthosoma haemorrhoidale	
7	Horned treehopper	Centrotus cornutus	

## Appendix 4

8	Leaf Hopper	Evacanthus interruptus	
9	mirid bug	Closterotomus norvegicus	
10	Mirid bug	Deraeocoris ruber	
11	plant bug	Leptosterna dloabrata	
12	Rhododendron leafhopper	Graphocephala fennahi	
13	Tree damsel bug	Himacerus apterus	
14	Shieldbug	Troilus luridus	14
	<b>Bees, Wasps</b>	<b>Hymenoptera</b>	
1	Solitary bee	Andrena fulva	
2	Bumblebee	Bombus hortorum	
3	Bumblebee	Bombus pascuorum	
4	Hornet	Vespa crabo	
5	Sawfly	Tenthredo mesomelas	
6	Sawfly	Rhogogaster sp	
7	Solitary bee	Andrena dorsata	
8	solitary bee	Andrena minutula	
9	solitary bee	Andrena nitida	
10	Solitary bee	Nomada flava	
11	Tree bumblebee	Bombus hypnorum	
12	common wasp	Vespula vulgaris	
13	White-tailed bumblebee	Bombus lucorum	
14	<b>Ivy bee</b>	<b>Colletes hederea</b>	14
	<b>Assorted</b>		
1	Alderfly	Sialis lutraria	
2	Lacewing	Chrysoperla carnea	2
	<b>Dragon and Damselflies</b>	<b>Odonata</b>	
1	Beautiful demoiselle Agrion virgo	Agrion virgo	
2	Broad bodied chaser dragonfly	Libellula depressa	
3	Emperor dragonfly	Anax imperator	3
	<b>Grasshoppers and Crickets</b>	<b>Orthoptera</b>	
1	Field grasshopper	Chorthippus brunneus	
2	Speckled bush cricket	Leptophyes punctatissima	
3	Meadow grasshopper	Chorthippus parallelus	
4	dark bush cricket,	Pholidoptera griseoptera	
5	Long-winged conehead	Conocephalus discolor	
6	Oak bushcricket female,	Meconema thalassinum	
7	Common green grasshopper	Omocestus viridulus	
8	Meadow grasshopper	Chorthippus parallelus	
9	Common earwig	Forcicula auricula	9
	<b>Moths</b>	<b>Lepidoptera</b>	

## Appendix 4

1	pyralid micromoth	Crambid micromoth	<i>Chrysoteuchia culmella</i>
2	tortricid moth	<i>Aleimma loeflingiana</i>	
3	tortricid moth	<i>Apotomis turbidana</i>	
4	pyralid micromoth	<i>Crambus lathoniellus</i>	
5	Clay triple lines	<i>Cyclophora linearia</i>	
6	brown rustic .	<i>Rusina ferruginea</i>	
7	pyralid micromoth	<i>Agriphila inquinatella</i>	
8	pyralid micromoth	<i>Agriphila tristella</i>	
9	tortricid moth	<i>Aleimma loeflingiana</i>	
10	tortricid moth	<i>Archips podana</i>	
11	Barred red	<i>Hylaea fasciaria</i>	
12	beautiful hook-tip	<i>Laspeyria flexula</i>	
13	black arches	<i>Lymantria monacha</i>	
14	blotched emerald	<i>Comibaena bajularia</i>	
15	bramble shoot moth	<i>Notocelia uddmanniana</i>	
16	brown plume moth	<i>Stenoptilia pterodactyla</i>	
17	Brown rustic	<i>Rustina ferruginea</i>	
18	Brown silver line moth	<i>Petrophora chlorosata</i>	
19	oecophorid micromoth	<i>Carcina quercana</i>	
20	tortricid moth	<i>Celypha lacunana</i>	
21	<b>Cinnabar moth</b>	<b>Tyria jacobaeae</b>	
22	Clouded buff	<i>Diacrisia sannio</i>	
23	Common white wave	<i>Cabera pusaria</i>	
24	Coronet Craniphora ligustri	Coronet Craniphora ligustri	
25	pyralid moth	<i>Crambus lathoniellus</i>	
26	pyralid moth	<i>Crambus perlella</i>	
27	Cream wave	<i>Scopula floslactata</i>	
28	tortricid moth	<i>Eucosma campoliliana</i>	
29	Flame carpet	<i>Xanthorhoe decoloraria</i>	
30	Green carpet	<i>Colostygia pectinataria</i>	
31	Green oak tortrix	<i>Tortrix viridana</i>	
32	Hawthorn moth	<i>Scythropia crataegella</i>	
33	Large fruit tree tortrix	<i>Archips podana</i>	
34	Leaf mine of a gracillariid moth	<i>Acroceroops brongniardella</i>	
35	light emerald	<i>Campaea margaritata</i>	
36	lobster moth	<i>Stauropus fagi</i>	
37	Longhorn moth	<i>Adela reamurella</i>	
38	longhorn moth	<i>Nemophora degeerella</i>	
39	Lychnis	<i>Hadena bicurris</i>	
40	Maidens blush	<i>Cyclophora punctaria</i>	
41	mottled beauty	<i>Alcis repandata</i>	
42	Nettle tap moth	<i>Anthophila fabriciana</i>	
43	Orange swift	<i>Hepialus sylvina</i>	
44	pale oak beauty	<i>Hypomecis punctinalis</i>	
45	Pale tussock	<i>Calliteara pudibunda</i>	
46	Tortrid micomoth	<i>Pammene aurana</i>	

## Appendix 4

47	Pebble hook-tip	Pebble hook-tip <i>Drepana falcataria</i>
48	Peppered moth	<i>Biston betularia</i>
49	plume moth	<i>Stenoptilia pterodactyla</i>
50	Tortrid micomoth	<i>Ptycholma lecheana</i>
51	pyralid moth	<i>Endotricha flammealis</i>
52	Riband wave	<i>Idaea aversata</i>
53	rivulet	<i>Perizoma affinitata</i>
54	Satin lutestring	<i>Tetheella fluctuosa</i>
55	Scalloped hazel	Scalloped hazel <i>Odontopera bidentata</i>
56	pyralid moth	<i>Scoparia pyralella</i>
57	Silver-ground carpet	<i>Xanthorhoe montanata</i>
58	Six-spot burnet moth	<i>Zygaena trifoli</i>
59	small seraphim	<i>Pterapherapteryx sexalata</i>
60	Small yellow wave	<i>Hydrelia flammeolaria</i>
61	Smoky wainscot	<i>Mythimna impura</i>
62	spectacle <i>Abrostola tripartita</i>	spectacle <i>Abrostola tripartita</i>
63	Square spot	<i>Paradarisa consonaria</i>
64	straw dot	<i>Rivula sericealis</i>
65	swallow tailed moth	<i>Ourapteryx sambucaria</i>
66	Sycamore	<i>Acronicta aceris</i>
67	Tortricid micromoth	<i>Grapholita compositella</i>
68	Tortricid micromoth	<i>Argyrotaenia ljugiana</i>
69	Tortricid micromoth	<i>Stricoris lacunana</i>
70	Tortricid micromoth	<i>Endothenia sp</i>
71	treble brown spot	<i>Idaea trigeminata</i>
72	Variegated golden tortrix	<i>Archips xylosteana</i>
73	<b>white ermine</b>	<b><i>Spilosoma lubricipeda</i></b>
74	White plume	<i>Pterophorus pentadactylus</i>
75	Willow beauty	<i>Peribatodes rhomboidaria</i>
76	Yellow shell	<i>Camptogramma bilineata</i>
77	yponomeutid micomoth	<i>Plutella xylostella</i>
	<b>Butterflies</b>	
1	Brimstone	<i>Gonepteryx rhamni</i>
2	Brown argus	<i>Aricia agestis</i>
3	comma butterfly	<i>Polygonia c-album</i>
4	Essex skipper	<i>Thymelicus sylvetris</i>
5	Gatekeeper	<i>Pyronia tithonus</i>
6	Green-veined white	<i>Pieris napi</i>
7	Holly blue butterfly	<i>Celastrina argiolus</i>
8	large skipper	<i>Ochlodes venata</i>
9	Large white	<i>Pieris brassicae</i>
10	Meadow Brown	<i>Maniola jurtina</i>
11	Common blue butterfly	<i>Polyommatus icarus</i>
12	Orangetip butterfly	<i>Anthocharis cardamine</i>
13	Painted lady	<i>Vanessa cardui</i>
14	Peacock	<i>Inarchis io</i>

## Appendix 4

15	<b>small heath butterfly</b>	<b>Coenonympha pamphilus</b>	
16	small tortoiseshell butterfly	Aglais urticae	
17	Speckled wood	Paragre aegeria	<u>17</u>
			<b><u>199</u></b>

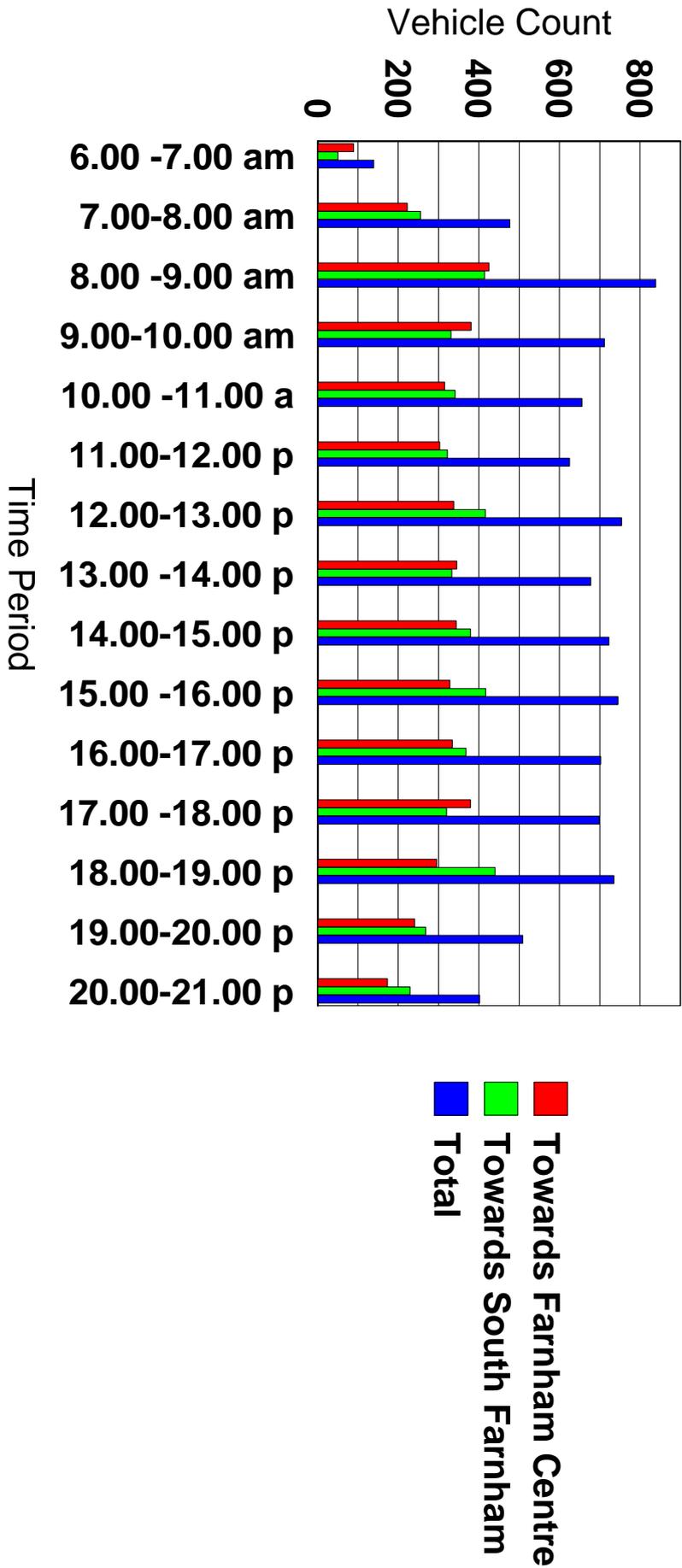


**Appendix 5****Survey conducted by South Farnham Residents' Association  
of vehicles passing over the level crossing on B3001**

Survey conducted on Wednesday 3rd July 2013

Time	Northbound	Southbound	Total Vehicles
	Towards Farnham Centre	Towards South Farnham	
6.00 -7.00 am	89	50	139
7.00-8.00 am	222	255	477
8.00 -9.00 am	425	414	839
9.00-10.00 am	381	331	712
10.00 -11.00 am	315	341	656
11.00-12.00 pm	303	322	625
12.00-13.00 pm	338	416	754
13.00 -14.00 pm	345	333	678
14.00-15.00 pm	344	379	723
15.00 -16.00 pm	328	417	745
16.00-17.00 pm	334	368	702
17.00 -18.00 pm	379	320	699
18.00-19.00 pm	295	440	735
19.00-20.00 pm	241	268	509
20.00-21.00 pm	173	229	402
<b>Total</b>	<b>4512</b>	<b>4883</b>	<b>9395</b>

# Traffic Survey 3 July 2013



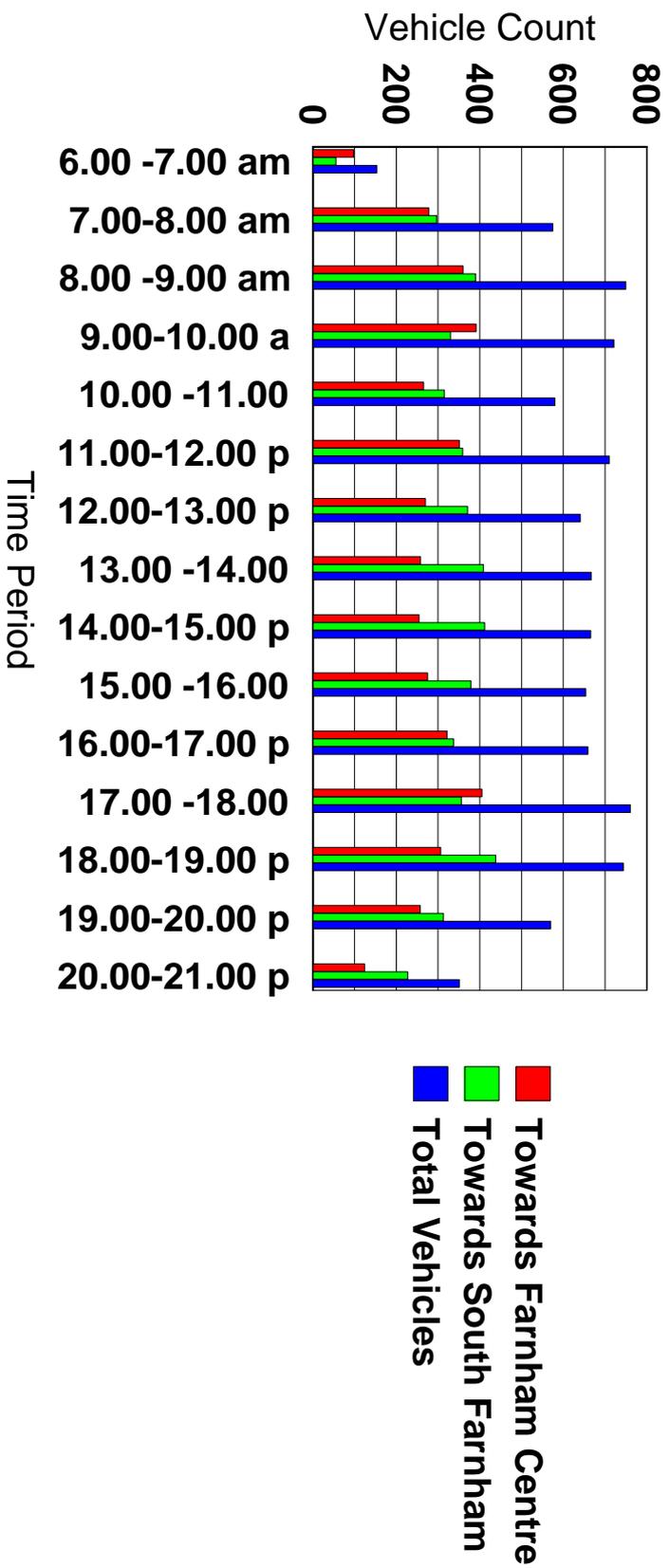
## Appendix 5A

**Survey conducted by South Farnham Residents' Association  
of vehicles passing over the level crossing on B3001**

Survey conducted on Tuesday 17th September 2013

Time	Northbound	Southbound	Total Vehicles
	Towards Farnham Centre	Towards South Farnham	
6.00 -7.00 am	98	55	153
7.00-8.00 am	278	297	575
8.00 -9.00 am	360	390	750
9.00-10.00 am	391	330	721
10.00 -11.00 am	265	315	580
11.00-12.00 pm	351	359	710
12.00-13.00 pm	270	371	641
13.00 -14.00 pm	258	409	667
14.00-15.00 pm	254	412	666
15.00 -16.00 pm	275	379	654
16.00-17.00 pm	322	337	659
17.00 -18.00 pm	405	356	761
18.00-19.00 pm	306	438	744
19.00-20.00 pm	257	313	570
20.00-21.00 pm	124	227	351
<b>Total</b>	<b>4214</b>	<b>4988</b>	<b>9202</b>
NB Access into South Street closed from approximately 12.00 to 14.40 p.m			

# Traffic Survey 17 September 2013





## APPENDIX 6

### SURVEY OF FARNHAM LEVEL CROSSING WEDNESDAY 1<sup>ST</sup> MAY 2013

A team of 8 observers monitored the time of closure of the level crossing from 5.45am until 21.15pm on Wednesday 1<sup>st</sup> May 2013.

Apart from recording the time of duration of crossing closure, the team was asked to record:

- \* The delay between barrier closure and the arrival of the train from Aldershot.
- \* The numbers of vehicles in the queues both in Tilford Road and Waverley Lane
- \* The time taken for the last queuing vehicle to clear the level crossing
- \* The number of vehicles still in the queue by the time of the next barrier closure

## RESULTS

### Level crossing closure times

These ranged from 1 minute at 6.37am (for an empty train to be repositioned) to 7 minutes at 17.23pm. The **average closure time was 3 mins.8 seconds**. (See column B on handwritten survey sheets)

Expressed as a percentage of "time closed within one hour", the lowest figure was 14.2% of the hour (from 9.45 am to 10.45 am) and the highest was 36.6% of the hour (at 6.45 am – 7.45 am). (See Table A for analysis of hourly time percentages of level crossing closure).

**Table A**

### Percentage time per Hour of Level Crossing Barrier closure

Survey Period	%age Time Barrier closed
5.45 am - 6.45 am	27.5
6.45 am - 7.45 am	36.6
7.45 am - 8.45 am	16.6
8.45 am - 9.45 am	16.6
9.45 am -10.45 am	14.2
10.45 am-11.45 am	25.5
11.45 am-12.45 pm	18.3
12.45 pm-13.45 pm	15.5
13.45 pm-14.45 pm	16.2
14.45 pm-15.45 pm	18.8
15.45 pm-16.45 pm	21.0
16.45 pm-17.45 pm	20.8
17.45 pm-18.45 pm	20.5
18.45 pm-19.45 pm	23.8
19.45 pm-20.45 pm	18.6
20.45 pm-21.15 pm	28.3

As an overall figure, covering the time of the whole survey, the **level crossing was closed for 21.27% of the time, which equates to over a fifth of the survey day**.

## Barrier closure and trains from Aldershot

The delay between the barrier closure and the arrival of trains from Aldershot ranged from 2min. 3 secs to 3min 10 secs. The **average time delay recorded was 2min. 24secs.**

Time delays for London bound trains were not measured as the barrier is generally lowered immediately before train departure in this direction.

(For full results see column A of handwritten survey sheets – figure marked \* in brackets).

## Queues in Tilford Road and Waverley Lane

On occasions when precise numbers of vehicles in queues could be recorded, the maximum readings were 29 vehicles in Tilford Road and 38 in Waverley Lane. (See column C on handwritten sheets).

## Clearance Times

It is noted that, after particular closures, it took more than 5 mins. for the above-mentioned queues to clear over the level crossing:

At 6.45am – 6 min. 36 secs.  
At 8.26am – 6 min. 46 secs.  
At 9.55am – 5 min. 21 secs.  
At 10.23am – 11 min. 40 secs.  
At 10.54am - 5 min. 49 secs.  
At 11.26am – 5min. 6secs.  
At 12.22pm – 16min. 20 secs.  
At 13.56pm – **22 min. 5 secs.**  
At 18.26pm – 10min. 30 secs.  
At 18.43pm – 6 min. 21 secs.  
At 19.06pm – 8 min. 59 secs.  
At 19.55pm - 5 min. 8 secs.  
At 20.09pm – 5 min. 31 secs.

The **longest clearance time** occurred at 13.56pm, when the queue in Tilford Road was unquantifiable as it stretched out of sight. It took **22 minutes 5 seconds** for the traffic to clear the level crossing before “normal” traffic movement was resumed.

It was further noted that at several times, the **queues in each road did not clear** over the crossing before the next train (7.52am; 8.22am; 8.51am; 9.22am; 9.25am; 12.52pm; 13.22pm; 18.55pm).

Thus these drivers would experience “multiple” waiting times.

### **SPECIAL NOTE: Extreme conditions from 15.24pm to 18.36pm**

It should be noted that, starting from the two trains at 15.24pm, it was impossible to put numbers on the individual queues in Tilford Road and Waverley Lane because there was a constant and mostly static queue in Waverley Lane and a constant crawling or stationary line of traffic in Tilford Road. As some cars cleared from the front of the queue, others pulled up to join the rear of the queue,

**These queues remained uncleared and constant from 15.24pm until 18.36pm (= over 3 hours).**

The concept of monitoring individual queues became impossible as the stream of traffic was unrelenting for over three hours. The observers merely recorded how many vehicles from the continuous queues in Tilford Road and Waverley Lane crossed the level crossing between trains.

This three hour queue was obviously not caused simply by the level crossing, but was due to the combined “double whammy” effect of the level crossing closure and the traffic lights at Hickley’s Corner.

## **Comments from the observers**

The trains seemed to run remarkably to time.

Frustrated drivers in cars queuing down Tilford Road were observed to pull out into the opposing lane to drive down towards the junction with Waverley Lane in order to turn right out of the congested zone and drive up Waverley Lane. This was fairly unproblematical when the barrier was down, but very dangerous when it wasn't, as traffic travelling up from town came head on to these "queue-escaping" vehicles immediately above the crossing, vision obstructed by the downward queues of traffic.

Many cars coming up over the level crossing from the by-pass failed to use their indicator signal if turning into Waverley Lane – very dangerous at any time, but particularly considering the number of elderly people walking and the number of school children either walking to the junior schools in Waverley Lane /Menin Way or being dropped off for school coaches which stop in and around the railway station.

Many cars arriving in the queue in Waverley Lane would wait a few minutes and then turn around and head back southwards up the Lane to find another way around the congestion.

Articulated lorries trying to cross the level crossing found it difficult in the queues because they had no room to pull onto the far side of the road so they could negotiate the bend at the crossing.

Despite living in Farnham for thirty and forty years respectively, two observers who had spent several hours monitoring the proceedings (accustomed personally to deliberately avoiding this area at many times of the day), were shocked to see the length of time that the queues persisted. Locals take all manner of measures to avoid the level crossing, often taking detours through the town via Firgrove Hill even to travel eastwards or onto the by-pass. This cannot help congestion and pollution in the town centre.



Tilford Road looking south at 15.55 pm 1<sup>st</sup> May 2013



View towards Level Crossing from West Side of Tilford Road 16.21 pm 1<sup>st</sup> May 2013



View South from Waverley Lane side of Level Crossing 12.52pm 1<sup>st</sup> May 2013



View of Tilford Road /Waverley Lane Junction 15.39pm 1<sup>st</sup> May 2013



## Appendix 7

### A sample of comments from residents in the Waverley Lane and Tilford Road area in response to our query as to their experiences with local traffic

**Email 11<sup>th</sup> April:** "Mostly we try to avoid the crossing altogether. From 39 Waverley Lane we go Menin Way (tho' not at school times!) and Great Austins and turn right at the lights (a slightly dodgy activity) down the Frensham Rd to the town. Sometimes we go further to the Wrecclesham Rd especially if we are going to Waitrose". **Mr C. Waverley Lane**

**Email 11<sup>th</sup> April:** "Living at number 2 WL, I have lots of experience of the resulting traffic jams. It isn't so much the downtime that the barrier represents (if no one queues so what) but the number of cars held up trying to get through. It's particularly bad on a Saturday. Much worse on WL but also bad on Tilford Road. In the past on many occasions its taken me 20 minutes to get from my house to the Hinckley Road traffic lights.". **Mr. B. 2 Waverley Lane**

**Email 11<sup>th</sup> April :** "We get enough vehicles, lorries included cutting through Longley Rd trying to afford the Waverley Lane holdup at the gates, so if they can join Tilford Rd side they think they are able to beat the bottle neck, do the people in Menin Way have this problem ? **Mr B. Longley Road**

**Email 11<sup>th</sup> April:** "The level crossing affects our day-to-day movements and timetables". **Mrs . S. Tilford Road**

**Email 11<sup>th</sup> April :** "Actually I have given up driving over the level crossing and always go along Great Austins to Firgrove Hill and over the bridge to town". **Mrs. L Waverley Lane**

**Email 11<sup>th</sup> April:** "I live on Lynch Road and feel as though I spend half my life queueing to get over the level crossing - I have recently selected a pre- school for my daughter and my number one priority was to turn left at the end of Lynch Road?!?!?"

**Mrs K. Lynch Road**

**Email 13<sup>th</sup> April:** "Thank you for your update on local issues – I have one piece of evidence you asked for having been kept waiting in South Street for the barriers to open!

Date: Thursday 11<sup>th</sup> April

Time; 11.55 a.m.

12 minutes from waiting in South Street to getting to the station crossing.

Question for you – why is it called a level crossing because the one here is nowhere near level!"

**Mr G. Lynch Road**

**Email 16<sup>th</sup> April :** "I spent 14 minutes queuing southbound at approx 13:30 on Sat 13th April" **Mr. F. Abbots Ride.**

1

**Email 17<sup>th</sup> April:** "11.00am 11/4/13 - 28min to get from Broomleaf Road onto A31  
9.30am 14/4/13 - 20min to get from Broomleaf Road onto A31. At the weekends they seem to change the times on the lights on the A31 with less cars being released and thus it's often worse, especially when you have someone doing the barriers who wont lift them between the arrival of the Alton and the departure of the London train". **Mr. F. Broomleaf Road**

**Email 18<sup>th</sup> April:** "The road is unpassable at the level crossing not only when the gates are actually down, but when the traffic lights at the by-pass cause a blockage in the traffic right back to the level crossing and beyond. We come from Old Compton Lane and do tend to take avoiding action - ie using Longley road to make sure that we are on Tilford Road with priority at the level crossing and, if we are going into the town centre and the hold-up looks bad, going down Alfred Road to Firgrove Hill. I imagine we are not alone in this, and Waverley need to know that if they go ahead there will be extra pressure on all these roads, and not only the level crossing. Thank you for trying to make them see sense".

**Mrs. B. Old Compton Lane**

**Email 22<sup>nd</sup> April:** "Sunday 21/4/2013 14.58 to 15.22 to get from Waverley Lane junction down to traffic lights due to level crossing - very long queues". **Mr F Broomleaf Road**

**Email 24<sup>th</sup> April :** " From Andrew - date: Wednesday 14th April, time: 8.47 till 8.52am. He joined the queue at 8.47 and started moving again at 8.52. When Andrew reached the bottom of Waverley Lane the barriers were already down and he was about 15th in the queue. He could only see back to the bend in the road behind him but when the barriers went up he reckoned there were 33 cars waiting in Waverley Lane. And as he crossed the tracks the barriers came down behind him so clearly a lot of the cars didn't even get through. Andrew has just come back from a hospital appointment and said that, although the barriers were not down, traffic was still stationary in Waverley Lane. He counted 19 cars from the pinch point going up Waverley Lane. This was at 3.47pm. As we've always commented, we do have the added pressure of the lights at Hickley's Corner and the fact that the railway line creates a pinch point at the junction of 2 roads. Both of these factors set us apart from other railway crossings in the area".

**Mrs. W. Stoneyfields**

**Email 25<sup>th</sup> April:** "Here are two timings for the level crossing recently:

Date: 18 April 2013 Time: 12.25 pm Minutes queued: 6 Road queued: Waverley Lane  
Date: 19 April 2013 Time: 9.29 am Minutes queued: 9 Road queued: Waverley Lane"

**Mrs. W. Lynch Road**

**Email 30<sup>th</sup> April :** "Arrived at queue in Waverley Lane at 11.27 a.m. Train had already left the station. Arrived other side of crossing at 11.34 a.m. - 7 minutes. Managed to reach A.31 by 11.38 a.m. Grand total of 11 minutes for what used to take me a maximum of three minutes".

**Mrs. L. Waverley Lane**



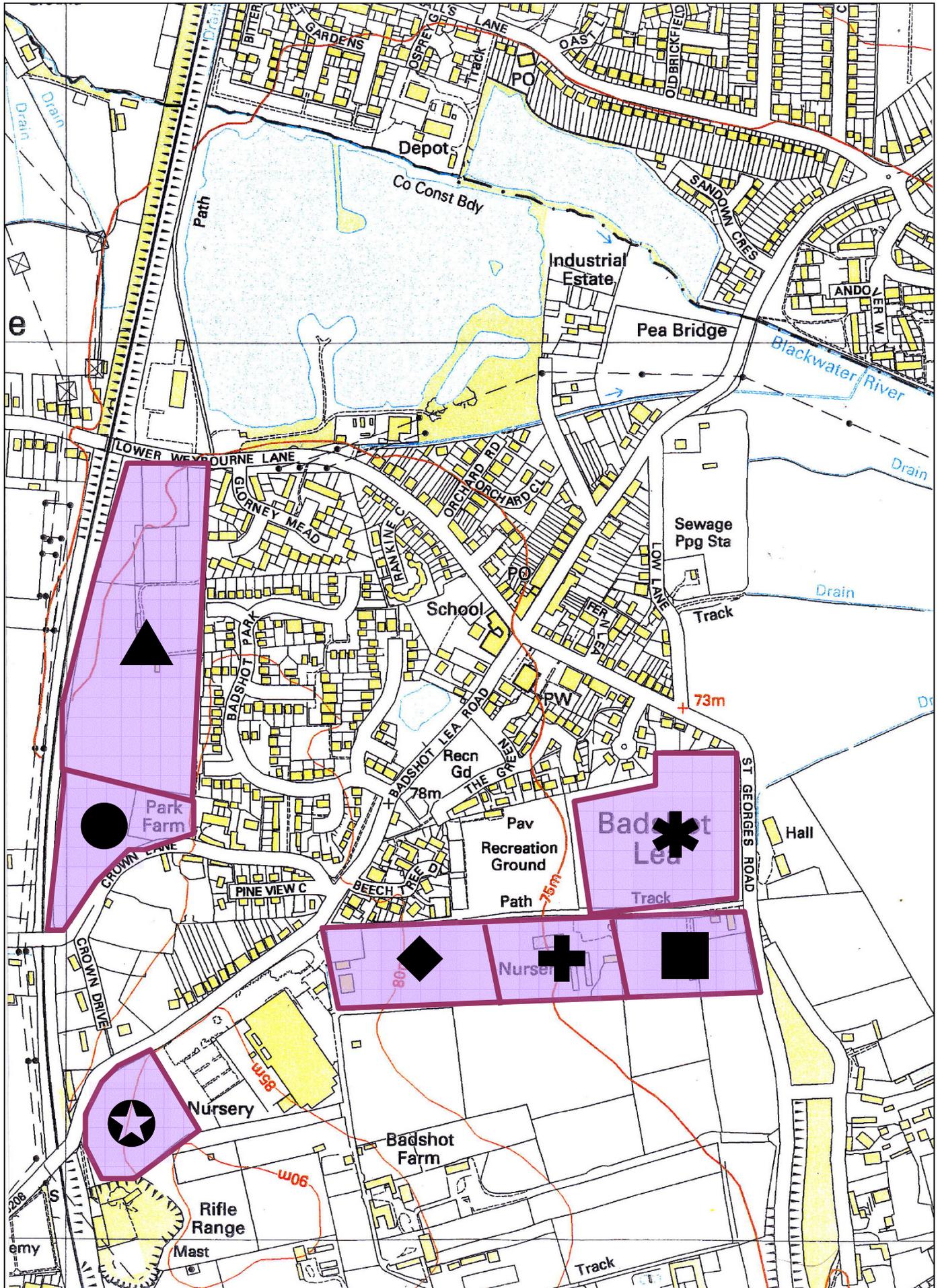
# Badshot Lea Community Association

## Badshot Lea's Future



## Have your say

- Under the new planning rules (National Planning Policy Framework) recently introduced by the Government, communities are allowed to decide how their neighbourhood should grow. Our local council, Farnham Town Council, are in the process of producing an all-encompassing Neighbourhood Plan which will be appended within the Waverley Borough Council's Core Strategy. As a village we in turn are in the process of producing our own Neighbourhood Plan which will form part of the Farnham Town Council Plan. To ensure our Plan reflects the views of all of you living in Badshot Lea we, your committee, ask you to complete and return the attached survey.
- We now have an opportunity to create a vision for Badshot Lea 2028 and decide what we would want to enhance our village, what we want to protect and where we would like any development, if any, to occur. As a core principle the National Planning Policy Framework encourages the effective re-use of previously developed (brown field) land. Therefore it is not a certainty that we will have to lose some of the fields around our village. It is entirely dependent upon the availability of brown field sites and whether they are able to meet the council's housing target.
- However, if it is decided that some green field development is required we must have a plan in place to say where this should be. Also, if this occurred it would allow us to identify what would be required to sustain a larger village. This could include a wide range of services and amenities covering schools, buses, shops, parking and whatever else concerns you the residents. We will make every effort to ensure this infrastructure will be paid for, at least in part, by the developer via the Community Infrastructure Levy.
- The attached survey is your opportunity to let your Committee know what your vision and concerns are. **ONLY ONE COMPLETED SURVEY FROM EACH HOUSEHOLD, THANK YOU.**



# BADSHOT LEA NEIGHBOURHOOD SURVEY

Please tick the relevant box indicating how important you think each of the following are to the village:

	Not Important	Slightly Important	Fairly Important	Very Important	Vital
<b>TRAFFIC MANAGEMENT</b>					
Improve the safety for pedestrians at the crossroads by the school					
Improve traffic congestion at the crossroads by the school					
20mph zone in designated areas around the village					
Manage traffic in Low Lane					

<b>HERITAGE</b>					
Protect the Kiln Village Hall					
Retain and expand the school as necessary					

<b>SERVICES</b>					
Improved bus service					
New shop (Co-Op / Tesco Local)					

<b>AMENITIES</b>					
Continuous footpath from Garden Centre to railway bridge near Cemetery					
Designate land for extension of Cemetery					
Off road parking					
Additional sport pitches					
Allotments					

## **HOUSING DEVELOPMENT**

The list of potential green field sites below is taken from the Council's Land Availability Assessment but omits any site situated in the Flood Zone and any site not adjacent to, or very close to, the village boundary.

***Please see separate map.***

Please indicate using the scale 1 to 7 (1 being highest, 7 lowest) which site(s) you would prefer to see developed if "green field" housing development is required. You can choose one or two or prioritise all seven. **Note: the order the sites appear in the table below is not intended to prejudice your selection.**

	Preference / Priority
●: Park Farm, Crown Lane	
▲: Land west of Badshot Park	
◆: Land between Beech Tree Drive and the Garden Centre	
⊕: Land currently Little Acres Nursery	
*: Land opposite and adjacent to Village Hall (Kiln), St. Georges Road	
■: Land between Little Acres Nursery and St. Georges Road	
⊙: Land between the Garden Centre and Aldershot Rifle & Pistol Club	

**Any Other Suggestions / Comments:**

Any Other Suggestions / Comments Continued:

Name, Address & Post Code

E-mail address

*Thank you for your time!*

**PLEASE RETURN YOUR COMPLETED SURVEYS TO ANY OF THE LOCATIONS BELOW:**

- 12 GLORNEY MEAD, BADSHOT LEA, FARNHAM, SURREY, GU9 9NL
- 7 LEA CLOSE, BADSHOT LEA, FARNHAM, SURREY, GU9 9LW
- 32 ST. GEORGES ROAD, BADSHOT LEA, FARNHAM, SURREY, GU9 9LX
- 29 BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM, SURREY, GU9 9JR
- 112 BADSHOT PARK, BADSHOT LEA, FARNHAM, SURREY, GU9 9NE

**ON OR BEFORE THE 31<sup>ST</sup> JANUARY 2013**

The committee will inform you of the survey results either via e-mail / website or a meeting in the Kiln Village Hall

Further updates available at: [www.badshotleacommunity.co.uk](http://www.badshotleacommunity.co.uk)

E-mail BLCA at: [info@badshotleacommunity.co.uk](mailto:info@badshotleacommunity.co.uk)

## Survey Results – Amenities and Services

### Method.

Five grades:        **Not Important = 1**  
                             **Slightly Important = 2**  
                             **Fairly Important = 3**  
                             **Very Important = 4**  
                             **Vital = 5**

Therefore highest score is seen as most important to village

<b>1. Pedestrian Crossing</b>	<b>814</b>
<b>2. School</b>	<b>787</b>
<b>3. Village Hall</b>	<b>759</b>
<b>4. Traffic at Crossroads</b>	<b>746</b>
<b>5. Continuous Footpath</b>	<b>690</b>
<b>7. Off Road Parking</b>	<b>643</b>
<b>8. 20 mph Zone</b>	<b>602</b>
<b>9. Low Lane Traffic</b>	<b>578</b>
<b>10. Cemetery</b>	<b>499</b>
<b>11. Shop</b>	<b>493</b>
<b>12. Allotments</b>	<b>423</b>
<b>13. Sports Pitches</b>	<b>399</b>

## **Survey Results - Greenfield Sites**

### **Method:**

**Prioritise 1 to 7 where green field development should occur. Priority 1 is most favoured. Priority 7 least favoured.**

**Therefore low score equals more favoured sites.**

<b>Land Between Little Acres and St. Georges Rd</b>	<b>752</b>
<b>Land Currently Little Acres</b>	<b>788</b>
<b>Land between Beech Tree Drive and Garden Centre</b>	<b>842</b>
<b>Land Opposite Village Hall (Kiln) St. Georges Road</b>	<b>846</b>
<b>Park Farm Crown Lane</b>	<b>861</b>
<b>Land West of Badshot Park</b>	<b>878</b>
<b>Land between Garden Centre and Rifle Club</b>	<b>913</b>

## **Badshot Lea Community Association Survey 2013**

### **Summary of Results**

In mid January the Association delivered around 670 surveys to the residents and businesses of Badshot Lea. It can still be viewed on our website [www.badshotleacommunity.co.uk](http://www.badshotleacommunity.co.uk). We are very pleased to be able to report that we had exactly 200 completed surveys returned. This in itself shows the great interest and depth of feeling that our local residents have for our village.

The survey gave local residents the opportunity to state their views on some major issues of current village life, and how the village might grow over the next fifteen years. This information would then be used as the basis of our input into Farnham Town Councils Neighbourhood Plan.

The first section listed 13 items under the headings of Traffic Management, Heritage, Services and Amenities, with people able to indicate how important each item was, from Not Important to Vital. The results indicated that pedestrian safety and improving traffic management at the crossroads together with retaining the School and Village Hall were seen as the most important items/areas. A continuous footpath alongside the Garden Centre to the railway bridge, improving the bus service, additional off road parking, introduction of a 20 mph Zone and managing traffic in Low Lane were seen as fairly important. Whilst extending the cemetery, a village shop, allotments and additional sports pitches were not seen as important to the future of the village.

The second section explained that it might be necessary, as dictated by Waverley Borough Councils Core Strategy, that some `green field` development might be required around the village. It then went on to ask, if this were necessary, where within/around the village should this development occur. Seven sites were listed and respondents were asked to indicate their preferences.

The result primarily indicated that many people were against large scale development due to the problems highlighted in the first section of the survey ie. the problems with traffic and the danger for pedestrians at the crossroads. These same problems also featured prominently in the comments and how they had affected peoples prioritisation of the sites. Many of the comments also mentioned the lack of school places and the need for off road parking as reasons to oppose any large scale development. In other words it was felt that the lack of adequate infrastructure and the Victorian legacy of narrow roads, terraced housing and inadequate `off street` parking were very serious impediments to any large scale growth within the village.

Despite all the reservations outlined above people did indicate where their preferences for expansion of the village should occur if it were necessary. The result did not indicate any individual sites. However, it did indicate that the area to the southeast of the village, off St. Georges Road, should be the first to be considered.

There can be little doubt that some people prioritised the sites furthest from their own homes, but overall this was not the case. Keeping traffic away from the crossroads, maintaining the gap between Weybourne and Badshot Lea, poor drainage and keeping wildlife corridors open were cited as some of the reasons behind their preferred options.

The committee will now feed this valuable information back to the Neighbourhood Planning team at Farnham Town Council, and try to ensure that the wishes of the residents of Badshot Lea are known and fully understood and incorporated within the plan.

Badshot Lea Community Association

12th March 2013

## **Submission to Farnham Neighbourhood Plan from Rowledge Residents' Association (REVISED)**

As part of the Rowledge Village Plan exercise carried out in 2011, open meetings were held to review what residents thought about their village and to identify issues that needed improvement. Feedback was also obtained from village organisations using questionnaires and suggestion boxes.

Many residents valued the unique, rural character of the village, its "greenness" and its separation from adjacent villages by open countryside. They emphasised the need to protect these green spaces, in order to preserve the village's sense of identity and community, and to avoid it becoming a suburb of Farnham.

Some illustrative quotes from the responses received are given below:

*"Critical issue for Rowledge is, in my view, the preservation of the Bourne ASVI"*

*"Stop garden infilling with new properties"*

*"Maintain gap with Farnham but not stop all new building"*

*"Development not to encroach on public open space".*

In addition, groups of residents have expressed concerns at potential development locations identified in the Local Plan documentation, namely West of Switchback Lane and Baker Oates in Gardeners Hill Road, at local meetings and at the AGM of the Rowledge Residents' Association.

Rowledge is defined by its green spaces and Rowledge Residents' Association is keen to protect and preserve them. Three green spaces have been identified:

- The Bourne Valley which forms a strategic gap between Rowledge and Wrecclesham and is designated an Area of Strategic Visual Importance (ASVI), together with the area of open countryside east of Browns Walk, which is a natural extension of the current ASVI;
- The area of open countryside east of the village between Pear Tree Lane, Mayfield and Gardeners Hill Road, south of Boundstone Road and north-east of The Long Road;

- The area of open countryside south of the village, which separates Rowledge from Frensham. This is currently designated as an Area of Great Landscape Value but is in the process of being upgraded to an Area of Outstanding Natural Beauty.

A map showing the location of these green spaces is attached.

Rowledge Residents' Association has also identified potential areas where housing development would be acceptable, as follows:

- Land at Cherryfields, on the north side of Fullers Road, within the existing settlement boundary (i.e. excluding that part of Cherryfields situated within the Bourne valley ASVI);
- Infill development between existing properties along the north side of The Long Road, between Meadow Way and Gardeners Hill Road. One particular plot of land, namely title SY134623, is owned by the Village Hall on behalf of the residents of Rowledge and comprises approximately 0.9 hectares (2.3 acres) with some 70m of frontage onto The Long Road. A copy of the Land Registry map of this plot is attached.

Rowledge Residents' Association  
January 2014

# H. M. LAND REGISTRY GENERAL MAP

SURREY SHEET XXX.13. SECTION V

Scale 1/1250. Enlarged from 1/2500.

WAVERLEY DISTRICT

FARNHAM PARISH



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Filed Plan of Title No. **SY134623**

This is a copy of the title plan on 30 MAR 2009 at 13:58:08. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

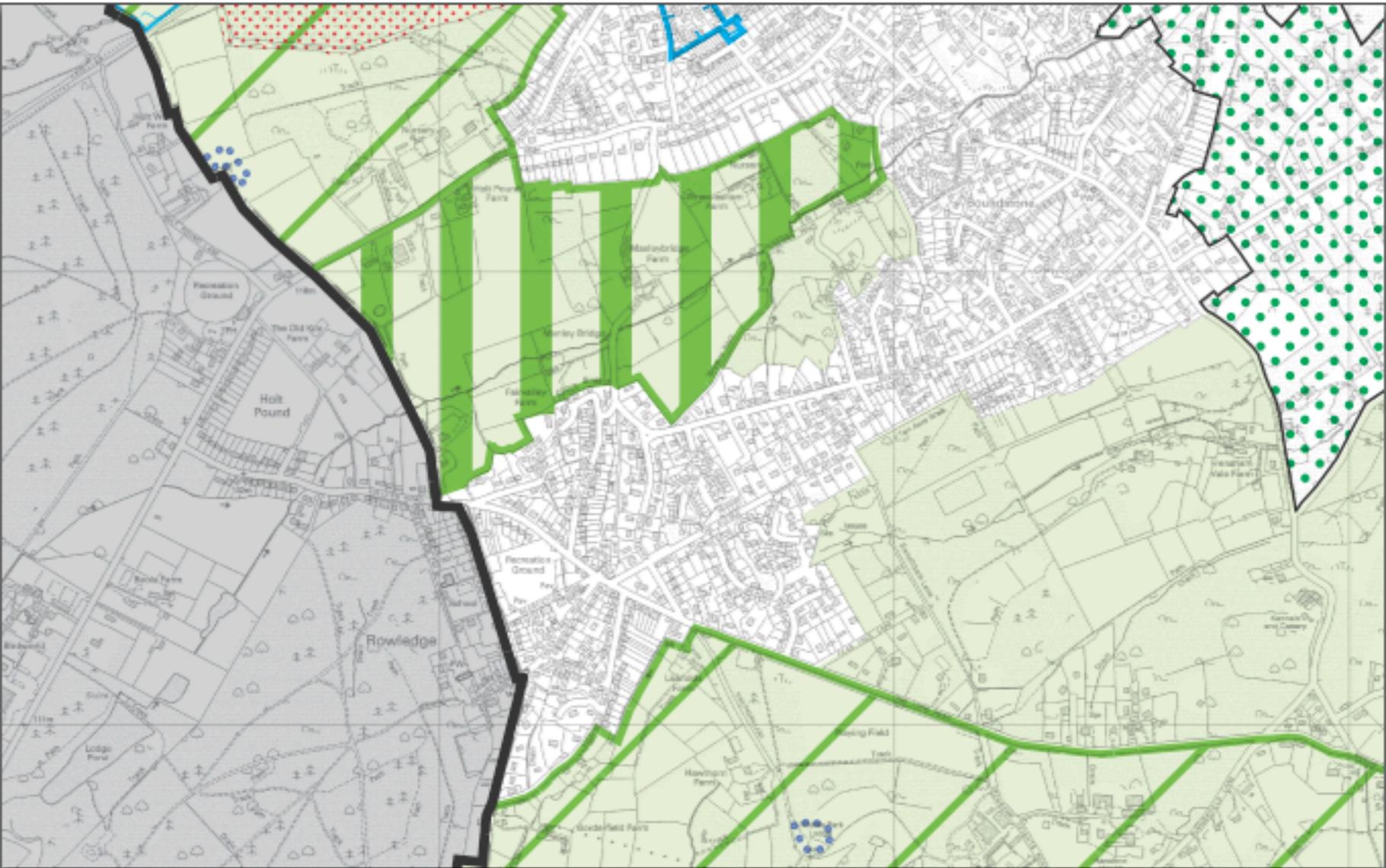
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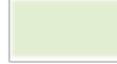
# MAP SHOWING LAND CLASSIFICATION



## KEY

 Area of Great Landscape Value (AGLV) only Policy C3

 Areas of Strategic Visual Importance (ASVI) C5

 Countryside beyond the Green Belt Policy C2

**Notes from workshop in Maltings on 13<sup>th</sup> November 2013**

The main questions were where should new development go and which green spaces should be protected.

- All new development should be built in Godalming
- The case for the protection of Compton Fields was widely supported
- There was support for the retention of the Hop Fields on Beavers Road
- The results of the survey of Badshot Lea residents were welcomed and applauded
- Sites in Rowledge (Switchback Lane and Baker Oates) were thought to be worthy of protection
- Sites favoured for development included land at Coxbridge, with a buffer zone to protect the amenity of residents in Coxbridge Meadow and a limit of 200-250 houses
- The preferred site in Badshot Lea could take up to 200 new homes but green space should be included in any new development and the Strategic Gap should be protected and enhanced
- Land at Frensham Vale was thought to be unsuitable and had been temporarily withdrawn
- It was stressed that any development should result in increased recreational space
- CIL money should be used for the benefit of the residents affected by development

**Employment**

- High rents should be reviewed in the light of changing circumstances
- Business rates were too much of a burden and working against the town's economic prosperity
- There was a fear that too much office space would be lost in the town centre and converted to residential

As a result of this workshop, the plan was amended again and these choices tested in a survey in February and March 2014.

# Calling all Residents! Get involved in the Future of Farnham

Appendix 14 (i)

**Neighbourhood Plans** bring planning strategy closer to those affected – **YOU!**

The Plan is now at a crucial stage. Locations and proposed numbers for future development have been suggested, along with green spaces proposed for protection and infrastructure improvements.

If approved, in a local referendum, the **Neighbourhood Plan** will be the primary planning document for the area and Waverley Borough Council is legally obliged to adopt it as policy.

Your views are really important so please comment on this consultation.

The survey is available online at [www.farnham.gov.uk/options](http://www.farnham.gov.uk/options), or call **01252 712667** to have a paper copy posted out to you. Alternatively, you can come in to the Town Council Offices in South Street, Farnham and collect a copy to take away.

**Localism:** In 2011 the Localism Act was adopted by parliament, to encourage greater power for local communities in England.

**Neighbourhood Plan:** The Localism Act introduced a new right for communities to draw up a Neighbourhood Plan. This means that instead of local people being told what to do, communities have genuine opportunities to influence the future of the places where they live.

**Referendum:** a general vote by the electorate on a single question.



Over the last eighteen months the Town Council has been working with residents, businesses, amenity groups, sports organisations and conservation groups, to establish the collective views of the Farnham area about the future of Farnham.

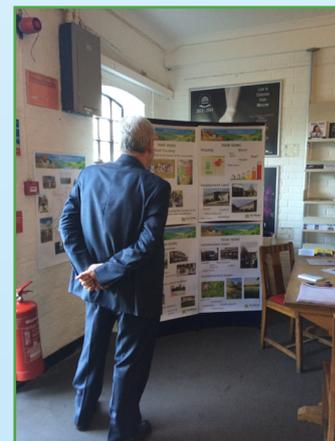
Meetings with developers, estate agents and local groups, together with information from the Farnham Design Statement, provided the basis for an initial draft of the Neighbourhood Plan.

This draft was discussed at a workshop in the Farnham Maltings in May 2013, to which all the above were invited. Comments were recorded on a flip-chart and a more focused document was produced which formed the roving exhibition and questionnaire, which took place in August, September and October 2013.

Comments received, together with proposals for green spaces and site allocations for future development are contained in the current document.

The team is now seeking to test the support for the main options, which have arisen from all the previous consultations and are outlined in the current draft of the plan. This plan is readily available on the Farnham Town Council website. The team is asking for alternative options from those who disagree. This will help to shape the formal consultation document.

**FARNHAM DESIGN STATEMENT:** The Design Statement provides a series of Design Guidelines for each area. It was adopted by the Local Planning Authority (Waverley) as a material planning consideration in 2010. Its aim is to describe and protect the distinctive character of each area of the town.





## Neighbourhood Plan for Farnham - Preferred Options

Throughout the last eighteen months the Neighbourhood Planning team has been working with residents, businesses, amenity groups, sports organisations and conservation groups, to establish the views of the town.

The first meetings with developers, estate agents and local groups, together with information from the Farnham Design Statement, provided the basis for an initial draft of the Neighbourhood Plan.

This draft was discussed at a workshop in the Maltings in May 2013, to which all the above were invited. Comments were recorded on a flip-chart and a more focused document was produced.

This document formed the basis of a roving exhibition and questionnaire, which took place in August, September and October 2013. Comments from that exercise were added to the current document, which was discussed at a further workshop in November 2013, together with green spaces and site allocations.

The team is now seeking to test the support for the main options, which have arisen from all the previous consultations and are outlined in the current draft of the plan. This plan is readily available on the Farnham Town Council website. The team is asking for alternative options from those, who disagree. This will help to shape the forthcoming consultation document.

Cases and petitions that are mentioned in this survey are available on the Town Council's website [www.farnham.gov.uk/future/](http://www.farnham.gov.uk/future/).

1. Do you agree or disagree that it is important to maintain the character of Farnham as a compact market town?

Agree

Disagree

Comments

2. Do you agree or disagree that large developments on the outskirts of the town must be avoided?

Agree

Disagree

Comments

3. Do you agree or disagree that new developments must respect the character and density of each of the distinctive areas, which make up the town?

Agree

Disagree

Comments

4. Farnham is situated between two Special Protection Areas, designated by the European Union. These sites provide habitats for rare species and must be protected by law. The Thames Basin Heaths SPA lies to the north of the town and the Wealden Heaths SPA lies to the south and, therefore, every part of the area covered by Farnham Town Council lies within 5 kilometres of a SPA. The EU Habitats Directive states that development should be avoided, where possible, in the five kilometre buffer zone. Do you agree or disagree that Farnham should follow the guidelines in the Habitats Directive?

Agree

Disagree

Comments

5. Do you agree or disagree that residential development should be concentrated on brown-field sites within the town?

Agree

Disagree

Comments

6. Do you agree or disagree that redundant office space above shops and redundant light industrial sites should be converted to residential use?

Agree

Disagree

Comments

7. Do you agree or disagree that alternative employment space should be provided if existing sites are used for housing?

Agree

Disagree

Comments

8. Do you agree or disagree that Hop Fields on Beavers Road should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.

Agree

Disagree

Comments

9. Do you agree or disagree that Compton Fields on Waverley Lane should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.

Agree

Disagree

Comments

10. Do you agree or disagree that area east of Browns walk, Rowledge should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.

Agree

Disagree

Comments

11. Do you agree or disagree that are of east of the village of Rowledge should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.

Agree

Disagree

Comments

12. Do you agree or disagree that area South of the village, which seperates Rowledge from Frensham should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.

Agree

Disagree

Comments

13. What number of houses do you think the town could accommodate over the next twenty years:

- 200-400
- 400-600
- 600-800
- In excess of 800

Comments

14. If all brown-field land has been used, do you agree or disagree that it should be the town that defines the green-field areas on which housing should be built?

- Agree
- Disagree

Comments

15. Do you agree or disagree that land near Coxbridge Farm should be the first area to be developed?

- Agree
- Disagree

Comments

16. Do you agree or disagree that the number of homes at Coxbridge Farm should not exceed 250?

- Agree
- Disagree

Comments

17. Badshot Lea Community Group has surveyed its residents. The Survey is on the Farnham Town Council website. The village has identified a particular area for possible housing but would like to restrict development to 200 homes. Do you agree or disagree that any larger figure would be unacceptable for the village?

Agree

Disagree

Comments

18. Do you agree or disagree that any development in Badshot Lea should contribute to improved landscaping of the land, known locally as the strategic gap and provide additional recreation space for the village?

Agree

Disagree

Comments

19. Any future development on green-field sites in Farnham would require the developer to provide a suitable alternative natural green space (SANG), in order to prevent further destruction of the habitats in both Special Protection Areas. There are strict definitions on the nature of a SANG. Do you agree or disagree that no planning permission can be given before such a suitable green space has been identified?

Agree

Disagree

Comments

20. Do you agree or disagree that every development must respect the character of the local area in terms of scale, density and design of houses and construction materials?

Agree

Disagree

Comments

21. Do you agree or disagree that large gardens in Farnham are not only an essential part of the town's green infrastructure but are also part of the character of many areas within the town?

Agree

Disagree

Comments

22. Do you agree or disagree that development in gardens is unacceptable, where such development would destroy the distinctive character of a residential area?

Agree

Disagree

Comments

23. Please feel free to add further comment on any aspect of the Plan.

\* 24. To validate your response, please provide the following information.

Please note that \* indicates a mandatory field.

\*Full Name:

Company (if applicable):

\*First Line Address:

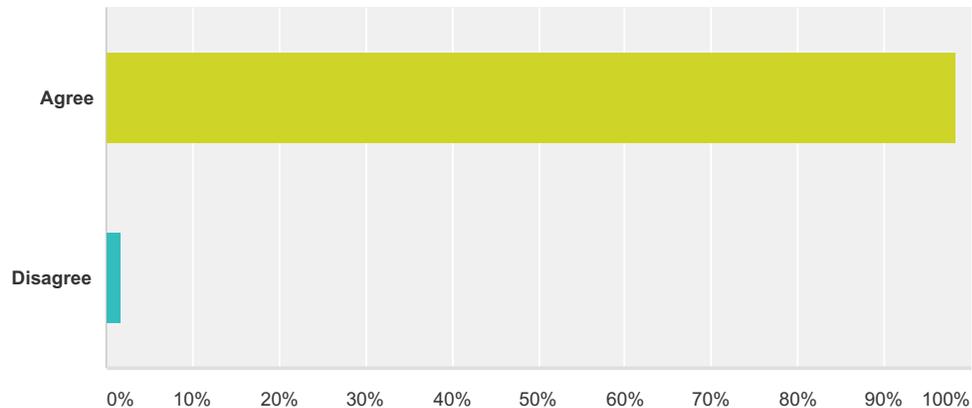
\*Post Code:

Email Address:

Phone Number:

## Q1 Do you agree or disagree that it is important to maintain the character of Farnham as a compact market town?

Answered: 565 Skipped: 10



Answer Choices	Responses	
Agree	98.23%	555
Disagree	1.77%	10
<b>Total</b>		<b>565</b>

#	Comments	Date
1	Centre should be The Borough/Castle Street	4/1/2014 9:46 AM
2	Put simply: How can any town qualify to be a 'new' (sic) Georgian Town? Of course this concept is impossible! We have a rare element of Britain's heritage in Farnham so if it is to be historically cherished as a small Georgian Town it obviously needs to be protected and kept to a small scale.	3/31/2014 4:07 PM
3	As an historic town the character must be maintained - nothing like the Woolmead area should be considered.	3/31/2014 3:57 PM
4	We do not want FARNHAM TO BE CLONED to become just like Bracknell, Camberley or Basingstoke. Farnham has style and character	3/31/2014 10:16 AM
5	A sense of identity is important to a community so this should not be lost.	3/30/2014 1:54 PM
6	It is important that Farnham retains its character although Farnham should also encourage growth in suitable locations where the impact on the wider landscape is reduced and where tangible community benefits are introduced (e.g. the creation of public open space). Policies to support the commercial vibrancy of Central Farnham and that safeguard commercial space should be included in the Neighbourhood Plan.	3/28/2014 2:03 PM
7	But the residents would also NEED shops that are not full of expensive goods. They have to shop elsewhere for their needs if it does. Car Parking at sensible price too.	3/27/2014 4:46 PM
8	Agree that the town itself, ie the centre area as defined in the Design Statement, should be maintained as compact- but too much emphasis on compactness alone risks making the NP sound as if it only relates to the central town and not to the villages and area south of the A31. The desired 'compactness' of, say, Rowledge is a bit different from that of the town.	3/25/2014 11:02 PM
9	Reconsider East Street development.	3/24/2014 2:42 PM
10	With practical limitations - taking account of: Increased traffic congestion and noise Planning restrictions need to encourage small firms to stay	3/21/2014 4:46 PM
11	However we need a greater variety of retailers - currently the town centre has too many hairdressers, women's clothing, charity & coffee shops.	3/19/2014 8:25 PM

## Neighbourhood Plan for Farnham - Preferred Options

12	It's getting to over crowded.....especially with traffic.	3/18/2014 11:47 PM
13	In retaining the character of Farnham it is vitally important that the size of development, versus facilities such as doctors, schools, health centres, parking and traffic should be seriously considered.	3/18/2014 12:41 PM
14	Farnham has deteriorated every year that Waverley has forced incompatible housing on Farnham. It has turned the roads into car parks to permit over extended homes.	3/18/2014 12:01 PM
15	also, as a priority, sort out the continued traffic problems!	3/18/2014 10:03 AM
16	Failure to do so will destroy the character of the town and environs.	3/17/2014 3:17 PM
17	It is one reason it is named as 'one of the top places to live' in the UK. Too many towns are losing their individuality due to bland, unsympathetic development.	3/17/2014 11:44 AM
18	We need an actual market.	3/16/2014 5:28 PM
19	It's very existence now is because of it's success as a market town in the past, and it's unique character differentiates Farnham from other nearby local towns.	3/15/2014 10:44 AM
20	By doing so the town will bring visitors who want to eat/shop/play somewhere that is different to other boring towns which all look the same.	3/11/2014 2:28 PM
21	Absolutely, character is to be preserved and maintained wherever possible, wherever it can and should be. Be it dress, housing development, open spaces, et al.	3/10/2014 4:15 PM
22	The more building on outskirts of Farnham will lead to congestion, and change in character of the town.	3/10/2014 3:24 PM
23	With some of the developments which have been allowed within the town of Farnham eg. The Woolmead, it is vital that no further mistakes should be made. Local architects should be listened to so sympathetic developments can be built in character with Farnham eg. Lion and Lamb yard, not Waverley Council members who do not live in or near this lovely Georgian town.	3/10/2014 11:57 AM
24	Traffic can be a problem even with just a small disruption to traffic flow - to have a large scale development filtering out onto small roads would cause wide spread traffic chaos	3/6/2014 9:46 PM
25	Farnham is unique, we need to be very thoughtful about new development.	3/6/2014 1:03 PM
26	The sale of local produce is still important, but now excludes livestock.	3/6/2014 11:22 AM
27	Agree. Additionally could develop as an artistic, cultural and scientific centre.	3/5/2014 2:56 PM
28	Whilst we agree it is important that any new development maintains the character of Farnham, we do not agree that Farnham can be described as a compact market town. The Neighbourhood Plan needs to recognise that Farnham is the largest settlement with Waverley and therefore performs a very important role within the Borough. This role and function Farnham performs as a market town will very likely mean it will be expected to take a significant proportion of the Borough's housing need.	3/5/2014 10:59 AM
29	It was spoilt many years ago with the Warmeads. We do not want it to happen again	3/5/2014 10:13 AM
30	but there must be appropriate new development to serve the needs of growing population.	3/4/2014 10:59 PM
31	Most important and tends to be forgotten. Have just returned from Ludlow which needs to be studied.	3/4/2014 4:53 PM
32	Once spoilt 'character' is irretrievable!	3/4/2014 4:42 PM
33	Farnham has a well developed market town centre which could accommodate a larger population. With house prices high, more accommodation would help bring down prices and make it more affordable for the next generation.	3/4/2014 4:27 PM
34	Farnham has a well developed market town centre which could accommodate a larger population. With house prices high, more accommodation would help bring down prices and make it more affordable for the next generation.	3/4/2014 4:27 PM
35	It is a charming town which must not be spoilt.	3/4/2014 3:59 PM
36	Farnham is a lovely town to photograph with a beautiful character which should be maintained for the future. Perhaps a bus service to go as far as the library at least could be provided.	3/4/2014 3:32 PM
37	This has been such a town for so long that it would almost be a criminal act not to follow its heritage.	3/4/2014 3:12 PM
38	We are lucky enough to live in one of the best towns in the country. This is due to its location and historical development. If we lose that link with the past, the whole character and value of the landscape and the sense of community will disappear. You cannot reverse that if it is allowed to happen.	3/4/2014 2:44 PM
39	The 1960's development in the vicinity of Brightwell has done much to damage the character, which must be restored.	3/4/2014 1:37 PM

## Neighbourhood Plan for Farnham - Preferred Options

40	I agree in principle to the proposed redevelopment of East Street, subject to improved traffic management implementation within the Town Centre.	3/4/2014 12:00 PM
41	Very much agree	3/4/2014 11:38 AM
42	Regrettably this character is already being eroded by idiotic parking restrictions killing the town centre and unwanted development plans - East St. - which fly in the face of retail logic and twondwellerss' wishes.	3/4/2014 10:49 AM
43	Strongly agree. In particular having the green space (the hop fields, which made Farnham famous) coming right into the town gives the town a unique character and connects it to its heritage.	3/4/2014 10:31 AM
44	Farnham is already almost joined up to Aldershot. If no effort is made to stop ribbon development, it will become like Fleet, which sprawls into Cove, then Farnborough, then Aldershot.	3/4/2014 10:01 AM
45	Farnham is an historic town that should keep its character.	3/3/2014 4:53 PM
46	Farnham is unique in this area; it is not a dormitory town because it is not on the mainline to London. This gives the Town Centre a more "rural" atmosphere and character.	3/3/2014 4:20 PM
47	Or every town becomes the same.	3/3/2014 4:01 PM
48	Character of all towns should be protected when necessary especially if their origins go back many years and their buildings reflect this heritage.	3/3/2014 3:26 PM
49	Agree	3/3/2014 3:22 PM
50	See Notes at point 23	3/3/2014 2:56 PM
51	It is vital to avoid repetition of the planning disaster of the East Street concrete monstrosity, or anything remotely like it. The East Street Development is FAR TOO BIG.	3/3/2014 1:33 PM
52	I have only lived in Farnham for three years. I got to know it when my daughter moved to Tongham when she got engaged, several years ago. I became familiar with the town and really like the charm of it. I think by building large developments of houses on the outskirts will destroy the feeling of a market town.	3/3/2014 1:02 PM
53	This should not mean that no good modern architecture is built within the town -e.g. look at the Crafts Study Centre and adjoining Nicholas Grimshaw entrance to U.C.A - which sits very comfortably within its location.	3/3/2014 12:10 PM
54	This must be the aim, though the projected large number of houses that Waverley BC will be required to build will make this difficult to achieve . In that light , the proposed East Street development is overdevelopment .	2/26/2014 2:54 PM
55	Does this refer to the town centre - in which case I agree - or to the 'Farnham areas' as indicated in the Plan and implied in para 3 below in which case I would observe that it is no longer compact.	2/23/2014 6:22 PM
56	Once a town has lost its character there is no going back. Visitors always comment on character of town.	2/22/2014 12:26 PM
57	Farnham must not be allowed to become another sprawling non descriptor town and we must protect the character and community that Farnham currently has.	2/16/2014 1:38 PM
58	It is already in danger of losing that through inappropriate development, such as East Street/Brightwells.	2/14/2014 3:52 PM
59	Totally.	2/14/2014 2:34 PM
60	I feel that the town requires investment from well respected companies that would be interested in the east street development. They would create jobs and improve trading for the local businesses.	2/14/2014 11:07 AM
61	Yes. Farnham is full of character and charm. Please do not destroy our town.	2/10/2014 5:48 PM
62	putting developments out of town might ease the congestion in town?	2/9/2014 9:30 PM
63	Major development will undermine Farnham's status as a craft town through dilution of character and loss of identity	2/9/2014 7:18 PM
64	Yes maintain Farnham or else it will become a town like any and be lost.	2/9/2014 8:30 AM
65	Vital - any other approach would destroy what is a vibrant and functioning community.	2/6/2014 8:58 AM
66	STRONGLY AGREE	2/5/2014 3:44 PM
67	I feel that we cannot be stuck in the past.	2/4/2014 8:17 PM
68	towns need character for people to enjoy them and to bring them to life.	2/4/2014 2:46 PM
69	Absolutely critical that this be maintained and the East Street development already compromises this.	2/4/2014 2:29 PM
70	In particular it is important to stop it developing into a joint-urban sprawl with Aldershot and surrounds.	2/2/2014 5:58 PM
71	Farnham is the most attractive town in Waverley and should not be spoilt	1/31/2014 4:24 PM

## Neighbourhood Plan for Farnham - Preferred Options

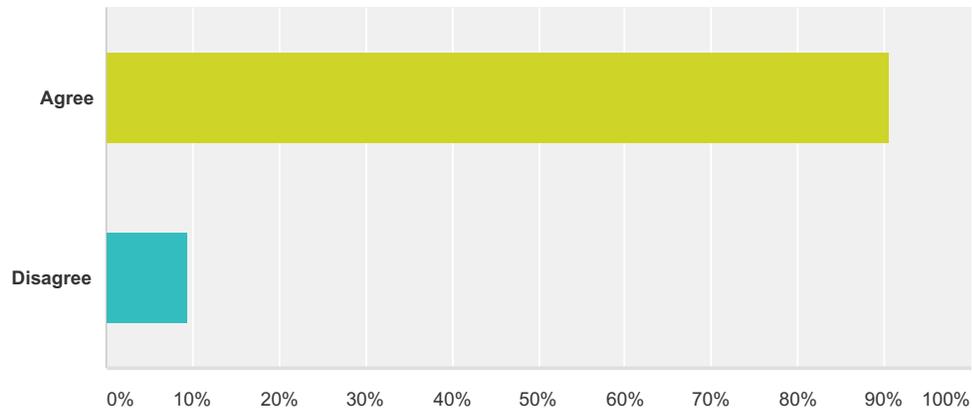
72	but it is important that we are also prepared to move with the best of the times and not become like Georgian a theme park!	1/30/2014 2:30 PM
73	The current plan for East Street (Brightwells) is too large and not wanted.	1/29/2014 5:40 PM
74	That is what Farnham is and should remain	1/29/2014 4:42 PM
75	Urban sprawl will inevitably result in greenfield development	1/29/2014 4:21 PM
76	The 'differential advantage' (marketing speak) of Farnham is that it distinguishes itself from the Aldershot/Farnborough/Camberly sprawl. Please keep it that way.	1/29/2014 12:56 PM
77	It is important to maintain the character but not to the extent of preserving it by refusing any future changes and necessary developments	1/29/2014 11:33 AM
78	Absolutely vital if the town is to retain its integrity and attractiveness as a place to live and work	1/29/2014 9:10 AM
79	it is more than important, it is essential or Farnham will suffer a serious decline.	1/28/2014 11:56 PM
80	This heritage cannot be restored. A new town must be the answer	1/28/2014 8:26 PM
81	Agree 100%. Any development must maintain the character of the town centre. The Lion and Lamb is an excellent example of how this can be done for instance. It is the period character of the town centre which has kept it from so far tipping over into failure or perceived failure like many surrounding town centres with less character e.g. Fleet, Farnborough, Aldershot etc. the original proposal for east st was terrible and looked like generic cheap modern housing. I understand the revised version is more in keeping with the Farnham style.	1/28/2014 8:12 PM
82	From the middle ages it has been a market town and people need that - please STOP it becoming like a London suburb	1/28/2014 6:00 PM
83	Farnham is a beautiful Georgian Town. This should be protected and more should be made to keep it this way. To have agreed to redevelop part of the town with what we know as the East Street development is appalling and if it does go ahead in its present form it will destroy Farnham not improve it.	1/28/2014 5:19 PM
84	Extremely important. The centre of Farnham just cannot cope with increased population.	1/28/2014 4:48 PM
85	We have enough problems with current ill-conceived plans for central developments in our town without adding to them.	1/28/2014 1:18 PM
86	Its Farnham's character that makes it a desirable town that attracts people to visit and spend money there, rip the heart out of it and everybody loses out!	1/27/2014 10:08 PM
87	Totally agree. Farnham is in danger of losing that character due to continued housing development with the consequent increase in traffic, lack of car parking, pressure on school places, rail access and capacity to handle the increase in commuter numbers.....	1/27/2014 6:52 PM
88	It isn't compact and doesn't have a market. What is important is for it to be an enjoyable place to live.	1/27/2014 5:58 PM
89	Yes by keeping it small, otherwise the streets will become impassable, due to increased traffic	1/27/2014 5:40 PM
90	Yes, this is vital. I would accept higher density development in the centre (eg East Street) rather than sprawl at the edges.	1/27/2014 4:52 PM
91	Firmly agree. It has saddened us to think of the number of negative changes that have occurred in this lovely market town that we moved to in no small part because of its character.	1/27/2014 3:55 PM
92	Our quality of life (and thus, to a large degree, our health) depends on it	1/27/2014 3:26 PM
93	Yes and its about time that those responsible for the development of central Farnham rather than looking at mass redevelopment of the centre of the town. kicked the current plan into touch as it has paralyzed Farnham town centre for 30 plus years. In the mean time Aldershot has developed a new cinema rendering the current plan an out of date joke.	1/27/2014 3:14 PM
94	This is one of the important reasons why residents enjoy living here.	1/27/2014 2:50 PM
95	It is important to maintain the character of Farnham. It is because it is a market town that is attractive and many people want to live here. It's one of the main reasons why my family and I live here.	1/27/2014 1:25 PM
96	Farnham's character is starting to change - look at the type of shops in the town, compared with twenty years ago.	1/27/2014 1:05 PM
97	Farnham has a special character that must be maintained	1/27/2014 1:03 PM
98	The town has a distinct character which should be preserved.	1/27/2014 12:55 PM

## Neighbourhood Plan for Farnham - Preferred Options

99	But FTC and Waverley councillors in the Conservative party seem he'll bent on forcing through the East St scheme while ignoring the thousands of Farnham objections to the character, scale and bulk of this scheme ? Against that background this exercise seems a bit of a joke ?	1/27/2014 9:25 AM
100	Yes - bring back the fruit and veg market at the bottom of Castle Street.	1/26/2014 9:35 PM
101	Paramount importance	1/26/2014 9:09 PM
102	I think that Farnham has lost too many trees recently to developmentn abd the tree cover needs to be looked at.	1/26/2014 4:41 PM
103	dumb question!!	1/26/2014 4:26 PM
104	In agreeing to it remaining compact, it is recognised that the town must be allowed to grow to accommodate the future housing needs of the Borough which cannot be met on brownfield sites alone.	1/26/2014 12:10 PM
105	The lack of development in East Street & the dreadful flow of traffic through the town should be a priority to correct.	1/24/2014 2:20 PM
106	Farnham is a very middle class, wealthy town due to it's location and historic legacy BUT nationally our heritage and historic architecture is of value. Don't destroy by over development. Everyone would lose.	1/23/2014 1:46 PM
107	There are already plenty of bland towns with the same chains of shops in them. They are all clones of each other. Farnham is unique and has many small individual retailers, that encourage me to shop in farnham. It is so important that the character of the town is protected. We do not need another clone of Guildford or Woking.	1/22/2014 5:01 PM
108	It is what attracted me to live here 30 years ago and encourages me to stay here. Any major change to this character would make the town less attractive.	1/22/2014 9:27 AM
109	Farnham is a nice size. There are plenty of larger towns nearby without the historic character of Farnham. Please don't ruin it.	1/21/2014 1:23 PM
110	many people come to Farnham because it is an attractive town & has a good ,varied selection of shops	1/21/2014 10:04 AM
111	Part of the unique atmosphere of Farnham	1/21/2014 9:03 AM
112	A particularly attractive aspect of Farnham is the way, on the North side, the country comes almost into the town, with the park at the East and Beavers Road Hop Fields to the West. It would be very sad if the North of the town turned into the ort of extended housing which has grown up to the South.	1/20/2014 11:35 PM
113	How else can we possibly complete with Guildford to the East and Camberley to the north? It's the only way.	1/20/2014 7:45 PM
114	Integration into a larger authority centred on a smaller local town was wrong. Farnham peoples views on retaining the integrity of the town have been watered down.	1/20/2014 5:07 PM
115	I am a resident of almost 70 years	1/20/2014 4:10 PM

## Q2 Do you agree or disagree that large developments on the outskirts of the town must be avoided?

Answered: 552 Skipped: 23



Answer Choices	Responses
Agree	90.58% 500
Disagree	9.42% 52
<b>Total</b>	<b>552</b>

#	Comments	Date
1	Preservation of the environment is essential. Surely, progress MEANS preservation of the environment doesn't it?	3/31/2014 4:07 PM
2	The draft highlights the reasons why very well. The infrastructure would not support the extra volume of traffic, and the air quality would become more damaging to health, putting pressure on the health service.	3/31/2014 3:57 PM
3	Yes - but LARGE needs to be defined. Is it >250 houses as a possibility at Coxbridge, or is it, say, >25 houses possibly on Waverley Lane.	3/31/2014 2:58 PM
4	Better on edge of town than in surrounding villages and countryside. ie. 5min walk from town, not anywhere within Town Council area.	3/31/2014 1:48 PM
5	Surrounding areas to be maintained.	3/31/2014 10:16 AM
6	I do not believe that proper thought is being given to the road structure. Investment will be needed in schools and medical facilities.	3/31/2014 8:31 AM
7	More important to have a reference that new developments should not create problems (such as traffic overload) in existing residential areas.	3/31/2014 12:25 AM
8	Not necessarily. There should instead be a reference to the avoidance of new developments which create problems for existing residential areas (eg with too much traffic)	3/31/2014 12:17 AM
9	Large developments should be avoided anywhere unless we have the infrastructure (transport, schools, work, green spaces etc) to support them effectively	3/30/2014 1:54 PM
10	Waverley have a statutory obligation to provide housing to meet its objectively assessed housing need. As the most sustainable location in the Borough, Farnham is well positioned to accommodate a significant proportion on this housing requirement. Whilst there will be some brownfield sites that may be suitable, there is not sufficient capacity to accommodate the quantum of housing required. Therefore, the most appropriate way of providing much needed housing is to allocate land in suitable locations on the edge of the defined settlement boundary. When determining which sites should be allocated, it is considered that the community benefits and the impact on long distance views and the potential harm on the setting of Farnham should be key considerations.	3/28/2014 2:03 PM

## Neighbourhood Plan for Farnham - Preferred Options

11	This is vague- no to infill on greenfield sites Yes to brown field development with tasteful architecture..Variety of design.	3/27/2014 4:46 PM
12	It would depend on the nature of the development. For instance, an anaerobic digester would be inappropriate for the town centre. Conversely, a large scale retail development on the outskirts of the town would detract from the town centre and be an unsustainable development.	3/27/2014 2:10 PM
13	Again- are the outskirts the outskirts of the town itself or of the villages. It is possible to imagine that,in some desperate circumstances, a large development on the edge of the town might be preferable to a large development on the southern edge of Wrecclesham or Rowledge	3/25/2014 11:02 PM
14	Need to keep green space between Farnham and Aldershot. Alo need to balance requirement to build more affordable housing with infrastructure.	3/21/2014 4:46 PM
15	We need independent businesses owned & run by individuals rather than big branded businesses to make the centre more attractive for browsing	3/19/2014 8:25 PM
16	Such developments are incompatible with the character of the area and the infrastructure would be overloaded by such developments.	3/19/2014 2:03 PM
17	Any large developments on the outskirts of the town and surrounding villages should be avoided. The transport infrastructure is insufficient in all areas and green gaps are already being eroded as shown by the David Lloyd and Farnham rugby club developments.	3/19/2014 11:44 AM
18	It will make Farnham more congested.	3/18/2014 11:47 PM
19	There is already traffic congestion around Farnham during the rush-hour.	3/18/2014 10:51 PM
20	It is entirely possible to preserve and enhance the delightful character of Farnham town centre while developing the outskirts in a sensitive manner.	3/18/2014 10:46 PM
21	essential that large developments are avoided, developments and infill developments restricted and redevelopment of existing properties to provide increased numbers of units restricted and garden grabbing developments refused.	3/18/2014 5:08 PM
22	Farnham has a traffic problem from the Alton end of the town into the town including Crondall Lane which is used as a north/south run. A large development would cause major traffic problems in, into and out of the town.	3/18/2014 12:41 PM
23	Pollution in Farnham is at a dangerous level due to gridlocked traffic.	3/18/2014 12:01 PM
24	Look at Godalming. Supermarkets have killed the High Street.	3/18/2014 8:20 AM
25	The hinterland must be prtected.	3/17/2014 3:17 PM
26	Not possible to answer this question without some view of how much additional housing is likely to be needed. The hiatus with the Local Plan is most unhelpful. Some peripheral development seems almost certain. Also what does 'large' mean?	3/17/2014 12:31 PM
27	For the same reasons as above and the villages around Farnham all have their own characteristics and attractions. For this reason they should also remain distinct and separate.	3/17/2014 11:44 AM
28	I agree only because there is not a lot of room in the immediate areas around town which aren't Green belt or areas of natural beauty.	3/15/2014 10:44 AM
29	Yes, at all costs. Do we all want to reside in identical houses?	3/10/2014 4:15 PM
30	Depends where they are, and not on green-belt.	3/10/2014 3:24 PM
31	There are few 'green lungs' around Farnham and they need to be preserved. Farnham was a market twon and does not have the infrastructure to support large developments. Most of the green areas surrounding Farnham are in a flood plain which has clearly been demonstrated this winter. Houses would not be a visually exciting project to visitors to this town.	3/10/2014 11:57 AM
32	I don't think this should be avoided if they are built in a well-considered and sensitive way. If 'village'-type communities were built, with a mixture of larger and smaller (more affordable) housing in a non-identikit style but with character, and if the requisite shops, schools, and infrastructure were provided, developments on the outskirts of the town could become lovely new communities, just like the existing villages - the Bourne etc - are currently. Overly large, anonymous, bland, housing-estate type developments with no character or sense of community would not feel appropriate to Farnham and might put pressure on existing services and shops etc in the town centre - so new ones would need to be built.	3/8/2014 3:00 PM
33	We have a wide range of wildlife that frequents these areas - deer, bats, foxes, birds of prey and so on just to name a few and there habitats are being pushed back by development.	3/6/2014 9:46 PM

## Neighbourhood Plan for Farnham - Preferred Options

34	We need to keep a green space between Aldershot and Farnham or we will just merge together. People need green spaces!	3/6/2014 1:03 PM
35	Farnham's size is finite. It is not capable of much further growth.	3/6/2014 11:22 AM
36	Given the findings of the Borough Council's latest Strategic Housing Market Assessment (SHMA) concludes that the Objective Housing Need (OHN) figure is almost more than double what Waverley were originally proposing to deliver the plan period to 2028 it is evident that large developments on the outskirts of the town will be unavoidable. The onus on the Borough Council to meet their OAHN needs is highly relevant to the Farnham Neighbourhood Plan because it will need to be in conformity with the "new" Waverley Local Plan.	3/5/2014 10:59 AM
37	I would only agree if there was adequate schooling, traffic issues were resolved etc	3/5/2014 10:39 AM
38	Too much traffic now	3/5/2014 10:13 AM
39	Depends what and where they are. To remove large stores and workshops to the outskirts preferably where similar buildings already stand must be sensible. Business rates for Town Centre properties are an important factor.	3/4/2014 4:53 PM
40	Farnham must remain a town, not become part of an undifferentiated urban sprawl!	3/4/2014 4:42 PM
41	It is essential that large developments be permitted. Farnham desperately needs more affordable housing.	3/4/2014 4:27 PM
42	It is essential that large developments be permitted. Farnham desperately needs more affordable housing.	3/4/2014 4:27 PM
43	Farnham needs small houses for young people.	3/4/2014 4:14 PM
44	See above	3/4/2014 3:59 PM
45	In so far as any "brown" sites should only be developed within current practical capacity.	3/4/2014 3:12 PM
46	The Plan states so but does not give reasons.	3/4/2014 2:55 PM
47	Farnham is an extremely attractive town, not because no development has taken place, but because it has been developed gradually. This way the town has managed to retain its character. Large scale developments (such as East Street or out of town developments) will totally undermine its unique character.	3/4/2014 2:44 PM
48	I cannot see how appropriate development can be avoided provided it is in keeping with the overall sustainability of the town - i.e. essential services.	3/4/2014 1:57 PM
49	Any large developments will do nothing but add to the heavy traffic congestion from which Farnham suffers.	3/4/2014 1:37 PM
50	The infrastructure of the town is not capable of sustaining these.	3/4/2014 1:18 PM
51	Farnham is too small and the schools and infrastructure cannot support more development.	3/4/2014 11:31 AM
52	Dependent upon nature and location. For example a Western By Pass or Wrecclesham by-pass could facilitate acceptable large scale developments similarly land surrounding Runfold could easily be developed to provide something more than landfill.	3/4/2014 10:49 AM
53	There is a considerable danger that large development to the north will connect it to Aldershot & Farnborough which will diminish the character of the town and create an amorphous urban blob.	3/4/2014 10:31 AM
54	The green belt must be protected.	3/3/2014 4:53 PM
55	As long as infrastructure is also developed to cope with people, traffic, etc.	3/3/2014 4:29 PM
56	Having seen the damage they can do to the "balance" of communities (not to mention the increase in flood risk by concentrating in "green" areas) I think that this should only be done if all brownfield sites have been used and there is no alternative.	3/3/2014 4:20 PM
57	Where could they go, without destroying a village or green space?	3/3/2014 4:01 PM
58	or they become urban sprawl with no social centre.	3/3/2014 3:26 PM
59	Agree	3/3/2014 3:22 PM
60	Agree - depending on areas under consideration	3/3/2014 2:56 PM
61	Road Infrastructure not relevant to have more houses	3/3/2014 2:35 PM
62	Better to have smaller developments across a number of sites.	3/3/2014 2:12 PM
63	Any such large development would irrevocably damage Farnham's character. BUT Parking charges are killing Farnham. Unless the problem is solved out of town developments will be an increasingly attractive option with their FREE parking. Innovative solutions are needed. Farnham buys out Waverley? Try free parking for a month and measure the boost to Farnham's trade and liveliness.	3/3/2014 1:33 PM

## Neighbourhood Plan for Farnham - Preferred Options

64	Ideally - but it depends on the existing road network which may make such developments MORE attractive than those nearer to the centre	3/3/2014 12:35 PM
65	Farnham, as stated in the Draft of "Farnham Neighbourhood Plan" cannot sustain large developments anywhere - it states this, viz-a-vis - traffic gridlock, drainage/sewers, schools, trains/bus services. As it states "Farnham is a beautiful market town but its infrastructure is at breaking point".	3/3/2014 12:10 PM
66	This might be inevitable , but must be on brownfield sites or very exceptionally on a greenfield site but never on Green Belt land which should be sacrosanct.	2/26/2014 2:54 PM
67	Aldershot is on the outskirts of Farham. there is plenty of military brownfield with infrastructure already in place to support it.	2/23/2014 8:12 PM
68	Already too much congestion	2/23/2014 5:57 PM
69	Urban sprawl must be avoided wherever possible. For Farnham this would mean encroaching on areas of outstanding beauty.	2/16/2014 1:38 PM
70	Developments are inevitable but should only proceed after consultation and confirmation that existing or required (e.g. roads, sewerage) infrastructure will sustain that development.	2/14/2014 2:34 PM
71	For the same reasons above although I feel the exact companies need thorough investigation.	2/14/2014 11:07 AM
72	The character of Farnham would be destroyed if extended into ancient and wildlife areas.	2/10/2014 5:48 PM
73	putting some big stores out of town means saturday mornings can be shopping for specialist goods in town	2/9/2014 9:30 PM
74	The Tilford Road bottle neck already makes in impossible to leave me house in the morning. As well as causing danger to children walking by, the pollution caused by 3hrs of stationary cars is a health hazard.	2/9/2014 7:18 PM
75	I think that large developments are not that appealing. I feel that the council should increase the boundary of the settlement area if the area can support the increase in residents. i.e schools etc.Farnham currently has too fewer places for the population.	2/9/2014 9:47 AM
76	After brown sites used first.	2/9/2014 8:30 AM
77	These inevitably put pressure on all resources of the town and Farnham is already suffering congestion in many resources and pollution.	2/6/2014 8:58 AM
78	If the development is done in sympathy with the landscape- eg at Coxbridge Farm- with increased traffic issues and infrastructure addressed and stuck to by the developers then this should be considered. Small developments are perhaps preferable but is it realistic? The fact is people need homes and low cost housing must be provided to keep a mixed population.	2/5/2014 1:46 PM
79	These questions are extremely leading, and can only have been written by a Daily Mail reader.	2/4/2014 8:17 PM
80	Farnham Town centre and its surrounds cannot take more congestion particularly vehicular	2/4/2014 2:29 PM
81	I think if absolutely necessary this might need to happen - but the land used should be brownfield or with good access to major roads.	2/2/2014 5:58 PM
82	If the distinctive character of the town of Farnham is to be maintained then large developments are not acceptable.	2/2/2014 2:38 PM
83	Contrasting opinions. It depends on the nature of the development (and on its effect on Farnham town centre).	2/2/2014 12:38 PM
84	Especially considering the chaos that can be caused by a large amount of traffic over the level-crossing	1/31/2014 4:24 PM
85	The town infrastructure is unable to cope with current demands effectively.	1/31/2014 3:58 PM
86	Provided the developments are well planned, do not detract from the area, are environmentally sound and sustainable and the appropriate facilities (medical, education and especially transport/roads etc) are put in place	1/30/2014 2:30 PM
87	Small developments could be accommodated, it depends on what it meant by small and large in your terms	1/30/2014 12:33 PM
88	We need houses. They have to be somewhere.	1/29/2014 11:06 PM
89	The current plan for East Street (Brightwells) is too large and not wanted.	1/29/2014 5:40 PM
90	The comments in .1 apply here as well. A unique feature of Farnham is that it is still a small market town.	1/29/2014 4:21 PM
91	See my comment above.	1/29/2014 12:56 PM
92	We agree in general, but a blanket ban on development on the town outskirts is unrealistic.	1/29/2014 12:05 PM
93	There is a severe shortage of housing - affordable and otherwise - in the UK and more housing of a high standard should be built along with the infrastructure to support it	1/29/2014 11:33 AM

## Neighbourhood Plan for Farnham - Preferred Options

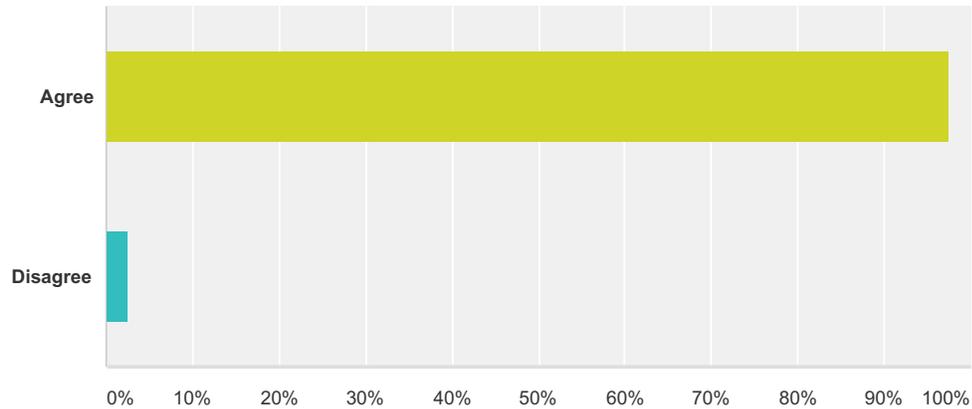
94	They should be avoided at all costs - the in-filling of green spaces will totally change the character of the market town and make it in danger of becoming overlarge and a much less desirable place to live	1/29/2014 9:10 AM
95	They must do something with the space in the town that isn't used at the moment.	1/29/2014 7:49 AM
96	Some limited developments on the outskirts on the A class roads would be OK provided the town's infrastructure was upgraded to support the developments.	1/28/2014 11:56 PM
97	Farnham is one of the few places in Waverley that has capacity to expand. There are plenty of green spaces and woodland around the South of Farnham in particular that could enable some expansion of the town. People need to live somewhere and small brownfield construction is not the answer.	1/28/2014 10:07 PM
98	East street needs to be progressed with sooner rather than later though. Hopefully the recovering housing market will facilitate this. Hopefully also the scheme as finally agreed will take the Lion and Lamb and Churchill retirement flats at The Hart as models for sympathetic development.	1/28/2014 8:12 PM
99	It wouldn't be a country town..... see above	1/28/2014 6:00 PM
100	Much available land on the outskirts of Farnham lies on the flood plains of the River Wey. Building on any of this should not even be considered.	1/28/2014 5:19 PM
101	See above comment.	1/28/2014 4:48 PM
102	The towns medical, educational facilities are already oversubscribed, further increases in population will make it worse for everyone.	1/28/2014 1:18 PM
103	These would be reasonable to the north and east, but would be damaging to the west and south	1/27/2014 10:28 PM
104	It makes no sense to do so as there is not the infrastructure to support large developments and it will be detrimental to those who already inhabit those areas.	1/27/2014 10:08 PM
105	Leaving the surrounding Villages without development reduces their amenity because shops and businesses close, leaving folk with no alternative but to travel to Farnham....OK if you can drive but not if you are a youngster, old or less mobile.	1/27/2014 9:17 PM
106	if a single large development like Coxbridge which has reasonable infrastructure would prevent lots of smaller ones all over the town then thats better	1/27/2014 6:28 PM
107	Not if it made it a better place to live, for example, by improving the local infrastructure.	1/27/2014 5:58 PM
108	Roads, Schools, Hospitals, etc., and services are already stretched, and cannot cope, further development is definitely not required in the South Farnham area.	1/27/2014 5:40 PM
109	Yes, this is vital. I would accept higher density development in the centre (eg East Street) rather than sprawl at the edges.	1/27/2014 4:52 PM
110	smaller developments using brown field land would allow more natural increase in population without overloading local facilities like schools and traffic congestion.	1/27/2014 4:11 PM
111	If Farnham and its immediate surrounding areas can become gridlocked with the smallest of hiccoughs how on earth would anyone in their right mind be able to justify increasing the load and making the problem even worse	1/27/2014 3:55 PM
112	Farnham traffic flow is already paralysed with a major dual carriageway, railway crossing bisecting the town and one way system that results in grid lock this infrastructure needs to be resolved before any further pressure can be put on it by any development that will stress it further	1/27/2014 3:14 PM
113	traffic level are already very high..	1/27/2014 3:09 PM
114	Not suitable in this area and local infrastructure cannot usually cope with such.	1/27/2014 2:50 PM
115	Especially when not with immediate access to dual carriageway (ie not via small country lanes/level crossing/junctions/traffic lights)	1/27/2014 2:02 PM
116	particularly on greenfield sites. Need to retain Farnham's compact nature	1/27/2014 1:33 PM
117	There is a size and volume issue. Farnham roads and streets, schools, hospitals cannot take any more houses or residents. I do not see how anyone in their right mind can think that adding tens and hundreds of houses in and around Farnham could be possible. It will ruin Farnham and its Character.	1/27/2014 1:25 PM
118	It is important for Farnham to remain as a town, not part of a great urban development from Camberley, through Farnborough, Aldershot and Fleet.	1/27/2014 1:05 PM
119	Large developments will ruin the special character that Farnham currently has. Also the roads around Farnham are not suitable for yet more traffic	1/27/2014 1:03 PM

## Neighbourhood Plan for Farnham - Preferred Options

120	Difficult to answer unless I am aware what kind of developments ie housing or retail or both and the size etc	1/27/2014 10:57 AM
121	You seem to be ignoring the East St scheme.	1/27/2014 9:25 AM
122	Keep them right in the centre!	1/26/2014 8:08 PM
123	I believe that even though the town itself can maintain it's charm and character it needs to have new developments on it's outskirts to breath new life to the town. Otherwise it will become stale and uninteresting to newer generations	1/26/2014 6:05 PM
124	Large developments in any area around the town impact on the infrstructure, which does not appear to be uprated to accomodate the increase in popultaion. It also affects traffic flow in and around the town.	1/26/2014 4:41 PM
125	AGAIN - dumb question this is a rural area and it is the reason why we want to live here.	1/26/2014 4:26 PM
126	It depends upon what is meant by large. Anything up to 300 homes on a single site would seem acceptable.	1/26/2014 12:10 PM
127	The infra structure will not support it	1/24/2014 2:20 PM
128	However please re do the woolmead and bring in retail space as well as m&s	1/23/2014 5:10 PM
129	But it's already happening. Our infrastructure is inadequate. 'Bolt-ons' avoid	1/23/2014 1:46 PM
130	There is so much wasted space within farnham (brownfield sites) that could be redeveloped to enhance the town.	1/22/2014 5:01 PM
131	We already have too many schools and sports facilities on the Weybourne/Badshot Lea side of the town.	1/22/2014 4:30 PM
132	The infrastructure cannot support such developments, and they would irrevocably change the character of the town.	1/22/2014 9:27 AM
133	i am in the middle on this one , consider we need to have a pedestrianized area with restuarants as we do at Lion & Lamb yard	1/21/2014 10:04 AM
134	It's a matter of degree. If we must have more housing then after any available brownfield sites Coxbridge, with it's road links, is probably the least disruptive option.	1/20/2014 11:35 PM
135	The town must not spread and further merge with the villages.	1/20/2014 7:45 PM
136	Farnham must not be allowed to become another Godalming.	1/20/2014 5:07 PM

### Q3 Do you agree or disagree that new developments must respect the character and density of each of the distinctive areas, which make up the town?

Answered: 558 Skipped: 17



Answer Choices	Responses
Agree	97.49% 544
Disagree	2.51% 14
<b>Total</b>	<b>558</b>

#	Comments	Date
1	Definitely. Just look at the big unsightly development at the Bourne Cross roads	4/1/2014 9:46 AM
2	The same reason as why you wouldn't build a shopping centre complex on the forecourt of Buckingham Palace or St Paul's Cathedral? It ruins the environment and character of the area.	3/31/2014 4:07 PM
3	New developments should be small - spread the load on services.	3/31/2014 3:57 PM
4	No problems wanting respect for the character and density, but important to ensure that this is not used as an excuse to put affordable houses elsewhere.	3/31/2014 12:25 AM
5	But should not be used to push all affordable housing into separate estates	3/31/2014 12:17 AM
6	Yes development should reflect the character areas in the immediate locality but in the context that a significant number of new homes are needed and that greenfield sites will be developed.	3/28/2014 2:03 PM
7	Homes with larger rooms especially flats with 2 double B. rooms with variety of character to provide for LOCAL needs first..	3/27/2014 4:46 PM
8	They should respect the density but 'character' is mutable and can change for the better.	3/27/2014 2:10 PM
9	As set out in Design Statement	3/25/2014 11:02 PM
10	i also think that the new houses cant all be put on the aldershot side of the town. the south side has to take its share	3/24/2014 1:24 PM
11	Totally. Just look at East Street. A typical out of character 1960s mess.	3/19/2014 11:44 AM
12	Farnham is already very heavily populated and congested, any more developments will only make things worse.	3/19/2014 8:53 AM
13	To much developing taking place.	3/18/2014 11:47 PM
14	Developments must be low rise and have the necessary infrastructure to sustain a community feel about them	3/18/2014 10:46 PM
15	Strongly agree or remaining character of the town will be lost	3/18/2014 2:11 PM

## Neighbourhood Plan for Farnham - Preferred Options

16	Any new development should not increase a community area to the point where it becomes part of a large conglomerate. Farnham has several small, close knit communities and to add to any of these would destroy the character of the town.	3/18/2014 12:41 PM
17	Much of Farnham's character and housing diversity has been destroyed by over extension	3/18/2014 12:01 PM
18	Too many developments, inappropriate in scale and design, have been permitted by Waverley.	3/17/2014 3:17 PM
19	See above. Over development of these areas will eventually erode the distinctions and reduce the areas for recreation and appreciation of the countryside.	3/17/2014 11:44 AM
20	Unlike the abominable Sainsburys.	3/16/2014 5:28 PM
21	That's what makes Farnham special and attractive to visitors, it's character - not the choice of different chains of retail outlets.	3/15/2014 10:44 AM
22	Retaining village identities increases the attraction to live in certain areas.	3/11/2014 2:28 PM
23	It seems eminently logical that different areas of the town should reflect (in character) the nature of the residents in that locality who chose to do so because of a likeing for it.	3/10/2014 4:15 PM
24	See Q2. Also the infrastructure cannot support more housing. The roads are frequently grid-locked, schools are over subscribed, doctors' appointments are harder to get and the emissions from cars are too high in certain areas of Farnham.	3/10/2014 11:57 AM
25	Farnham's architectural history and character are very important, and developments should be in keeping with these aspects of the area- if necessary placed in higher priority to developers' profits. New developments must also either provide the services needed by the new residents, or ensure that they will not put pressure on existing ones if the area is already densely populated.	3/8/2014 3:00 PM
26	Re-use brown-field sites to help keep the character and low density.	3/6/2014 1:03 PM
27	An increase in living accommodation within existing buildings should be an objective to increase the population spread.	3/6/2014 11:22 AM
28	We would agree that this is an important objective for any new development in the town to achieve.	3/5/2014 10:59 AM
29	as a general principle but there may be exceptions.	3/4/2014 10:59 PM
30	Not sure how much development is possible without damaging the town character. Would appear to me that the town is at it's population limits if the current character is to be respected.	3/4/2014 5:12 PM
31	If this policy is respected, then the East Street development cannot go ahead.	3/4/2014 5:00 PM
32	I question whether any new developments are needed. The services and infrastructure that support Farnham at present are overloaded.	3/4/2014 4:42 PM
33	Farnham is a beautiful town and the character must be preserved. The ugly development on East Street should never have been allowed and we need more sympathetic buildings such as the new homes built on Hale Road near the entrance to the Hospital.	3/4/2014 4:27 PM
34	Farnham is a beautiful town and the character must be preserved. The ugly development on East Street should never have been allowed and we need more sympathetic buildings such as the new homes built on Hale Road near the entrance to the Hospital.	3/4/2014 4:27 PM
35	Yes, within reason. Wrecclsham Road development, Potters Way is a good example of what can be built.	3/4/2014 4:14 PM
36	Farnham is a lovely photographic town and any new developments which will hopefully be built on brown-field sites should be built to fit in with the character of the Town and in keeping to cope with effects of global warming.	3/4/2014 3:32 PM
37	Previous comments apply.	3/4/2014 3:12 PM
38	Totally, if this is not achieved we will end up with the equivalent developments of Woolmead in the future.	3/4/2014 2:44 PM
39	The mistakes of the 1960s must not be repeated.	3/4/2014 1:37 PM
40	Otherwise there would be no sense in any planning restrictions.	3/4/2014 10:49 AM
41	It is easy to destroy character and almost impossible to recreate it. It was only by the relentless efforts by Harold Falkner & Charles Borelli that Farnham managed to retain its buildings & character.	3/4/2014 10:31 AM
42	but, character, yes. Density may eventually need to be compromised in areas where houses are very spaced out.	3/3/2014 4:01 PM
43	Character, but only if using environmentally sound building practices. Not necessarily density provided buildings and spaces between are sensitively handled.	3/3/2014 3:26 PM

## Neighbourhood Plan for Farnham - Preferred Options

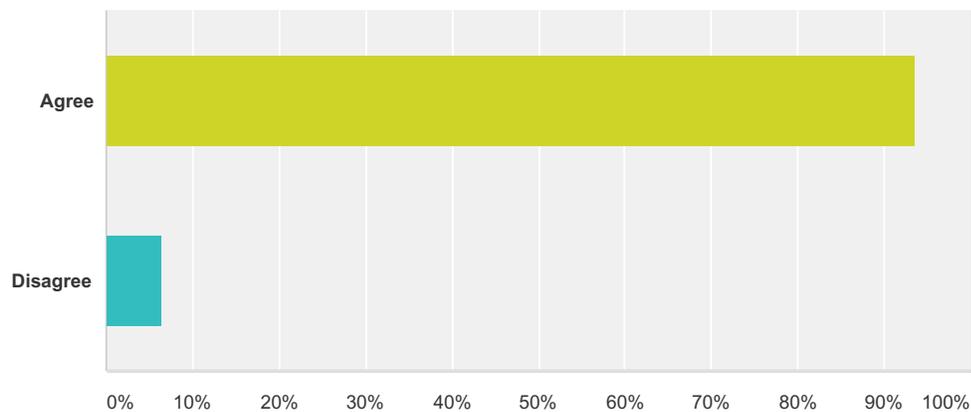
44	Agree	3/3/2014 3:22 PM
45	This Policy must be rigorously enforced.	3/3/2014 1:33 PM
46	Agree in a general sense - but this should not be taken to undermine the (Waverley) affordable development rules and have No Go areas for affordable homes.	3/3/2014 12:35 PM
47	Of course, but again I would stress that truly good modern architecture can and should be included. You can put old and new side by side - using the right materials and well thought out modern architecture - built environments can complement and respect the character/density of existing areas. (The Scandinavian examples of good quality high density building.)	3/3/2014 12:10 PM
48	For instance , the proposed Brightwells East Street development badly fails to meet this criterion.	2/26/2014 2:54 PM
49	This would not make proper use of brown field sites. Some houses in Farnham sit on 1 and 2 acre gardens, to repeat this on brownfield sites as a matter of policy is ridiculous and uneconomic use of valuable land.	2/23/2014 8:12 PM
50	Insofar as density is concerned I agree but I do not think that the type of building should necessarily slavishly follow what is already in existence. Modern designs and materials should be acceptable providing they are simple, visually pleasing and on an appropriate scale.	2/23/2014 6:22 PM
51	Can so easily lose character of town.	2/22/2014 12:26 PM
52	With good planning, we can add the necessary housing in sensible areas of the town, with buildings that are sympathetic to the style and atmosphere of Farnham which currently exists and potentially improve areas of the town which are not optimal in looks or usage.	2/16/2014 1:38 PM
53	The Mulberry Place development in The Bourne, just completed, totally fails in this.	2/14/2014 3:52 PM
54	Totally.	2/14/2014 2:34 PM
55	Any development should be sympathetic to the architecture of the town and surrounding areas, in addition they should also replace any green areas with further green areas.	2/14/2014 11:07 AM
56	All of the developments sanctioned in Farnham in the past 5 years are over-development of the existing housing density. This is clearly for the profit of the property developer but to the detriment of the character of this town.	2/11/2014 9:10 PM
57	Any development would destroy an already overcrowded Farnham.	2/10/2014 5:48 PM
58	developments in town should respect the character of the place	2/9/2014 9:30 PM
59	New developments are not bolt-on extras - they must take into account all relevant factors including character of the area, demographic, resources loading etc	2/6/2014 8:58 AM
60	There are too many developments lacking any character, that spring up to maximise profit and appear to be without thought towards developing a sustainable community e.g. Church Crookham	2/5/2014 3:44 PM
61	I think there can be different densities in all areas. It is good to have a mix. No area has the right to be exclusive at the expense of other areas. This leads to a divisive society. we are all in this together.	2/5/2014 1:46 PM
62	I feel they should try to where possible, but this cannot be the be all and end all of development.	2/4/2014 8:17 PM
63	I am already very concerned that the East Street Development will have a serious detrimental effect without more large developments	2/4/2014 2:29 PM
64	In particular, we need to avoid the mish mash of styles that was produced thanks to the 1960s horrors which went up on the Borough/Bear Lane.	2/2/2014 5:58 PM
65	Bath city centre has been sympathetically extended - I should like to see the same in Farnham	1/31/2014 3:53 PM
66	Certainly the character. Density must be appropriate for the development and facilities. Remember that the higher the density, the less development is required elsewhere. So there may be occasions where one area may have to "take a hit" for the benefit of the rest.	1/30/2014 2:30 PM
67	Or improve the character. NB Woolmead or the insipid Charles Church development at the Bourne.	1/30/2014 12:08 AM
68	The current plan for East Street (Brightwells) is too large and not wanted.	1/29/2014 5:40 PM
69	I agree with the caveat that the character of certain areas could be improved upon rather than just replicated.	1/29/2014 12:56 PM
70	If our ancestors had adopted this approach the vast majority of us would still be living in caves. you should allow development - how do you think these areas developed their character in the first place ? It was most certainly not by being NIMBY's and refusing to allow other people to build their homes	1/29/2014 11:33 AM
71	Absolutely	1/29/2014 9:10 AM

## Neighbourhood Plan for Farnham - Preferred Options

72	If there have to be new developments, they need to fit in with the existing architecture styles and existing density. I don't want to see the same building in Newcastle and Farnham...	1/29/2014 7:41 AM
73	The East Street redevelopment plan and architectural design as it currently stands meets neither of the above criteria.	1/28/2014 6:45 PM
74	see above, it ain't London it's COUNTRY	1/28/2014 6:00 PM
75	There are some areas of the town which I feel could be much improved.	1/28/2014 5:19 PM
76	See comment to #2. The "distinctive areas" are really only Bourne and Rowledge, the other outer areas are fairly nondescript	1/27/2014 10:28 PM
77	this is very important because the distinctive areas together with the centre that give it its character	1/27/2014 6:14 PM
78	Also it is very important to take account of the roads/ schools and other amenities and decide whether they can handle the additional traffic and people.	1/27/2014 5:14 PM
79	Agree to an extent but its important not to frustrate or slow developments in town so much that nothin ever gets done (eg East St)	1/27/2014 4:52 PM
80	Over the last few years the number of changes that haven't benefitted the people who live here are probably too numerous to mention and the saddest thing is you feel helpless in that no one appears to listen and that the final decision will be made by someone who it will not affect.	1/27/2014 3:55 PM
81	The main reason we moved to Farnham many years ago was its unique character	1/27/2014 3:26 PM
82	Yes the area of south Farnham between the Tilford road and Waverley lane needs to be protected for future generations and not allowed to be destroyed by urban sprawl as its cheap to build on these green field sites. Alternative sites should be a priority.	1/27/2014 3:14 PM
83	Important to retain semi rural character of South Farnham, and the density of housing	1/27/2014 1:33 PM
84	It should be a basic principle that one should npot even have to consult about. New developments must respect the character and density of each of the distinctive areas and there should no room for interpreataion or fiddling with the meaning of this.	1/27/2014 1:25 PM
85	I believe that density is the key issue, any new development must respect the housing density of the neighbourhood.	1/27/2014 1:05 PM
86	Vitally Important	1/27/2014 1:03 PM
87	Again, the East St Scheme doesn't do this. And it isn't doesn't include the Woolmead. The Lion and Lamb Yard is just right for modern development for Farnham in it's style. And yet FTC are forcing through the East St scheme which resembles something appropriate for Woking, not a historic Georgian market town.	1/27/2014 9:25 AM
88	dumb question	1/26/2014 4:26 PM
89	agree, but sometimes old and new styles do compliment each other. Also, there should not be a similar style to the eyesore that is the Woolmead.	1/26/2014 4:01 PM
90	Each village must maintain it's own distinctive seperation.	1/26/2014 11:50 AM
91	If there is a choice between infilling in built up areas, and building on green field sites, I am all for in-filling	1/24/2014 5:40 PM
92	rather have new developments in the outskirts of town and not in the centre as they would destroy the character otherwise. Before any new developments are planned the infrastructure (roads) must be improved!	1/23/2014 5:09 PM
93	Important for historic and aesthetic reasons. Create a hotch potch and everyone will lose - the town financially!	1/23/2014 1:46 PM
94	It is the current harmony and density which gives the town much of its character, and over-development using clashing designs would ruin this harmony	1/22/2014 9:27 AM
95	Yes, but not buildings such as the Woolmead.	1/21/2014 10:43 PM
96	Obviously!	1/20/2014 11:35 PM
97	However, there should not be any further new developments. Farnham is big enough and any expansion proposed by Godalming must be fought against tooth and nail. NO NEW DEVELOPMENTS!	1/20/2014 5:07 PM

**Q4 Farnham is situated between two Special Protection Areas, designated by the European Union. These sites provide habitats for rare species and must be protected by law. The Thames Basin Heaths SPA lies to the north of the town and the Wealden Heaths SPA lies to the south and, therefore, every part of the area covered by Farnham Town Council lies within 5 kilometres of a SPA. The EU Habitats Directive states that development should be avoided, where possible, in the five kilometre buffer zone. Do you agree or disagree that Farnham should follow the guidelines in the Habitats Directive?**

Answered: 554 Skipped: 21



Answer Choices	Responses	Count
Agree	93.50%	518
Disagree	6.50%	36
<b>Total</b>		<b>554</b>

#	Comments	Date
1	No doubt	4/1/2014 9:46 AM
2	Strongly agree - that is why the directive is there!	3/31/2014 4:07 PM
3	These areas must be protected.	3/31/2014 3:57 PM
4	The consequences of this is added development pressure on villages/areas outside the 5km zone, eg. the southern part of the Bourne.	3/31/2014 2:58 PM
5	Strongly agree	3/31/2014 1:48 PM
6	Development should be encouraged on sites which have the ability to provide their own SANG land to reduce the impact on the borough's SPA's. Sites which have the ability to provide SANG land should be preferred.	3/28/2014 2:03 PM

## Neighbourhood Plan for Farnham - Preferred Options

7	Rare species etc can be preserved in selected areas not every place they are found. National issue not local.	3/27/2014 4:46 PM
8	Do FTC or WBC have any choice over the legal requirement to accord with the Habitats Directive (and NPPF requirements of Local and Neighbourhood Plans?	3/25/2014 11:02 PM
9	Where practicable.	3/21/2014 4:46 PM
10	Given the great need to provide for human beings in the area a little leeway is needed from blindly following guidelines so cannot agree as it's too black/white choice	3/19/2014 8:25 PM
11	The State of Nature report produced by 25 conservation organisations states that in the UK there has been a 60% loss of bio diversity. The government has made a commitment to halt the loss of biodiversity by 2020. time is running out so it is imperative that european law is respected and costly legal cases are avoided	3/19/2014 2:03 PM
12	Once we lose a Special Protection Area it is lost forever. We cannot lose these areas.	3/19/2014 8:53 AM
13	Surrey and neighbouring Hampshire are already built up, which makes these habitats particularly precious.	3/18/2014 10:51 PM
14	I think the spirit of the Directive needs to be considered but that does not necessarily exclude all development.	3/18/2014 10:46 PM
15	Any development should be limited to confines of the town	3/18/2014 2:11 PM
16	The proposed site behind Coxbridge farm would endanger wildlife. There is a settled bat colony in the woods to the west of Hazell Road where the bats overwinter and during the summer they use tiled houses as a safe haven. To add a large development close to this colony would destroy it completely. There are also owls, woodpeckers (green, lesser and greater spotted) living in these small but very important woods. Any disturbance would be detrimental to the wild life in this area.	3/18/2014 12:41 PM
17	Waverley Planning has been insensitive to the habitat.	3/18/2014 12:01 PM
18	A blanket directive is inappropriate in some cases	3/17/2014 8:04 PM
19	We have no option as it is European Law..	3/17/2014 12:31 PM
20	Important that we retain the few open spaces left in between current developments.	3/17/2014 11:44 AM
21	Strongly agree.	3/16/2014 5:28 PM
22	Why should Farnham not follow the directives?	3/15/2014 10:44 AM
23	It should be palpably obvious that Farnham should follow the recommendations of a body whose specific Guidelines are the best courses of actions.	3/10/2014 4:15 PM
24	More effective use of brownfield sites should be made before considering development in protected areas.	3/8/2014 3:00 PM
25	See my comment above even in my garden which backs on to the hopfields has visitors from deer, birds of prey, bats, badgers, wide range of other birds ...	3/6/2014 9:46 PM
26	Development cannot be avoided completely but should be minimised.	3/6/2014 5:39 PM
27	Once wildlife is disturbed some species many not recover so definately agree Farnham should follow guidelines in the Habitats Directive.	3/6/2014 1:03 PM
28	Farnham must remain tight as possible with less need for the use of its cars. Personal transport - traffic must be contained. Walk to the shops, the school, etc., should be the norm.	3/6/2014 11:22 AM
29	Protection of wildlife and rare species is essential.	3/5/2014 1:09 PM
30	Natural England is the relevant Statutory Authority responsible for ensuring that new developments comply with relevant European legislation with respect to Special Protection Areas. The way in which the question above has been worded is highly selective and not correct. Natural England's advice is that any development within 400m is likely to have an adverse effect on the integrity of the SPA and should therefore be refused permission. Developments between 400m and 7km from the SPA may require mitigation in the form of Suitable Natural Alternative Greenspace (either on site provision or a financial contribution to an existing SANG) before Natural England can conclude that a development will not adversely affect the integrity of the SPA.	3/5/2014 10:59 AM
31	Not just 'follow', but abide by in every aspect of the letter and spirit of the Directive.	3/4/2014 4:42 PM
32	Farnham must be permitted to develop for the enhancement of the lives of the people who live here. It is unrealistic to provide some artificial 5 km buffer and should be entirely ignored. We need to protect the environment but this should not prevent development that is badly needed in Farnham.	3/4/2014 4:27 PM
33	Farnham must be permitted to develop for the enhancement of the lives of the people who live here. It is unrealistic to provide some artificial 5 km buffer and should be entirely ignored. We need to protect the environment but this should not prevent development that is badly needed in Farnham.	3/4/2014 4:27 PM

## Neighbourhood Plan for Farnham - Preferred Options

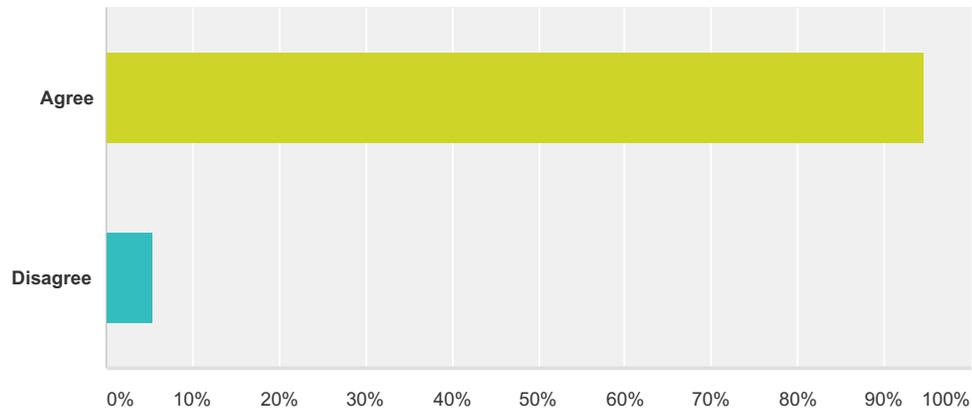
34	Not absolutely as this is not always possible and people come before habitats, wildlife will always find ways of moving around.	3/4/2014 4:14 PM
35	This is a rural area and should be protected.	3/4/2014 3:59 PM
36	The habitats of any wildlife should be protected and as my trees and plants as possible should be protected to help combat the effects of global warming. The effects are man-made and man cannot live without the wildlife and trees, plants, etc.	3/4/2014 3:32 PM
37	But the pressure not to follow the guidelines will be intense.	3/4/2014 3:12 PM
38	I feel we should look at ways that developments can take place which provide open areas with the developments that can offset the requirements. Again, this can be achieved by restricting the density of developments.	3/4/2014 2:44 PM
39	If at all possible.	3/4/2014 1:57 PM
40	Why do otherwise?	3/4/2014 1:37 PM
41	Strongly agree that SPA's should be protected and maintained.	3/4/2014 12:00 PM
42	No comment	3/4/2014 11:23 AM
43	Absolutely and all councillors should rigorously pursue this.	3/4/2014 10:49 AM
44	Green areas must be protected.	3/3/2014 4:53 PM
45	Agree	3/3/2014 3:22 PM
46	1. Take guidance from Natural England and local experts, but avoid rigid guidelines from the E.U. Habitat Directive. 2. Ref. Policy EN4. What is NMRG and the NPPF?	3/3/2014 2:12 PM
47	The word "avoided where possible" are a danger Why not " ... will be strenuously resisted/refused unless there are quite exceptional circumstances agreed by a 2/3 majority of the Councillors entitled to vote" (ie. not of those present).	3/3/2014 1:33 PM
48	Farnham should follow the guidelines in the Habitats Directive - not just to protect the species under threat but many other groups of birds are dwindling - the threat to insect life in particular the many species of bees, butterflies and moths at risk.	3/3/2014 12:10 PM
49	It's vital to protect green spaces wherever possible	2/23/2014 5:57 PM
50	These areas and the land bordering them must be protected as a high priority.	2/16/2014 1:38 PM
51	The walking areas around the town are already heavily used by dog walkers and others. Any significant increase in population will put further stress on the heathland species which these regulations are designed to prevent.	2/14/2014 3:52 PM
52	Totally.	2/14/2014 2:34 PM
53	The EU provides guidance that development of these sites should be avoided however the 5 kilometre radius should be only be considered.	2/14/2014 11:07 AM
54	While I am fundamentally opposed to over-regulation by Brussels, I would support this if it helps to maintain the character of Farnham.	2/11/2014 9:10 PM
55	The area surrounding Waverley Lane to the Abbey should be protected for the sake of wildlife and ancient trees, not forgetting the historical St Mary's Church.	2/10/2014 5:48 PM
56	Individual cases should be considered as such.	2/10/2014 11:18 AM
57	What about researching/prooving and reducing the 5 lm zone to 4kms?	2/9/2014 9:47 AM
58	Up to a point. EU directives can be overly generalised and decisive and prevent good development. But as a first consideration it should certainly be factored into the plan.	2/6/2014 8:58 AM
59	The town needs to develop and must not be constrained. To say that we can't increase density here is madness	2/5/2014 6:17 PM
60	Of course!!	2/5/2014 3:44 PM
61	It is not practical. I am a great nature enthusiast but Farnham has to do its bit to provide homes. Also the town will become a historic relic if it does not develop.	2/5/2014 1:46 PM
62	Although i agree, this rather suggests that nothing should ever be built around the Farnham area. This is of course an utter nonsense. (Question should read "an SPA" not "a SPA".)	2/4/2014 8:17 PM
63	I believe that these SPA's have been used on numerous occasions to delay/block/refuse even small domestic extensions and it would be hypocritical and grossly unfair to ignore this for far bigger developments	2/4/2014 2:29 PM

## Neighbourhood Plan for Farnham - Preferred Options

64	Yes if we want to maintain the unique landscape value of this part of Surrey - heathland is an internationally rare habitat and we have a duty to protect our own patch.	2/2/2014 5:58 PM
65	We should abide by the law	2/2/2014 5:28 PM
66	No need for the buffer zone, ther are plent of habitats in the zone	1/31/2014 11:17 AM
67	This is essential	1/30/2014 2:30 PM
68	We need houses. They have to be somewhere.	1/29/2014 11:06 PM
69	Absolutely no question that this law should be followed	1/29/2014 4:21 PM
70	The UK and current WBC interpretation of these EU directives has been taken to the extreme - the rest of Europe allows development near to these areas. Common sense should prevail - after all if I had a cat it is hardly going to roam 5 kilometres to disturb birds nesting !! Research proves the average cat roams no further than 500 yards from its home .	1/29/2014 11:33 AM
71	We cannot carry on trying to circumvent or ignore EU initiatives that are aimed at the broader good and look to preserve our national heritage, living standards and environment	1/29/2014 9:10 AM
72	If I understand it correctly than there is no space for development because of EU rules. So I disagree with this. We need to protect nature but also have a chance to develop our town!	1/29/2014 7:49 AM
73	These directives exist for a reason.	1/29/2014 7:41 AM
74	Yes and so should Waverley BC	1/28/2014 11:56 PM
75	I think that great care should be taken to preserve the character of the town and the wildlife where possible, but sustainable development carefully managed should not be a problem	1/28/2014 10:07 PM
76	I think it is impossible to follow this directive with any honesty and it is merely a tool used for convenience. The extremity of the directive is proving to be its undoing.	1/28/2014 9:56 PM
77	Protecting the rare species also protects us - in many many ways	1/28/2014 6:00 PM
78	See above	1/27/2014 10:28 PM
79	Wild life and ancient dig areas, in the Waverley Abbey locality should be protected.	1/27/2014 5:40 PM
80	Absolutely, once these areas have been destroyed and swallowed up, they are probably gone for ever and the lasting impact that that will have can only be negative, especaily when there are probably more suitable areas that could be considered.	1/27/2014 3:55 PM
81	Otherwise, what is the point of them?	1/27/2014 2:02 PM
82	The wild life of the acid heath surrounding Farnham is one of the rarest in Europe and must be protected. It is an important characteristic of Farnham's environs	1/27/2014 1:33 PM
83	We already have a horrible bypass, incredible levels of traffic and dangerous polluted air. Having some protected nature is really a minimum that must be protected to keep the character of the area and protect the quality of life of those who live here.	1/27/2014 1:25 PM
84	Too often wildlife is sacrificed for developments	1/27/2014 1:05 PM
85	I think that Farnham should definitely follow the EU Habitats nDirective, and habitats should be preserved.	1/26/2014 4:41 PM
86	Development can be allowed within the 5 kilometre zone if alternative green space can be provided to reduce recreational pressure on the SPA. The redevelopment of the barracks at nearby Church Crookham is a good example of this, being only 1 km from the SPA.	1/26/2014 12:10 PM
87	But there is a need for pragmatism too - a balance has to be struck	1/24/2014 1:29 PM
88	Small developments in keeping are necessary but can be incidious	1/23/2014 1:46 PM
89	Biodiversity is vital and any responsible planning authority should do its utmost to preserve green belt, sites of special scientific interest and areas of outstanding natural beauty, for the sake of future generations. Much wildlife is under threat and it would be very easy to upset the fragile balance of nature.	1/22/2014 5:01 PM
90	Totally agree ,habitats must be saved	1/21/2014 10:04 AM
91	And accept that Farnham Park has been used already.	1/20/2014 11:35 PM
92	NO NEW DEVELOPMENTS!	1/20/2014 5:07 PM
93	surely this is unrealistic and should not be relied upon to save the town from further development.	1/20/2014 12:04 PM

### Q5 Do you agree or disagree that residential development should be concentrated on brown-field sites within the town?

Answered: 548 Skipped: 27



Answer Choices	Responses
Agree	94.53% 518
Disagree	5.47% 30
<b>Total</b>	<b>548</b>

#	Comments	Date
1	Definitely	4/1/2014 9:46 AM
2	Unless a brown-field site development has a detrimental effect on the surrounding area.	3/31/2014 4:07 PM
3	Definitely, brown sites first. No cinema. Social Housing isn the town for elderly a must, a valuable should not be wasted.	3/31/2014 3:57 PM
4	Yes but the need for infrastructure on brown field sites should not be overlooked, eg. for parking, schools facilities.	3/31/2014 2:58 PM
5	Brownfield sites are vey far the best option - very strongly agree.	3/31/2014 1:48 PM
6	Of course it makes sense to redevelop previously used sites.	3/30/2014 1:54 PM
7	There are insufficient brownfield sites in Farnham to accommodate the quantum of new homes that are required. Furthermore, brownfields sites in the town may be more suitable to be used for commercial/retail/leisure uses to protect the vibrancy and economic function of the town.	3/28/2014 2:03 PM
8	Definitely- Factory sites, schools, airfields slums etc.	3/27/2014 4:46 PM
9	Agree, but brownfield development must consider the interests and wellbeing of existing residents etc. Assuming it counts as brownfield, the proposed Morley Road development is a clear example of how infilling will damage the interests and peace of the existing immediate neighbours in Firgrove Hill and Fairholme Garens: their houses will become less valuable and less attractive, while SCC and the developer takes the profit.	3/25/2014 11:02 PM
10	agree while there are sites available	3/24/2014 1:24 PM
11	Brownfield sites should certainly be prioritised.	3/22/2014 9:52 PM
12	Only as long as the brown field site is not toxic!	3/19/2014 8:25 PM
13	Although brown field sites can be rich in biodiversity in order to protect other sites using brown field sites is unavoidable. Thorough surveys and appropriate proven mitigation measures should minimise risks to valued wildlife.	3/19/2014 2:03 PM

## Neighbourhood Plan for Farnham - Preferred Options

14	and villages. Taking into account the plans in other local towns this whole area cannot support new greenfield developments.	3/19/2014 11:44 AM
15	Although, the road system needs to be considered, as it is currently at a standstill most evenings.	3/19/2014 8:53 AM
16	In principle greenfield zones should be preserved but full consideration should be given to all options, including returning brown field land to greenfield.	3/18/2014 10:46 PM
17	But it would depend on where and what facilities are available.	3/18/2014 12:41 PM
18	This is normal practice where jurisdictions respect the environment. Farnham is a scruffy litter friendly town that needs to up its game.	3/18/2014 12:01 PM
19	Emphatically.	3/18/2014 8:20 AM
20	Many such sites become eye-sores and sensitive development should improve the area.	3/17/2014 3:17 PM
21	But how much capacity is there? If meeting housing need means building in the central or any other part of the town at densities similar to those in the East Street Scheme then some greenfield development might well be preferable.	3/17/2014 12:31 PM
22	If already built on in the past, we are not changing anything. Housing should be a priority in these areas and not further office or industrial units.	3/17/2014 11:44 AM
23	Always brown field development before green field, particularly in the current economic climate - it must be more cost effective to redevelop brownfield sites, rather than green field.	3/15/2014 10:44 AM
24	Very important to develop brown-field sites even though it is easier for developers to utilise green field.	3/11/2014 2:28 PM
25	Unquestionably. Brown-field sites should take priority over more attractive rurality areas.	3/10/2014 4:15 PM
26	Initially brown field areas should be targetted not green field areas.	3/10/2014 3:24 PM
27	The green belt areas must be preserved at all costs. Too much cement equals poor drainage and with climate change already in charge, these areas need protecting, therefore brown-field sites should be considered firstly.	3/10/2014 11:57 AM
28	Having more effective use of space in town would be of great benefit. If more people lived closer in to the town (rather than on the outskirts/encroaching on the protected land described above), then this would encourage people to walk to shops, schools, the station etc, rather than driving into town and causing pollution and congestion. It would also be better if ugly or unused brownfield sites in the town were redeveloped into more desirable housing to make the town itself more pleasant for all Farnham residents.	3/8/2014 3:00 PM
29	These are sites that usually will improve the general character of the town if developed and also they are small so that traffic leaving each of these locations will not clog existing streams of traffic.	3/6/2014 9:46 PM
30	We should actively encourage brown-field sites to be developed, perhaps incentives to use these sites to leave green areas around Farnham to be left undeveloped.	3/6/2014 1:03 PM
31	Yes, see 4 above.	3/6/2014 11:22 AM
32	Residential Development could additionally occur when any commercial/industrial small sites which become redundant are converted into flats and houses.	3/5/2014 2:56 PM
33	The question is somewhat academic because it is clear there is not enough capacity on Brownfield sites to meet the identified housing need. It will therefore be necessary to release Greenfield sites for development in addition to building on the currently available Brownfield sites.	3/5/2014 10:59 AM
34	Dunnsfield should be first place to be built on i just dont understand why not	3/4/2014 8:03 PM
35	Yes, but as with above, not certain the the town infrastructure can accept more population with adverse effect.	3/4/2014 5:12 PM
36	A mix of residential and commercial (retail) is required.	3/4/2014 5:00 PM
37	Yes, wherever possible	3/4/2014 4:53 PM
38	But only if the infrastructure can support any such developments.	3/4/2014 4:42 PM
39	Brownfield sites should be developed first but not exclusively.	3/4/2014 4:27 PM
40	Brownfield sites should be developed first but not exclusively.	3/4/2014 4:27 PM
41	If possible brown-field sites must be used first but again the need of people must be considered.	3/4/2014 4:14 PM
42	Yes, but not built on by too many houses	3/4/2014 3:59 PM
43	Residential development should most definitely be concentrating on Brown-field sites, but in keeping with smaller families to encourage people to have 2-3 children as too many people are the culprits of global warming.	3/4/2014 3:32 PM

## Neighbourhood Plan for Farnham - Preferred Options

44	Totally. That should always be the case. Our choice is between doing that, or building on the Green Belt. If we build on the Green Belt we lose our countryside and associated wildlife forever.	3/4/2014 2:44 PM
45	This would be the only sensible course to take if we are to have suitable housing, especially for young people.	3/4/2014 1:57 PM
46	Green space is limited and must be preserved for recreational pursuits, et., etc.	3/4/2014 1:37 PM
47	East Street redevelopment is a good example.	3/4/2014 12:00 PM
48	There are areas that can be more effectively developed than important greensite areas.	3/4/2014 11:31 AM
49	If necessary re-working fast declining industrial and brownfield areas. Why is the prime site in Guidford Road given to a municipal dump which serves only to block the road at peak times. Surely good sense suggests taking rubbish away from the town centre - not into it!	3/4/2014 10:49 AM
50	Waverley should drive through the redevelopment of the East Street site.	3/4/2014 10:31 AM
51	Also, no substantial development of any kind should be permitted as long as there is a sewage treatment works which cannot cope adequately with the present situation (cf. Policy IN1 section of draft document - p.41). Proper sewage treatment is crucial to public health and enjoyment of the area you live in. If I remember correctly, Fleet has had problems of this kind in the past, with residents in the Fleet Pond area suffering from smells.	3/4/2014 10:01 AM
52	I strongly agree.	3/3/2014 4:53 PM
53	So long as sites are correctly decontaminated where needed and buildings are built using environmentally sound practices.	3/3/2014 3:26 PM
54	Agree	3/3/2014 3:22 PM
55	"Concentrated" is too weak. Development will not be allowed other than in exceptional circumstances until all brownfield sites are fully developed. See also Q14 on identifying all brownfield sites.	3/3/2014 1:33 PM
56	I would like to agree but wonder where they are - are there any left in Farnham?	3/3/2014 12:10 PM
57	See Comments to question 2 .	2/26/2014 2:54 PM
58	These must be the first to be considered provided in areas that do not bring traffic right in to town	2/23/2014 5:57 PM
59	ALL viable brown fields must be used first, before we consider green field sites.	2/16/2014 1:38 PM
60	Provided such development meets basic criteria such as having a bit of green space and footpaths.	2/14/2014 3:52 PM
61	Developments are inevitable but should only proceed after consultation and confirmation that existing or required (e.g. roads, sewerage) infrastructure will sustain that development.	2/14/2014 2:34 PM
62	I agree, however if some green field sites are nessecary to developing the town, they should only be used if they are replaced elsewhere.	2/14/2014 11:07 AM
63	Farnham cannot cope with any more development as our roads, doctors, dentists, hospitals and schools are already overcrowded.	2/10/2014 5:48 PM
64	LEAVE FARNHAM ALONE, no more houses are needed. look at the state of Farnborough and aldershot! if you keep building on farnham you will drown it!	2/10/2014 9:09 AM
65	make best use of the brownfield sites we have before moving to new areas	2/9/2014 9:30 PM
66	The reason I bought and moved in Farnham was because of its unrivaled access to outdoor space. Destroying that would make Farnham like any other man made new town	2/9/2014 7:18 PM
67	There should be no more residential developments in Farnham or the surrounding area.Because the infrastructure cannot cope.	2/9/2014 2:10 PM
68	I think that there are several already idfentified areas that should be developed first.	2/9/2014 9:47 AM
69	People young and old like to live in town. Poor transport helps them to be able to reach shops, library, local community halls, doctors, friends. They will support the town.	2/9/2014 8:30 AM
70	Essential to prevent town sprawl and erosion of countryside.	2/6/2014 8:58 AM
71	Within the town centre yes but outside the town sensible, well balanced and small scale development should be considered - particuarly if this can be in a form that discourages the additional population from owning a car (i.e near to the station with minimal parking provision)	2/5/2014 6:17 PM
72	As long as it improves/compliments the town.	2/5/2014 3:44 PM
73	of course we would all agree with this but is it realistic- fantastic if we can get our quota into brownfield sites	2/5/2014 1:46 PM

## Neighbourhood Plan for Farnham - Preferred Options

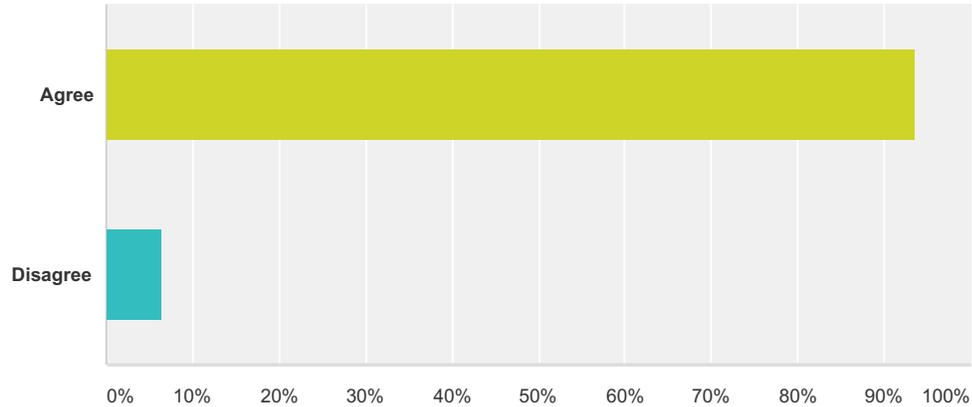
74	As long as it is legal to build on the land, then it's legal.	2/4/2014 8:17 PM
75	there are plenty of brownfield sites that can and should be sensibly used in the first instance given we have stopped them from being green in the first place.	2/4/2014 2:46 PM
76	If brownfield sites no longer have commercial value then it would assist the maintenance of Farnham as a market town	2/4/2014 2:29 PM
77	It makes perfect sense to use these rather than build on virgin ground.	2/2/2014 5:58 PM
78	Need for housing outside of the town	1/31/2014 11:17 AM
79	Brown-field first. Only when all these have been developed within the wider area should green-field be considered.	1/30/2014 2:30 PM
80	I largely agree but it depends on how sympathetic To the nature of farnham those developments are and what ratio of parking to actual car ownership is provided and ideally some in reality affordable housing is provided for first time buyers	1/30/2014 12:33 PM
81	Farnham already has enough housing	1/30/2014 11:21 AM
82	Wherever possible yes but how much brown site do we have?	1/29/2014 11:06 PM
83	This is the sine qua non of a rational development policy	1/29/2014 4:21 PM
84	And outside the town	1/29/2014 1:14 PM
85	Farnham's green spaces are an intrinsic element of the town's distinctive character.	1/29/2014 12:56 PM
86	It depends on your definition of brownfield. Homes are needed and needed quickly - just make prices fairer , clearer and cheaper so that building can get underway	1/29/2014 11:33 AM
87	If further residential development is unavoidable then yes - as long as Brownfield means industrial sites and is not used as an excuse to demolish yet further character buildings and replace them with denser development that is not sympathetic to the town's environment	1/29/2014 9:10 AM
88	Lets not talk about the South Street Project which should be *stopped immediately** but redeveloping brownfield sites does offer something. Why build on farmland or green fields when you don't need to?	1/29/2014 7:41 AM
89	Not just concentrated but prioritised ie no greenfield development should be allowed untill all of the brownfield sites are fully utilised	1/28/2014 11:56 PM
90	There is not sufficient brownfield space to meet housing needs	1/28/2014 10:07 PM
91	Definitely agree, wholeheartedly.	1/28/2014 9:56 PM
92	Brownfield wouldn't provide quantities of houses required.	1/28/2014 9:10 PM
93	Please get on with East st - it's an eyesore as it stands.	1/28/2014 8:12 PM
94	Though NOT at the expense of overcrowding and only what the infrastructure can handle Deal with the urgent stuff first - like Hickleys Corner	1/28/2014 6:00 PM
95	There's too much residential development within and on the perimeters of Farnham - I think there should be less residential development overall - and this answer applies to questions 6 & 7 also.	1/28/2014 3:17 PM
96	This is a no brainer!!	1/28/2014 1:23 PM
97	Strongly agree. The only reason for ruining lovely countryside as opposed to renovating brown field sites is the developers' profit margin. This is not a good reason.	1/28/2014 12:41 PM
98	This has to be the first step, but expansion is reasonable longer-term	1/27/2014 10:28 PM
99	Brown field sites should be the only option explored for Farnham.	1/27/2014 10:08 PM
100	If developers must build in Farnham because of a better rate of return on their investment, protecting greenfield protects amenity for existing homeowners and the new ones they are building for. Brownfield is also a long standing Government directive.	1/27/2014 9:17 PM
101	The east street development is a priority. The actions of waverley politicians have not been in the interests of Farnham people.	1/27/2014 6:28 PM
102	I disagree, because Farnham does not require residential development as in section 2 Farnham cannot cope.	1/27/2014 5:40 PM
103	Yes, this is vital	1/27/2014 4:52 PM
104	If our area has to bear a part of the collective responsibility, we should at least be able to say where we consider is the best place for those of us who already live and work here.	1/27/2014 3:55 PM

## Neighbourhood Plan for Farnham - Preferred Options

105	It is common sense. Use brown-field site because they are ugly and in need of regeneration. Green areas so not need development!	1/27/2014 1:25 PM
106	It makes sense, the services and infrastructure are already there.	1/27/2014 1:05 PM
107	Green-field sites should not be considered until all brown-field opportunities have been used	1/27/2014 1:03 PM
108	There should not be any more residential development.	1/26/2014 8:08 PM
109	There is still plenty of other land that can be used	1/26/2014 6:05 PM
110	It is madness to build on green fields when existing previously-used sites remain un-redeveloped.	1/26/2014 5:04 PM
111	Brown field sites should always be the first option.	1/26/2014 4:41 PM
112	Subject to not being required for business as economic recovery develops	1/26/2014 1:34 PM
113	Agree, but a balance must be struck between housing and employment uses to discourage out commuting	1/26/2014 12:10 PM
114	Green field sites must be preserved at all costs.	1/26/2014 11:50 AM
115	Some should of course be built here but not all.	1/25/2014 5:16 PM
116	but not on the flood plans.	1/24/2014 2:20 PM
117	but only if they do NOT destroy the character of the town e.g. do not build up open spaces (parks etc), do not build a million tiny new houses, improve roads first.	1/23/2014 5:09 PM
118	No more residential development within the town	1/23/2014 2:26 PM
119	I'm not knowledgeable about brown field sites in this area. I would advise caution. I live in Mead Lane, a conservation area, and development has been approved.	1/23/2014 1:46 PM
120	Ultimate in recycling, prevents waste and enhances already established buildings.	1/22/2014 5:01 PM
121	But the developments should still respect the density and harmony of existing developments.	1/22/2014 9:27 AM
122	as long as the density is low	1/21/2014 2:41 PM
123	A no-brainer.	1/20/2014 11:35 PM
124	Brown field sites within the main town or surrounding villages.	1/20/2014 7:45 PM
125	NO NEW DEVELOPMENTS!	1/20/2014 5:07 PM

## Q6 Do you agree or disagree that redundant office space above shops and redundant light industrial sites should be converted to residential use?

Answered: 539 Skipped: 36



Answer Choices	Responses
Agree	93.51% 504
Disagree	6.49% 35
<b>Total</b>	<b>539</b>

#	Comments	Date
1	Good idea	4/1/2014 9:46 AM
2	Yes - bring life into the town.	3/31/2014 3:57 PM
3	Yes, but this will increase the need for parking provision, sewage, etc., by stealth. This needs to be recognised, but this type of housing provision is better than greenfield sites and should be encouraged as 'brown field'.	3/31/2014 2:58 PM
4	Good use of otherwise redundant space.	3/31/2014 1:48 PM
5	But for light industrial sites should ensure the total employment sites do not decrease	3/31/2014 12:17 AM
6	It is important that office buildings in the town are retained to protect the local economy.	3/28/2014 2:03 PM
7	With larger 2+ bedrooms- not box rooms..	3/27/2014 4:46 PM
8	Some office space may be 'unlettable' at commercial rates and should be converted to residential but there is a risk of making Farnham more of a residential dormitory town with minimal capacity for wealth creation and generation.	3/27/2014 2:10 PM
9	Agree if genuinely redundant. Scope for permitting live/work usage should be explored as, in principle, such arrangements could be very suitable for small-scale craftmakers.	3/25/2014 11:02 PM
10	Provided this can be done to create pleasant housing, would not like to create problematic housing areas	3/22/2014 9:52 PM
11	And each new home counted in Farnham's total.	3/22/2014 8:36 PM
12	Yes, if possible. Will depend on target number of houses.	3/21/2014 4:46 PM
13	I've noticed a few which are falling into disrepair and should be redeveloped rather than new areas being built on.	3/20/2014 10:39 AM
14	An excellent way of conserving local green spaces and wildlife habitat.	3/19/2014 2:03 PM
15	Definitely.... they won't be used for anything else	3/19/2014 11:22 AM
16	Good idea silly leaving these sort of places empty when they could be put to good use.	3/18/2014 11:47 PM

## Neighbourhood Plan for Farnham - Preferred Options

17	This is largely matter of supply and demand but a balance of commercial and residential property is essential for a sustainable community.	3/18/2014 10:46 PM
18	There are far too many redundant spaces within the town and as far as possible should be converted to "residential" before any thoughts of further building.	3/18/2014 12:41 PM
19	The high street is in terminal decline this has already taken place in councils with a vision of future trends.	3/18/2014 12:01 PM
20	There is a lack of small residential property	3/18/2014 8:20 AM
21	These spaces possess unexploited potential but developers prefer the easy options of greenfield sites. By reisting such plans developers will be forced to consider redundant existing spaces.	3/17/2014 3:17 PM
22	Maybe if it is genuinely redundant and not a product of a short term slump in the commercial market or because the price of residential property makes it more financially lucrative than commercial use. We also need jobs locally and the loss of existing floorspace may simply lead in the longer term to demand for greenfield sites for commercial development or to more commuting	3/17/2014 12:31 PM
23	As long as it does not affect attempts to introduce vibrant new businesses. (noise abatement etc)	3/16/2014 5:28 PM
24	In case you haven't noticed there is a nationwide shortage of housing, so why not utilise redundant space.	3/15/2014 10:44 AM
25	They should certainly be used. If they cannot still be used for commercial purposes then definitely residential use.	3/11/2014 4:20 PM
26	Where this is practical.	3/11/2014 2:28 PM
27	No comment. Have not seen it.	3/10/2014 4:15 PM
28	Yes, where practical.	3/10/2014 3:24 PM
29	This is aready happening in Farnham Town centre which will hopefully help to address some of the traffic problems and parking with pedestrian access being used.	3/10/2014 11:57 AM
30	Only where appropriate	3/10/2014 12:42 AM
31	If done in a sympathetic and appropriate manner, this could be a great way of finding space to develop.	3/8/2014 3:00 PM
32	I think this a very good idea and should be encouraged.	3/6/2014 1:03 PM
33	Yes, see 4 above.	3/6/2014 11:22 AM
34	Especially use of redundant office space above shops already available in town.	3/5/2014 1:17 PM
35	on a limited basis.	3/5/2014 1:09 PM
36	provision for parking would be essential	3/5/2014 8:19 AM
37	commercial space should be retained unless obviously no longer sustainable for existing purpose.	3/4/2014 10:59 PM
38	But with consideration re: above.No.5	3/4/2014 5:12 PM
39	The occupants of such dwellings will, no doubt, have cars - where is the parking?	3/4/2014 5:00 PM
40	Not enough use is made of potential living space above shops in the Town Centre.	3/4/2014 4:53 PM
41	Yes, provided adequate off road parking is available.	3/4/2014 4:42 PM
42	Absolutely essential.	3/4/2014 4:27 PM
43	Absolutely essential.	3/4/2014 4:27 PM
44	Yes, space above shops and offices could be used as living space.	3/4/2014 4:14 PM
45	Not really sure	3/4/2014 3:59 PM
46	Provided these cannot be utilised for other small businesses start-up opportunities.	3/4/2014 3:12 PM
47	But what about car parking?	3/4/2014 2:55 PM
48	Totally. I feel this could also help to keep the centre of the town, including retail, going if retail was included in this on the outer reaches of the town, providing some local shops were protected. It must be approved on an individual basis however.	3/4/2014 2:44 PM
49	This will encourage people to live in the town itself, which is a good thing in terms of building communities.	3/4/2014 1:37 PM
50	Could be converted. Not Should be.	3/4/2014 11:23 AM

## Neighbourhood Plan for Farnham - Preferred Options

51	I noticed at least six premises in Downing Street from the Pedestrian Crossing to the Waggoners Car Park with empty (redundant/neglected (very neglected) space over shops. There are serious problems for landlords in upgrading / refurbishing / access / legal matters / insurance / letting ability but cannot these be resolved by offering financial incentives to landlords to go into residential letting over the shop? Could the council give such potential tenants reduced car parking rates in Central/Dogflud/Hart Car parks?	3/4/2014 11:08 AM
52	We are blighted with far too much office and retail space standing empty or ill-used.	3/4/2014 10:49 AM
53	Units above shops, especially in Edwardian and older buildings makes for very poor quality modern office space. Converting these to residential brings them back into use, bring people back into the high street and creates a new vitality and interest into town centres. Strongly in favour.	3/4/2014 10:31 AM
54	Agree so long as owners are content.	3/4/2014 10:07 AM
55	Proper access is needed (not through the shop below if possible)	3/4/2014 10:01 AM
56	Redundant office space above shops - agree. Redundant light industrial sites - First priority should be given to attracting new light industry.	3/3/2014 4:29 PM
57	but, be aware needs may change and conversion back may be necessary, at some point in the future. Also, we need enough employment locally for people living here to avoid lengthy car journeys (as with school availability)	3/3/2014 4:01 PM
58	Multi-use residential/home office set up would be best.	3/3/2014 3:26 PM
59	Agree - provided there are sufficient sites available for commercial use	3/3/2014 3:22 PM
60	But not just residential use. Make use of the Mary Portas report to make Farnham a "destination area" for multi-activity use.	3/3/2014 1:33 PM
61	Agree for above shops. Disagree for light industrial in some cases as the amount of employment space is important	3/3/2014 12:35 PM
62	It sounds a good idea to help resolve the problem of housing shortage.	3/3/2014 12:10 PM
63	Where appropriate .	2/26/2014 2:54 PM
64	The roads infrastructure does not support this.	2/23/2014 8:12 PM
65	These must be the first to be considered provided in areas that do not bring additional traffic right in to town	2/23/2014 5:57 PM
66	Both: If it is needed and would then bring life back to some of these areas outside office hours but if then had to build more office space in another area why not utilise what you have already?	2/22/2014 12:26 PM
67	Absolutely. Retail habits, working habits and therefore town centres are changing in nature PERMANENTLY. Increased online business will mean less shops and offices needed in the town centre. Town centres will need to become more residential and places for community activities and meeting places. It would be unforgivable if we ended up with an empty, run down town centre AND ugly sprawling residential areas outside the town which expand into and spoil the surrounding countryside. We must ensure the town centre has a vibrant feel, with pleasant residential homes as well as community areas within the town centre, for people to meet and mix, BEFORE we start expanding the footprint of the town into the surrounding countryside.	2/16/2014 1:38 PM
68	But, to be honest, I am a little unsure of the pros and cons of this.	2/14/2014 3:52 PM
69	As appropriate.	2/14/2014 2:34 PM
70	Redundant spaces should always be considered for change of use.	2/14/2014 11:07 AM
71	No, we should encourage a mix of land use to encourage employment in Farnham to prevent it turning into a 100% dormitory/commuter town. We need to attract high tech industry and commerce to create local employment.	2/11/2014 9:10 PM
72	Make use of existing premises before considering any further development.	2/10/2014 5:48 PM
73	Also a limit on retirement dwellings as a % of new build/ refurb.	2/10/2014 11:18 AM
74	you are not playing around with the face of Farnham, so this should be put to good use	2/10/2014 9:09 AM
75	use what we have efficiently before taking more of the countryside	2/9/2014 9:30 PM
76	They are unsuitable in planning terms as they do not offer a satisfactory standard of accommodation to occupiers. Noise, pollution, ASB, lack of parking, lack of refuse space	2/9/2014 7:18 PM
77	As long as it has tried to be let for a minimum of a year.	2/9/2014 9:47 AM
78	Agree with the caveat that a considerable effort should be made to reuse redundant industrial sites before they are allowed to be converted to residential.	2/6/2014 10:31 AM

## Neighbourhood Plan for Farnham - Preferred Options

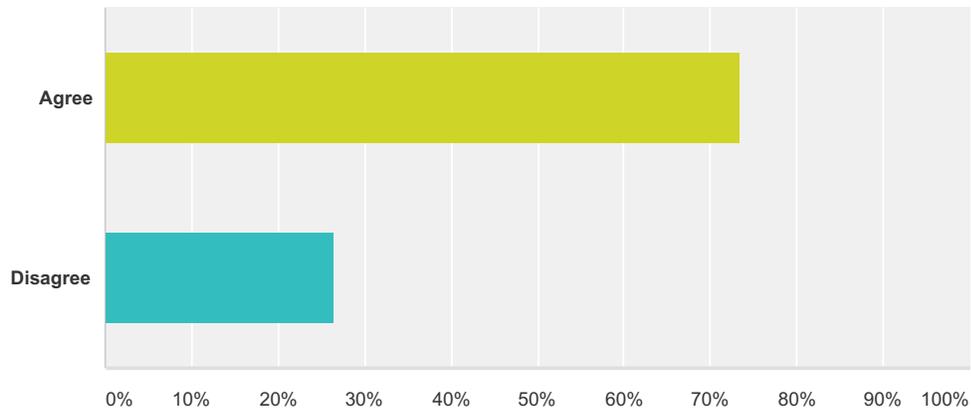
79	Assuming that land conversion can create pleasant living spaces integrated with the town and not "estates" with separated and distinct communities.	2/6/2014 8:58 AM
80	Yes provided they cannot be used for further small business. It would be a mistake to drive business out of Farnham.	2/5/2014 3:44 PM
81	definitely -fantastic idea	2/5/2014 1:46 PM
82	Within reason, I would prefer to encourage local enterprises to provide new employment opportunities, but if not limited development should be considered where such developments do not adversely impact the existing traffic congestion and parking facilities.	2/5/2014 11:38 AM
83	Yes, why not.	2/4/2014 8:17 PM
84	If uncontrolled it would increase strain of Farnham's resources and be detrimental to congestion and air quality	2/4/2014 2:29 PM
85	Provided additional parking be allocated for their use	2/3/2014 4:30 PM
86	Casting the eye above the shopfront level it always appears that there is much first floor space not efficiently used and often needing a degree of repair	2/2/2014 5:28 PM
87	Absolutely!	2/2/2014 12:38 PM
88	Though we must consider the potential employment consequences if we lose too many industrial units.	1/30/2014 2:30 PM
89	Farnham already has enough housing	1/30/2014 11:21 AM
90	Logical and sensible and economic	1/29/2014 4:21 PM
91	Shop office space would increase the number of town residents.Light industrial sites should only be converted if other employment opportunities exist elsewhere	1/29/2014 12:47 PM
92	If this is truly redundant space then yes	1/29/2014 9:10 AM
93	Encourage businesses again to use them!!!!	1/29/2014 7:49 AM
94	I don't see a problem here providing health and safety conditions are met. In Europe, it's quite normal.	1/29/2014 7:41 AM
95	That is not the type of housing Farnham needs. It needs good quality family houses	1/28/2014 10:07 PM
96	There is alot of this space currently and with increased home working I cant see the situation changing.	1/28/2014 9:56 PM
97	Some sites should be kept ready to give space, in appropriate areas, for new businesses as they develop.	1/28/2014 9:10 PM
98	This must be the first option	1/28/2014 8:26 PM
99	completely agree - it is a travesty that the town centre has been 'office-ed'	1/28/2014 6:00 PM
100	This I notice is already starting to happen with the conversion to flats of the space above Nat West Bank in the Borough and the proposed change of use to flats above the old Halifax Building Society in the Borough.	1/28/2014 5:19 PM
101	See answer to question 5.	1/28/2014 3:17 PM
102	It makes more sense to develop these existing spaces that at least already come some infrastructure and are in the town center so will have less impact on the environment around.	1/27/2014 10:08 PM
103	I think Qs 6 and 7 have to be taken together-the economy tends to work in cycles so that what today appears to be redundant commercial space can become a scarce resource.	1/27/2014 6:14 PM
104	These redundant space may be taken up for employment as the economy picks up?	1/27/2014 6:11 PM
105	But large scale as Farnham is already stretched as per section 2	1/27/2014 5:40 PM
106	There should be NO restrictions on using office or commercial space for residential use	1/27/2014 4:52 PM
107	It would improve the feel of the town centre andmake it easier for shops/light industry to survive	1/27/2014 4:11 PM
108	Why build more when there is probably a large amount of dead space that could be converted for residential use always supposing that sufficient infrastructure is in place to meet the needs.	1/27/2014 3:55 PM
109	A vital point!	1/27/2014 3:26 PM
110	It is convenient for people who want to live in the town centre, and enhances security in the town at night.	1/27/2014 2:02 PM
111	It makes sense as long as there will be no need to convert residential space to office in a year's time but why not if the economic need is there and people are happy with that.	1/27/2014 1:25 PM
112	Rents need to come down so businesses can afford them.	1/26/2014 9:35 PM

## Neighbourhood Plan for Farnham - Preferred Options

113	For affordable housing for lower paid people in full or part time work only. NOT RETIREMENT	1/26/2014 6:05 PM
114	It is good to bring residential use back into town centres.	1/26/2014 4:41 PM
115	this is effective brown field and could be used for low cost	1/26/2014 4:26 PM
116	Generally, provided space not required for business as economic recovery proceeds. Also consideration must be given to additional car parking implications.	1/26/2014 1:34 PM
117	Above shops yes, above light industrial units no.	1/26/2014 12:10 PM
118	Should be used for business	1/25/2014 11:53 AM
119	Efforts should be made to use these redundant sites for their original use, otherwise jobs and workshops will be lost - to the detriment of the town	1/24/2014 9:23 PM
120	All the better if it brings more residents into the centre of the town	1/24/2014 5:40 PM
121	but only if there is adequate parking facilities provided as well.	1/24/2014 2:20 PM
122	This seems one easy win, and bringing population into town centres has had good impact elsewhere	1/24/2014 1:29 PM
123	Need a mix of housing and industrial accommodation	1/23/2014 5:59 PM
124	Agree if they are redundant. At first they should be rented out to independant shop owners or new businesses, if that is not possible, then convert them to housing - which is better than destroying open spaces and building them up	1/23/2014 5:09 PM
125	In this internet age we need less office space and light industry and more housing. Light industry is now often in redundant farm buildings. Why not more?	1/23/2014 1:46 PM
126	But care needs to be taken that the centre of town doesn't finish up a housing estate!	1/22/2014 4:30 PM
127	This should be private residential not council funded residential	1/22/2014 10:51 AM
128	Buisness should be encouraged to come and use the space with fair rents and rates and landlords persuaded to offer modern and up to-date facilities.	1/21/2014 10:43 PM
129	It would be better than building new houses, so long as there are not too many. Farnham is a nice size town. Please don't ruin it.	1/21/2014 1:23 PM
130	If they are currently fully in use they should not be relocated to a new site so that they can be developed as residential. This would cause a lot of environmental damage and community disruption. However, the Woolmead, as it is so prominently placed, should be demolished and used as low density residential with more green space	1/21/2014 12:01 PM
131	certainly make use of redundant space	1/21/2014 10:04 AM
132	As above.	1/20/2014 11:35 PM
133	As should some shops if suitable retail use can't be found. Business rates are far too high to encourage small Independant start up retail businesses. We must do more to help them.	1/20/2014 7:45 PM
134	NO NEW DEVELOPMENTS!	1/20/2014 5:07 PM
135	ONLY if there is current parking space for ALL new residents not a % of them	1/20/2014 4:10 PM
136	could present a further problem with parking in town	1/20/2014 12:04 PM

### Q7 Do you agree or disagree that alternative employment space should be provided if existing sites are used for housing?

Answered: 493 Skipped: 82



Answer Choices	Responses
Agree	73.43% 362
Disagree	26.57% 131
<b>Total</b>	<b>493</b>

#	Comments	Date
1	Speak in plain English! Do you mean sites for light industrial purposes? retail?	4/2/2014 12:03 AM
2	?	4/1/2014 9:46 AM
3	Although, there is a huge shift in working practices to have your home as your main work location so this change in the working environment must be considered before building for the sake of it.	3/31/2014 4:07 PM
4	Employment space will be required as the town prospers - the empty units suggest there is a way to before this is urgent.	3/31/2014 3:57 PM
5	Farnham has not got space for new medium/large size employers. It should, therefore, concentrate on small start-ups linked to leisure, craft, art and on-line internet. This has to be priority as the basis of retail is changing due to the internet and there is a limit on the economic numbers of coffee bars/ restaurants / estate agents that can survive.	3/31/2014 2:58 PM
6	We do need to ensure that we have premises for employers otherwise the town will die, becoming a retirement community. This would not be for the long term good.	3/30/2014 1:54 PM
7	Farnham town centre should be protected as a focus for commercial use to protect the local economy and encourage enterprise and job creation.	3/28/2014 2:03 PM
8	Relocated if they provide jobs as a priority to sites with parking spaces but not on green fields as first choice..NOT on areas likely to flood.	3/27/2014 4:46 PM
9	Only if clear evidence of demand from existing or prospective employers/self-employed. Flexibility for live/work space and scope for 'home-working' where will not impinge on residential neighbourhood should be considered.	3/25/2014 11:02 PM
10	Don't know	3/24/2014 3:36 PM
11	No real demand at present	3/24/2014 2:42 PM
12	Previous Q says "redundant" sites. So this would not affect employment space.	3/22/2014 8:36 PM
13	Surely this would be catered for within the East Street development.	3/21/2014 5:07 PM

## Neighbourhood Plan for Farnham - Preferred Options

14	Does this mean business park(s)? Not clear.	3/21/2014 4:46 PM
15	If a building is unused then there is presumably lack of need for it.	3/20/2014 10:39 AM
16	This should be confined to current sites that would withstand further development (Coxbridge?) and not at the expense of green space and wildlife habitat.	3/19/2014 2:03 PM
17	certainly, otherwise there will be a contracting employment possibilities in the town.	3/19/2014 11:44 AM
18	Depends how unfit the area would be for businesses	3/19/2014 11:22 AM
19	I have no strong views on this.	3/19/2014 8:53 AM
20	If the office space is redundant, there seems little need to provide alternatives.	3/18/2014 10:51 PM
21	See previous comment	3/18/2014 10:46 PM
22	There are plenty of industrial sites that are not completely used around Farnham - Coxbridge has a "land for sale" notice which has been up for months.	3/18/2014 12:41 PM
23	Without jobs housing is unaffordable	3/18/2014 12:01 PM
24	There must be local employment	3/18/2014 8:20 AM
25	There is already plenty of alternative employment space	3/17/2014 8:04 PM
26	Depends on the location	3/17/2014 6:28 PM
27	It does not automatically follow.	3/17/2014 3:17 PM
28	The town must be able to provide a reasonable range of local jobs	3/17/2014 12:31 PM
29	But perhaps they could be integrated on larger sites. One section used for employment, other parts for housing?	3/17/2014 11:44 AM
30	I agree only to the extent that when companies need further space to expand and employ more staff - however space-hoarding by companies waiting for the situation to improve should be discouraged.	3/15/2014 10:44 AM
31	With the proviso that the existing sites cannot still be used as employment space.	3/11/2014 4:20 PM
32	Where practical.	3/11/2014 2:28 PM
33	Yesm, if a need is felt. No, if it is not essential or wanted.	3/10/2014 4:15 PM
34	I thought the East Street plan took care of this?!	3/10/2014 12:37 PM
35	Provided the employees work in this town to help with traffic and parking problems.	3/10/2014 11:57 AM
36	I don't entirely understand the question, as in question 6 it stated that these office/industrial/employment spaces are redundant - surely there would be no need to provide alternative space if these aren't needed.	3/8/2014 3:00 PM
37	Only provide alternative employment space if it can be demonstrated there is demand for such space.	3/6/2014 5:39 PM
38	As long as there is sufficient parking for this extra employment. However, I worry that the one-way system and volume of traffic currently going into Farnham would be a serious issue - pollution, etc. in the town centre.	3/6/2014 1:03 PM
39	Encourage more craft / professional / and service occupations within the town perimeters.	3/6/2014 11:22 AM
40	Where is that going to come from?	3/5/2014 4:33 PM
41	But carefully selected areas only.	3/5/2014 2:51 PM
42	Agree, however better urban design can accommodate a mix of residential and commercial space within the same area.	3/5/2014 2:14 PM
43	Provided existing space is utilised to avoid numerous empty space.	3/5/2014 1:09 PM
44	Although it would depend on what developments were proposed. If there is redundant office space already , shouldn't that be used?	3/5/2014 10:39 AM
45	but not as an absolute requirement, depending on the circumstances	3/4/2014 10:59 PM
46	Where necessary	3/4/2014 4:53 PM
47	This question is meaningless! Q6 is about redundant space - does this question try to ask whether existing (and utilised) employment space should be shut down and relocated in favour of residences?	3/4/2014 4:42 PM
48	Do not understand what "employment space" means. This is not normal English and recommend clearer and more precise English be used.	3/4/2014 4:27 PM

## Neighbourhood Plan for Farnham - Preferred Options

49	Do not understand what "employment space" means. This is not normal English and recommend clearer and more precise English be used.	3/4/2014 4:27 PM
50	People also need jobs as well as housing.	3/4/2014 4:14 PM
51	Some spaces should be provided	3/4/2014 3:59 PM
52	There is already a large industrial area adjacent to Sainsbury's Super Store.	3/4/2014 3:32 PM
53	Preferably within or adjacent to existing industrial estates.	3/4/2014 3:02 PM
54	I would like to see more 'start up' employment spaces available in terms of office light industrial / craft space. The rents in this area are so high, it is almost impossible to take the huge step from self-employed working from home to work based space.	3/4/2014 2:44 PM
55	So much of this depends what the "alternative" employment space' would be used for ie. retail, commercial industrial. Easily accessible for the public.	3/4/2014 1:57 PM
56	I agree in principle, but location is the prime consideration.	3/4/2014 1:37 PM
57	I would expect we don't need any more employment space but I am not privy to statistics on the demand and supply for these.	3/4/2014 1:05 PM
58	n/a	3/4/2014 11:31 AM
59	Why provide extra employment space when Q6 has not been used and is redundant.	3/4/2014 11:18 AM
60	Let the market find its own level in less pressured areas.	3/4/2014 10:49 AM
61	You don't need much office space in town centres. The way people work now has changed - people work from home, or they commute to larger local towns/Cities. Farnham doesn't need much office space - look how much is unlet! If needed, leave it to the market.	3/4/2014 10:31 AM
62	Not sure what is meant here.	3/4/2014 10:01 AM
63	but see Q6. And it must not compromise green spaces.	3/3/2014 4:01 PM
64	Using innovative techniques such as shipping containers for example where possible.	3/3/2014 3:26 PM
65	Agree	3/3/2014 3:22 PM
66	See Policy HO3. Ref: Rural Brownfield Sites	3/3/2014 2:12 PM
67	?	3/3/2014 1:02 PM
68	A good example is Travis Perkins moving out to the Coxbridge Industrial Park - perhaps that is where alternative space for employment would be found - it is advertising land/space available. There and other Industrial Parks available in Farnham.	3/3/2014 12:10 PM
69	Already enough empty office spaces and shops.	3/1/2014 6:18 PM
70	subject to there being a perceived demand for employment space .	2/26/2014 2:54 PM
71	If a need is demonstrated but why replace redundant space that is not used or required	2/23/2014 8:12 PM
72	Some of the existing space could be put to much more effective use.	2/23/2014 6:22 PM
73	Where possible	2/23/2014 5:57 PM
74	If this is needed. Projections show that in 20 years time a significant proportion of the population will be working remotely from home (rather than traveling to offices). We have to assume that this will also be the case for Farnham.	2/16/2014 1:38 PM
75	Do we need any more? There are too many empty commercial sites already	2/15/2014 11:17 AM
76	Do we need any more? There are too many empty commercial sites already	2/15/2014 10:58 AM
77	It is important that there are local jobs for people to do. If they can walk or cycle to them, so much the better.	2/14/2014 3:52 PM
78	As appropriate.	2/14/2014 2:34 PM
79	If they are redundant then alternative sites should be funded privately.	2/14/2014 11:07 AM
80	This should only be done if there is a defined need for more employment space	2/12/2014 3:31 PM
81	see above	2/11/2014 9:10 PM
82	Farnham is already overcrowded.	2/10/2014 5:48 PM

## Neighbourhood Plan for Farnham - Preferred Options

83	Depends completely on the actual sites a blanket yes or no is inappropriate	2/10/2014 11:18 AM
84	but only subject to demand	2/9/2014 9:30 PM
85	The local economy needs employment, out of town employment areas will increase traffic and draw people away from the high street	2/9/2014 7:18 PM
86	I agree as long as the inhabited office sights commit to building or a percentage of the build costs for alternative employment space. Is there space for alternative employment sites?	2/9/2014 9:47 AM
87	Enough empty office space for long time.	2/9/2014 8:30 AM
88	There should be much more effort reusing redundant industrial sites before they are allowed to be converted to residential.	2/6/2014 10:31 AM
89	Many people in Farnham travel to work and I doubt that building employment opportunities in the town is so important.	2/6/2014 8:58 AM
90	Where this is possible	2/5/2014 6:17 PM
91	Assuming it is required- we must provide employment	2/5/2014 1:46 PM
92	see 6 above	2/4/2014 2:29 PM
93	If the employment space is empty and redundant, and is converted into residential property, is there a need to provide alternative sites?	2/3/2014 8:22 PM
94	only as and when the need arises ie not speculative	2/3/2014 4:30 PM
95	If the office spaces that are currently empty are converted to habitation, why build more offices?	2/3/2014 8:43 AM
96	Not if it's not needed, no.	2/2/2014 5:58 PM
97	Neutral.	2/2/2014 12:38 PM
98	Within the limits of restricting over development	1/31/2014 4:24 PM
99	If needed not if going to sit empty	1/31/2014 11:17 AM
100	Is there actually a requirement for this as there are many empty retail sites, f they are not in use are new sites actually needed?	1/31/2014 8:21 AM
101	as above	1/30/2014 2:30 PM
102	That is a contradictory This is redundant Question following the one above, because if office , business premises are not now being used, why would we want to provide yet more to become redundant?	1/30/2014 12:33 PM
103	No views on this	1/30/2014 12:08 AM
104	If existing sites are used for residential housing then it is likely to be impossible to avoid greenfield sites. Unless the new employment space could be found in the Cox Bridge farm or Badshot Lea areas.	1/29/2014 4:21 PM
105	Out of town and relevant employment space is needed.	1/29/2014 3:29 PM
106	I agree but only where there is clear demand for employment space.	1/29/2014 12:56 PM
107	The world is changing - people are able to work remotely and virtually these days hence the reason there is so much redundant employment space	1/29/2014 11:33 AM
108	I think this is difficult to answer as a generality.	1/29/2014 11:22 AM
109	Yes as long as this does not mean building on greenfield sites or in-filling	1/29/2014 9:10 AM
110	No - there are plenty of empty office space in or around Farnham. There are plenty of small units in or around Farnham.	1/29/2014 7:41 AM
111	There seem to be plenty of empty shops and offices right now. Perhaps I would agree if farnham landowners were less greedy and took a long term view.	1/28/2014 9:56 PM
112	Bespoke towns are the answer	1/28/2014 8:26 PM
113	Too much office space in Farnham already. Converting some to housing is a good idea but it does not need to be replaced with additional office space.	1/28/2014 8:12 PM
114	this is one of those 'clever' questions that can add to statistics to promote out of town industrialisation	1/28/2014 6:00 PM
115	It is become quite clear that many office buildings both old and new cannot find tenants and lie empty for months if not years.Surely with the housing shortage these should be used as residential.	1/28/2014 5:19 PM

## Neighbourhood Plan for Farnham - Preferred Options

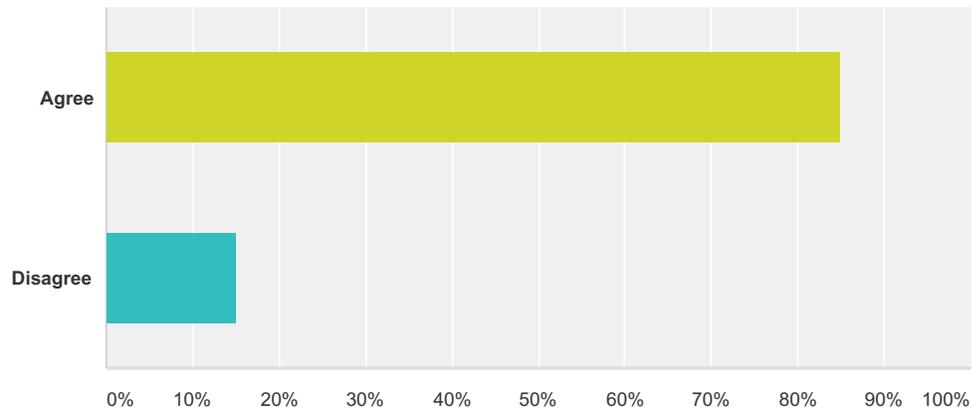
116	See answer to question 5.	1/28/2014 3:17 PM
117	Agree but only if there is a proven need for such space. Vacant office buildings do nothing to enhance Farnham.	1/28/2014 12:41 PM
118	No opinion on this, other than it is difficult to imagine what sort of "employment space" would be wanted by employers locally	1/27/2014 10:28 PM
119	very definitely otherwise Franham will become more of a dormitory town than it already is-plus the problem of providing employment for people of all ages and abilities-	1/27/2014 6:14 PM
120	Would this not clash with question 2 & 4?	1/27/2014 6:11 PM
121	Farnham cannot cope with any further development of any type	1/27/2014 5:40 PM
122	No, there should be NO restrictions on using office or commercial space for residential use	1/27/2014 4:52 PM
123	If existing sites are thriving then I would not expect them to be used for housing.If they are empty then housing would be a good option.	1/27/2014 4:11 PM
124	Only because if there were employment in these properties already they wouldn't be available for converting into housing - so why the question.	1/27/2014 3:55 PM
125	This could be done in the semi industrialized area of bag shot lea development of huge garden centres has shown this is feasible	1/27/2014 3:14 PM
126	6 contradicts 7, you either have to use the redundant space for residential or employment whichever is the greater need	1/27/2014 3:07 PM
127	If needed	1/27/2014 1:33 PM
128	OOutside town.	1/27/2014 1:25 PM
129	But only if there is a proven need for more space	1/27/2014 1:06 PM
130	To an extent but not if this means building factories on green fields.	1/27/2014 12:55 PM
131	If there is there are already areas of redundant office space and industrial sites etc surely there is no need for any more employment space	1/27/2014 10:43 AM
132	There are a lot of emplyment spaces and offices which are empty and could be uprated to make them more marketable.	1/26/2014 4:41 PM
133	There seem to be plenty of empty offices in Farnham or nearby	1/26/2014 4:01 PM
134	I think any major developments, whether residential or industrial would spoil the character of Farnham	1/26/2014 12:23 PM
135	Again I would ask why alternative space is to be used for employment when it already exists. Why not build the housing on those sites instead	1/24/2014 9:23 PM
136	preferasbly in or adjacent to existitng business sites	1/24/2014 5:40 PM
137	agree with caveat that a case by case view should be taken	1/24/2014 1:29 PM
138	Don't understand the question. As I've just agreed to use redundant office space for residential if I agree aren't I stating there is no redundant office space?	1/24/2014 12:33 PM
139	Doesn't appear to be a need at present, many commercial premises empty/up for lease, and unemployment in the town is low	1/24/2014 8:47 AM
140	not if they are redundant/empty sites	1/23/2014 5:09 PM
141	Disused farm buildings are ideal for this. Income also enables farmers to survive!	1/23/2014 1:46 PM
142	Don't understand the question.	1/22/2014 4:30 PM
143	Cannot answer, as it depends what alternative is suggested, and where it is	1/22/2014 9:27 AM
144	Whay does this mean?	1/21/2014 10:43 PM
145	There is plenty of employment in the area.	1/21/2014 1:23 PM
146	Redundant office space should be used first as employment space above shops in the town centre but the Woolmead should be demolished. It is important that office workers can use public transport to get to work and so town centre office space is important to maintain.	1/21/2014 12:01 PM
147	exactly what is meant by that??	1/21/2014 10:04 AM

## Neighbourhood Plan for Farnham - Preferred Options

148	I probably agree but I don't really know what you mean.	1/20/2014 11:35 PM
149	NO NEW DEVELOPMENTS OF ANY KIND!	1/20/2014 5:07 PM
150	For what?	1/20/2014 4:10 PM
151	out of town business park? but you can't control this!	1/20/2014 12:04 PM

**Q8 Do you agree or disagree that Hop Fields on Beavers Road should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.**

Answered: 493 Skipped: 82



Answer Choices	Responses
Agree	84.99% 419
Disagree	15.01% 74
<b>Total</b>	<b>493</b>

#	Comments	Date
1	They should definately be protected	4/1/2014 9:46 AM
2	I am ambivalent on this and think some development should be allowed.	3/31/2014 2:58 PM
3	Developing on this land will cause logistical issues. Crondall lane is overburdened and the junction iat west street struggles during he rush hour and school runs. A new route would be needed via castle street to begin to cope with the flow of traffic. 450 houses will lead to circa 1,000 cars. The local schools will need development plans before any building can take place.	3/31/2014 8:31 AM
4	This site meets all the criteria for designation as a Local Green Space under the NPPF Paragraph 76.	3/31/2014 12:25 AM
5	Note that the NWFRA 'Case for the Hopfields' ( <a href="http://www.farnham.gov.uk/uploads/media/Hop_Fields_1.pdf">http://www.farnham.gov.uk/uploads/media/Hop_Fields_1.pdf</a> ) specifically requested that the area become a Local Green Space under Paragraph 76 of the NPPF.	3/31/2014 12:17 AM
6	Especially as an area of visual beauty and historic recreation close to NW farnham residential areas , farming and UPA campus.	3/30/2014 10:59 PM
7	This is an area full of wildlife, stunning views and open space that we currently enjoy with our children and dogs.	3/30/2014 9:34 PM
8	The Beavers Fields should be preserved as a natural Green Space. The fields and surrounding area are a beautiful and historic site that shouldn't be spoilt by trying to cramp in small and out of character houses which the town centre or infrastructure cannot cope with.	3/30/2014 5:09 PM
9	We already get a surprisingly high amount of water run off from the hills above here. The Hop Fields help to absorb this, slowing the rate of water running down to the town centre. In addition, they are an important part of the town's history.	3/30/2014 1:54 PM

## Neighbourhood Plan for Farnham - Preferred Options

10	Beavers Field is an important local asset and should be protected as such. This site is not suitable for any development.	3/28/2014 2:03 PM
11	Hop fields are not exclusive to Farnham and Bentley has more more of them and more space-	3/27/2014 4:46 PM
12	I feel very strongly that the town should preserve this wonderful green open space, it is also good quality farmland.	3/21/2014 5:07 PM
13	Shame to see these area's disappear.	3/18/2014 11:47 PM
14	I don't know as I've not looked into this.	3/18/2014 10:51 PM
15	I don't feel strongly either way. The local residents' case does not seem particularly strong	3/18/2014 10:46 PM
16	Agree again it retains character of the town	3/18/2014 2:11 PM
17	If there are only two sites under consideration, the Beavers Road site is the one with an area which could accommodate a new school and doctors surgery as well as housing. The access need not be onto a main (or well used) road as there is ready access via the road to the west of the college. The area at present is only used for dog walking. Farnham's schools and doctors surgeries are already crowded. Potters Gate has just doubled in size to accommodate the growing population and if new housing on this scale is considered, it should also provide school and medical facilities. There is also room to include public green spaces.	3/18/2014 12:41 PM
18	we are neutral on this	3/17/2014 6:28 PM
19	Strongly oppose such development. This site and other open spaces provide the lungs of the town that need protection.	3/17/2014 3:17 PM
20	Because my house backs on to the area, I would personally like to see them retained and there are some less Nimbyish reasons about the unique character of the town and historical relationships - the Old Park - and so. But eventually how are we to provide sufficient much needed housing for people and where?	3/17/2014 12:31 PM
21	To a certain extent. Housing could extend as far north as the Art college, but not beyond that. The density of housing should be in line with other housing in the area.	3/17/2014 11:44 AM
22	This is vital.	3/16/2014 5:28 PM
23	It would be useful if you included the ref no (e.g.CON016) in the question. I have to hunt on the map to find where the land is the question refers to	3/13/2014 6:48 PM
24	Seems important to me to preserve those existing characteristics against the in-roads of banal development.	3/10/2014 4:15 PM
25	It is VITAL these fields are protected. They are part of the historic surroundings of the Castle and are also the heart and soul of Farnham	3/10/2014 12:37 PM
26	Why should they be protected when parts of Farnham have already been built on historic hop fields. At present they are used purely for dog walking which is not healthy for the public when owners do not clean up after their animals.	3/10/2014 11:57 AM
27	Strongly.	3/6/2014 11:22 AM
28	In 2012 skylarks could be heard regularly from the back gardens of Beavers Road/Beavers Close so they were clearly using the fields.	3/5/2014 5:20 PM
29	It is important that we have green space on the edge of town that we can walk to and enjoy. A great deal of local residents currently use this space. It would be a great shame to lose this space to hundreds of similar looking houses. I have recently moved into the town, so that I can walk and not use the car. The beauty of Farnham is that you can be in the town centre and walk to the countryside in less that 5 minutes. Do we really want to lose this, as we can never reclaim it. This area must be protected.	3/5/2014 3:48 PM
30	Most definitely. A large part of the appeal of Farnham is its close proximity to green spaces in all directions, which must remain intact.	3/5/2014 2:14 PM
31	Again, protection of wildlife.	3/5/2014 1:09 PM
32	1.access to a large housing development in this space would cause huge problems. 2. green spaces need to be preserved where possible in towns.	3/5/2014 10:39 AM
33	Waverley Lane has too much traffic now. To build on Compton Fields would be a (sentence ends here).	3/5/2014 10:13 AM
34	Just thei idea of ithis area being developed fills me with dread, revulsion & dismay	3/5/2014 7:30 AM
35	This site should be used for the construction of a new purpose built primary school. Potters Gate to be sold off for residential development.	3/4/2014 10:59 PM

## Neighbourhood Plan for Farnham - Preferred Options

36	This is a much needed green space for locals having been walked by locals for a few decades, is important to the heritage and any development would be hugely detrimental to the town centre traffic flow as well as to the town centre feel of Farnham a country market town.	3/4/2014 10:31 PM
37	My family and neighbours this space all the time from hide and seek in the long grass in summertime to walks, picking blackberries, riding bikes and walking.	3/4/2014 9:53 PM
38	This space is vital as part of the 'green lungs' of Farnham.	3/4/2014 8:17 PM
39	The roads could not sustain a development here. Traffic at the bottom of Crondall Lane is bad enough already.	3/4/2014 6:49 PM
40	I have used these fields for recreational purposes with my family and pets since the early 1980's. I think this green space should be protected.	3/4/2014 5:56 PM
41	All green areas should be protected if we are to preserve the rural character of Farnham.	3/4/2014 5:12 PM
42	Few remaining areas like this remain.	3/4/2014 4:53 PM
43	The traffic such a development would produce will swamp an already inadequate road system. Similar argument applies re schools and other services.	3/4/2014 4:42 PM
44	No, we do not agree that these Hop fields should be protected they are only being used by dog walkers, there are no games or other outdoor activities on these fields.	3/4/2014 4:14 PM
45	Hop fields have been very important to this area	3/4/2014 3:59 PM
46	Strongly agree as a local resident as this could impact on local school and college if significant housing were located there without major infrastructure work.	3/4/2014 3:12 PM
47	YES!!	3/4/2014 3:02 PM
48	Totally. This is because of it's value historically within our town and as an amenity area locally.	3/4/2014 2:44 PM
49	So much part of the history of the town. All these spaces and those of 9, 10 and 11 are needed for us to be able to 'breathe'.	3/4/2014 1:57 PM
50	I have no opinion.	3/4/2014 1:37 PM
51	Because local community groups should have their views be respected and count.	3/4/2014 11:31 AM
52	Hop Fields are now very rare in this area and should be protected if still in use.	3/4/2014 11:18 AM
53	These fields are of no historical or agricultural merit. Local residents have latched onto this nomenclature to suggest a bucolic idyll which never existed. Why not build student accommodation thereby liberating other residential/rental accommodation for non-student use.	3/4/2014 10:49 AM
54	The hop fields are central to the character of our town - the basis of it's success and a key differentiator. These fields should be joined to Farnham Park, to give Farnham Castle a wonderful 360 degree park setting.	3/4/2014 10:31 AM
55	As I live in Beavers Road I have a vested interest. Apparently the farmer, who works the fields above the proposed Hop Field development area, would then sell for more development higher up, because it would create too many difficulties for his work. Also, where would the exit roads be for such a development? Into Crondall Lane, which is narrow and often congested at the bottom end at peak times? Or into Scholers Way, at the side of the UCA? This would bring a lot more traffic to Beavers Road --> Falkner Road with no real exit except out, into West Street via The Hart. More traffic down Pottersgate should certainly be avoided because of the school and the very narrow exit into West Street.	3/4/2014 10:01 AM
56	All green areas should be protected.	3/3/2014 4:53 PM
57	If access is via footpaths it seems it should be left. Is the land used by the local community/open to all?	3/3/2014 4:01 PM
58	Disagree. This site is close to the town and beyond this area are vast tracts of open countryside. Any footways should be preserved and expanded and development should not be crammed in. Hop fields are historical for many parts of Farnham.	3/3/2014 3:22 PM
59	Strong case made.	3/3/2014 1:33 PM
60	Note that the case for the Hop Fields proposes that it becomes a Local Green Space under NPPF guidelines. You should treat this comment as including the 'Case for the Hopfields' document at <a href="http://www.farnham.gov.uk/uploads/media/Hop_Fields_1.pdf">http://www.farnham.gov.uk/uploads/media/Hop_Fields_1.pdf</a>	3/3/2014 12:35 PM
61	As a resident living adjacent to the Hop Fields I would prefer it if it could be retained as a real green space - it fulfills the questions of environment, bio-diversity, leisure, sport, exercise, culture, used by many for all these different reasons. It has historic connections with Farnham Park and is a completely different experience keeping in the more contained/managed Park - if built on it would be a great loss, and add a huge impact on the infrastructure of Farnham.	3/3/2014 12:10 PM

## Neighbourhood Plan for Farnham - Preferred Options

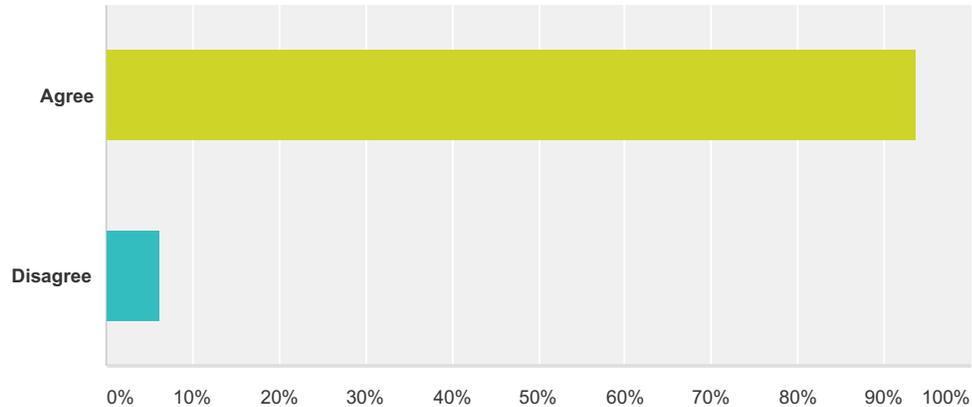
62	though partial sympathetic development could be appropriate .	2/26/2014 2:54 PM
63	This is an area of outstanding visual importance, providing a green space between the town and existing housing.	2/23/2014 5:57 PM
64	This site is most suitable for accommodation for students. It is close to the town and the students will not use cars.	2/18/2014 4:15 PM
65	Unless sympathetic housing to blend with the town could be on the lower part of the hop fields.	2/17/2014 7:05 PM
66	This is a town centre site which could be sympathetically developed in a location which lends itself to a residential area close to the town centre.	2/16/2014 1:38 PM
67	A very important piece of local green space	2/14/2014 3:52 PM
68	Totally and absolutely.	2/14/2014 2:34 PM
69	that they should be protected	2/12/2014 5:59 PM
70	The housing needs identified in the Neighbourhood Plan are for affordable housing and for student accommodation. Much of the shortage of affordable houses in Farnham is due to the fact that cheaper houses are occupied (rented) by UCA students, houses which could otherwise be used by young families. I believe that the hopfields should be held back in reserve in case the university wants to expand its student accommodation in the future. Such development could be designed to be far less intrusive to the local community, with appropriate landscaping and onsite facilities. Student accommodation would also produce far less of a traffic impact than normal housing.	2/12/2014 3:31 PM
71	From my own experience this site in particular has great visual appeal, heritage linked with the hop growing which the town was once prosperous for and is already bordered by a series of public footpaths which would lose all appeal from local ramblers and tourists if the environment was lost to housing, roads and cars. It is one of the only significant open spaces left within the shallow Farnham valley area discounting the floodplain and the more recreational Farnham Park grounds. A line has to be drawn somewhere otherwise in another 20 years time when another surge of new housing is required, every viable field within the district not being used for agriculture will be swallowed up and then Farnham, Hale, Badshot Lea, Wreclesham, Rowledge, Runfold, Seale, Crondall, Ewshot etc all becomes one sprawling development. The principle of not building on greenfield sites should be adopted now before it is too late, because with the way immigration has been handled in this country, the population is just going to result in demand outweighing everything. There is simply not enough space in the UK to continue like this indefinitely.	2/11/2014 10:36 PM
72	The Hop Fields add to the character of Farnham.	2/10/2014 5:48 PM
73	It is unique and must be maintained. It should be considered a place of outstanding natural beauty.	2/9/2014 9:47 AM
74	Students would appreciate local housing too.	2/9/2014 8:30 AM
75	Fits into the town area and very close BUT new roads particularly a through road between Crondall lane and Folly Hill should be part of the plan with a new Farnham traffic plan.	2/6/2014 8:58 AM
76	ADDITIONAL COMMENTS It was noticed in the submission to protect the Hop Fields, that it has been suggested, that to protect the fields from development, that offering the land as SANGS in order to develop Farnham is a preferred option. There are many reasons why this offer is not suitable one of which this cannot be done without the landowners consent. An alternative solution could be that the land should be held in reserve in case the UCA wants to build some student accommodation - much better for local people than houses, as there wouldn't be the number of extra traffic movements that houses would bring. No school places would be required either.	2/5/2014 2:51 PM
77	see 1, 2 & 3 above	2/4/2014 2:29 PM
78	The lower, flat, field might be suitable for development if suitable access can be provided. The higher, south-sloping fields should be protected	2/3/2014 3:23 PM
79	This is an ideal infill opportunity that does not expand or extend the size of Farnham's boundaries. It is also very close to the centre of town,	2/2/2014 5:37 PM
80	It is logical that this area so close to the town centre should be developed. The infill between the University and Crondall Lane is essential. There are ample fields behind the Hop Fields for walking	2/2/2014 5:28 PM
81	I always understood this would be set aside for future student accommodation. It is ideal for this use.	2/2/2014 5:27 PM
82	Reasons need to outweigh needs	1/31/2014 11:17 AM
83	I think any development within the town area is just going to cause more traffic issues. About once a year the town currently becomes gridlocked surely building anything within the town should be avoided or this will become a regular event.	1/31/2014 8:21 AM

## Neighbourhood Plan for Farnham - Preferred Options

84	The arguments for protection of the Hop Fields appear to focus on the historical element only. The site was originally thought suitable for student accommodation. Excluding this element of accommodation is counterproductive as it is closer to the town and the students for the University do not have cars and will not contribute to traffic congestion in the town.	1/30/2014 5:08 PM
85	none	1/30/2014 10:48 AM
86	I am not yet au fait with the arguments for and against.	1/29/2014 11:06 PM
87	This would be consistent with avoiding urban sprawl	1/29/2014 4:21 PM
88	Farnham's green spaces are an intrinsic element of the town's distinctive character. I believe that such protection should extend to other fields adjacent and close to the Hop Fields. I own one such field. Possibly these fields should be designated as part of the town's Green Infrastructure (GI).	1/29/2014 12:56 PM
89	I have not commented as I do not know the site well enough	1/29/2014 11:22 AM
90	Yes - building here will fundamentally change the character of the town and also set an undesirable precedent	1/29/2014 9:10 AM
91	Should be protected	1/29/2014 7:41 AM
92	Don't know enough.	1/28/2014 9:56 PM
93	This land, bounded on three sides by development, is most suitable for housing, close to Railway, Town & amenities. Also, could provide accommodation for U.C.A. students.	1/28/2014 9:10 PM
94	Godalming so cares about Farnham's Heritage!!!	1/28/2014 6:00 PM
95	This area has never impacted on me in the 22 years I have lived in Farnham	1/27/2014 10:28 PM
96	No view	1/27/2014 4:52 PM
97	we need to protect green space and always use brown field first	1/27/2014 4:11 PM
98	Don't know	1/27/2014 3:15 PM
99	this is a very peasant area and should not be developed .	1/27/2014 3:09 PM
100	This area has already been over-developed.	1/27/2014 2:02 PM
101	It's a piece of history but it is the future that is more important	1/26/2014 6:05 PM
102	They are part of the history of the town and should be preserved.	1/26/2014 4:41 PM
103	The Hop Fields site is the most sustainable site in Farnham to develop for housing, lying as it does within easy walking distance of the town centre and schools. Development of the site will avoid traffic having to come into the town centre and can be achieved sensitively with minimal impact on the overall setting of the town.	1/26/2014 12:10 PM
104	Strongly agree. I swore that the day they build over those fields would be the day I leave Farnham	1/24/2014 5:40 PM
105	Although distressing for near neighbours, this land seems ideal for new housing	1/24/2014 1:29 PM
106	They back on to my garden!	1/24/2014 12:33 PM
107	Avoids over density and retains heritage.	1/23/2014 1:46 PM
108	We should protect as many as possible of the open spaces around the town	1/22/2014 9:27 AM
109	Hop Fields?? Tis a dog walking area i think	1/21/2014 10:04 AM
110	This is perhaps the area of potential greenfield development closest to the town centre, and so most in need of protection. It really should be accessible to the public. It also has appalling access into Beavers Road and Crondal Lane.	1/20/2014 11:35 PM
111	NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
112	nothing should be excluded otherwise nothing will ever happen	1/20/2014 12:04 PM
113	It seems a n area that should be given up to some kind of development	1/20/2014 11:27 AM

**Q9 Do you agree or disagree that Compton Fields on Waverley Lane should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.**

Answered: 537 Skipped: 38



Answer Choices	Responses
Agree	93.67% 503
Disagree	6.33% 34
<b>Total</b>	<b>537</b>

#	Comments	Date
1	They are beautiful and a great asset for humans and wildlife	4/1/2014 9:46 AM
2	A small development only.	3/31/2014 3:57 PM
3	Allowing development here should be a last resort.	3/31/2014 2:58 PM
4	Very strongly agree. Waverley Lane is already too busy - too much traffic - please don't add more!	3/31/2014 1:48 PM
5	The level rail crossing is a pinch point and Waverley Lane is already overloaded. Tilford Rd The same. Schools are already at maximum capacity i.e Polycarps, South Farnham,Abbey, Weydon,The Bourne,St Petersplus the rest. Basically our infrastructure is struggling NOW !!!!!	3/31/2014 10:16 AM
6	We believe that sites within 5km of the Thames Basin Heath should only be developed once strategic sites outside of the Thames Basin Heath SPA have been developed. In this regard, large sites with potential to provide SANG land in South Farnham should be developed first.	3/28/2014 2:03 PM
7	Small village size developments. Not massive estates of sameness- Green buffers, Brown field sites first at all times.	3/27/2014 4:46 PM
8	Most strongly agree. Otherwise where willit end?	3/24/2014 3:36 PM
9	Will need good access road.	3/21/2014 4:46 PM
10	Defiantly should not be developed.	3/18/2014 11:47 PM
11	The local topology would appear to make development difficult and its rural nature, especially when linked with Waverley Abbey is definitely worth preserving	3/18/2014 10:46 PM

## Neighbourhood Plan for Farnham - Preferred Options

12	I do not know the area sufficiently well to comment.	3/18/2014 12:41 PM
13	Some development might be possible	3/18/2014 8:20 AM
14	Strongly agree	3/17/2014 8:04 PM
15	Part of the special character of the area	3/17/2014 3:17 PM
16	subject to sufficient land being available for new homes	3/17/2014 12:31 PM
17	This is a distinct rural community and should be protected.	3/17/2014 11:44 AM
18	Strongly agree. Waverley Lane and Tilford Road already massively congested at station crossing and during peak-times/school drop-offs. Increased competition for places at South Farnham Middle School which is already oversubscribed. Large development at this site would not be in keeping with character of surrounding housing in terms of scale and density.	3/16/2014 10:11 PM
19	see above comment	3/13/2014 6:48 PM
20	Haven't seen it so no comment. Except that nevertheless, this area is an attractive lung and should not be translated into an extension of the housing that already exists. Certainly the raping of a green-field site is incompatible with intelligent planning.	3/10/2014 4:15 PM
21	Condition of present roads in this area are atrocious/dangerous. We obviously have severe congestion on Telford Road and Waverley Lane, where traffic forms long queues at regular intervals due to Level Crossing and by-pass traffic lights. Heavy goods traffic is obliged to use these routes (Wreclesham Bridge)! Schools are already over-filled, and traffic to and from, daily parking, causes enormous problems for all drivers.	3/10/2014 3:24 PM
22	Very much so! Waverley Lane is already overloaded with traffic as it is a main entry in to Farnham. Just imagine with more houses (2 cars per household?) the extra traffic trying to get over the level crossing! Services: Schools, Doctors and Dental Surgeries already stretched to capacity. Utility Services cannot cope at present so how will extra demand be catered for? What about the impact on wildlife once gone, gone forever!	3/6/2014 1:03 PM
23	Agree strongly! Abbots Ride is used as a rat run on all working days between 7.45am-9.00am and 2.45pm-4.00pm. I live in the dip where it is difficult at present to gain access to or leave No.23 as few traffic observe 30mph. From 1990 Abbot's Ride was a quiet road but for some year it has become a rat run and any housing in the fields, at the Waverley end would make life impossible.	3/6/2014 11:31 AM
24	Don't know enough about the area.	3/5/2014 4:33 PM
25	Trying to access the town centre or by-pass via Station Hill is already hazardous. The congestion caused on Waverley Lane and Tilford Road then creates further problems on side roads as vehicles try to find an alternative route.	3/5/2014 1:17 PM
26	Town access is already a problem. This development would be a disaster.	3/5/2014 1:00 PM
27	I'm not familiar with the area and it would be unfair of me to comment.	3/5/2014 10:39 AM
28	Comments as above No.9	3/4/2014 5:12 PM
29	An important lung to the Town.	3/4/2014 4:53 PM
30	Same answer as Q8 applies; only situation is even more critical here - view congestion of Tilford Road, Waverley Lane caused by the railway crossing. Argument about lack of school places is particularly relevant here as well.	3/4/2014 4:42 PM
31	Thought this was a site marked for a new school.	3/4/2014 4:14 PM
32	Agree with local people knowing their local community	3/4/2014 3:12 PM
33	I agree totally with the Report undertaken by SOFRA.	3/4/2014 2:44 PM
34	Another part of the town which promises a 'walking space' and very much part of Farnham.	3/4/2014 1:57 PM
35	Because: - Inevitable increased traffic congestion in the local area will arise - to add to the congestion which already exists and poorly managed. - Waverley Lane and Tilford Road would both be massively busier and more dangerous.	3/4/2014 1:37 PM
36	The traffic flow on Waverley Lane is already heavily impeded, especially at school times and any larger increase in it resulting from a major development at Crompton Fields would strain its capacity and add to the already intolerable congestion at the junction with Tilford Road by the level crossing.	3/4/2014 1:18 PM
37	There has been over-development in and around Waverley Lane which is now impacting upon the character of and appearance of this neighbourhood. Further development of the size and nature proposed (+ 200 properties) would severely impact upon existing homes, schools, highways and access to A3.	3/4/2014 12:00 PM

## Neighbourhood Plan for Farnham - Preferred Options

38	If housing was developed on Compton Fields it would greatly increase traffic in Waverley Lane, which in town would make it more and more difficult to get across the level crossing. We already have three schools in this area and the traffic when children are arriving or leaving has to be seen to be believed. I wonder if anyone connected with Waverley Council has ever driven up Waverley Lane at peak times. Compton Fields should have been designated Green belt years ago.	3/4/2014 11:48 AM
39	It would destroy the lovely country feel of the South Farnham area. It would also create far too much traffic down Waverley Lane, going over the crossing, which is already congested at the moment. it is a great worry about getting a school place at South Farnham School at the moment, even though we only live a few minutes walk away, just think what it would be like with a housing estate at the top of the road!	3/4/2014 11:38 AM
40	It is essential these fields are protected.	3/4/2014 11:31 AM
41	This is a Plan for Disaster.	3/4/2014 11:23 AM
42	The roads in the Waverley Lane area cannot cope with any more traffic - it is not unusual to queue at the Level Crossing for at least 15 mins. The School, South Farnham, is already over- subscribed and children come from a wide catchment area - Mum's parking is a nightmare and starts from 2.30pm for a 3.30pm collection. The Catholic School also takes children from a very wide area many who have to be driven in as they live miles away.	3/4/2014 11:18 AM
43	This area cannot sustain further development - the infrastructure - roads, schools, traffic is massively over used. Traffic, road condition and lack of facilities suggest this cannot be developed.	3/4/2014 10:49 AM
44	Waverley Lane is too narrow to take any more traffic near these fields, close to the Bourne Stream.	3/4/2014 10:07 AM
45	As a local I would be worried by the increased vehicle congestion, the danger extra traffic will bring to the roads, there are not enough school places and access to the by-pass. There is also the worry of extra air pollution for Farnham.	3/3/2014 4:53 PM
46	The prospect of more housing on Waverley land is horrific. Already the S. Farnham and through traffic cause enormous congestion at the level crossing (which is closed for about 20% of the time) and if this was to be increased the whole of S. Farnham would become one large bottleneck.	3/3/2014 4:20 PM
47	School places are a concern, there are clearly not enough places to accommodate the existing families. Waverley Lane & Tilford road traffic is also worrying as it's difficult to navigate through due to volumes at peak times, and more traffic will make it more dangerous.	3/3/2014 4:07 PM
48	Ancient woodland must be preserved for all to enjoy, and ancient hedgerows too, as wildlife corridors.	3/3/2014 4:01 PM
49	Agree. I think a strong case is made for this area to be protected.	3/3/2014 3:22 PM
50	What a tragedy to even consider building so many houses in such an area - previously valued for its historic significance and natural beauty. Does the concept of green belt and strategic gap no longer exist? This is to set aside far more practical considerations of the chaos that would be generated by such an increase in the amount of traffic; this area already suffers from the "pinch point" at Farnham Station - this can only be dramatically worsened. There is also the practical consideration of the overloading of already oversubscribed schools. On a more emotive note, the Borough of Waverley is presumably named after Waverley Abbey - what a joke if this historic link, which is now an area of tranquil beauty, now becomes a tag-on to yet more over developments. We seem to have lost all sense of what makes Farnham such a special place.	3/3/2014 2:56 PM
51	No more houses above the railway station. Traffic congestion is already murder!!	3/3/2014 2:35 PM
52	Tilford Road & Waverley Lane leading to the station are already heavily congested & these roads simply cannot take any more.	3/3/2014 1:54 PM
53	Strong case made	3/3/2014 1:33 PM
54	Please don't use these fields for building on. The roads around couldn't cope with any extra; also the station crossing, which is already very bad, would be horrific!	3/3/2014 1:03 PM
55	Living on Waverley Lane, I find the traffic very dense at many times of the day, especially morning and evening rush hours and at the time of schools ending 3.30 - 4.30pm. Building a large development of houses will exacerbate this. Also the pot holes already are a disgrace. With even more traffic the road will become even worse. It is difficult to come back from friends around 4.00 with so many cars parked (South Farnham School). We cannot build on this site.	3/3/2014 1:02 PM
56	Roads are too congested already and are winding and narrow - would be very dangerous and affect environment badly.	3/3/2014 12:17 PM
57	Could not access report	3/3/2014 12:10 PM
58	The local residents' group has made a strong argument for protection.	2/26/2014 2:54 PM
59	Very concerned about competition for school places in the area and the traffic on Waverley Lane, especially at the level crossing.	2/24/2014 8:44 PM

## Neighbourhood Plan for Farnham - Preferred Options

60	Additional housing at this location would increase traffic congestion at the level xing at the station unreasonably	2/23/2014 8:12 PM
61	Only if appropriate areas can be identified, with access and infrastructure solutions	2/23/2014 5:57 PM
62	I live on Longley Road and the traffic is already terrible especially at commuter times and school pick up and drop off times. I literally cannot leave my house or my road without waiting many minutes. The traffic to get over the level crossing and then onto the by pass is horrific and we are often left for 5 minutes plus to reach the other side of the station???. Local services aren't able to deal with the number of current residents in the town so more residents would surely bring the GP surgeries, Farnham hospital and schools to a standstill??	2/19/2014 9:33 AM
63	This site is not suitable for housing due to the narrowness of the roads, lack of footpaths and distance up hill from the town. The local schools are full and all traffic has to cross the level crossing which is already far too busy.	2/18/2014 4:15 PM
64	Building on this land would result in even more chaos at the railway crossing and more locals fighting for places in their local schools. Totally ridiculous idea to build in this are.	2/18/2014 3:33 PM
65	Compton Fields would be very wet and the extra traffic at the level crossing would be unacceptable as well as pressure on local amenities and schools.	2/17/2014 7:05 PM
66	Yes otherwise this will significantly affect traffic on Waverley Lane and will dramatically impact on available school places.	2/17/2014 4:09 PM
67	This is in an area of beautiful countryside and the entrance to local beauty spots such as Waverley Abbey and wetland bird and wildlife sanctuaries. It is the gateway from Farnham into an extended rural area, which would extend Farnham's footprint and set precedent for further development, enlargement and encroachment of the town into rural areas of outstanding beauty. Due to poor infrastructure in this area, the environmental impact would be significant and irreversible.	2/16/2014 1:38 PM
68	I have personal knowledge of this piece(s) of land which, adjacent to ancient woodland in The Bourne Valley, is of immense value environmentally. Additionally, the road links between here and the town centre are seriously over-loaded already.	2/14/2014 3:52 PM
69	Totally.	2/14/2014 2:34 PM
70	This land is not suitable. Roads too narrow ending at the level crossing at the Station which is always busy. More housing will only make the area busier than it is already. The open fields are a pleasant area for dog walking, cycling and walking.	2/13/2014 2:42 PM
71	that they should be protected	2/12/2014 5:59 PM
72	Unsustainable location on site itself plus complication of the adjacent unchangeable road blockage caused by level crossing which even now means traffic congestion and illegal levels of air pollutants	2/12/2014 3:31 PM
73	Farnham cannot cope with any increase in population. Traffic on the South side of Farnham already struggles to traverse the level crossing at the railway station. Many South Farnham residents already use Crooksbury Road as an alternative route.	2/10/2014 5:48 PM
74	Waverly Lane is already immensely busy at peak times. Consecutive hours of stationary vehicles wait hundreds of meters up Tilford Road and Waverly Lane, causing pollution to residents and school children walking by. It is also a massive inconvenience to residents trying to leave their homes or park on their drives.	2/9/2014 7:18 PM
75	Yes, it is a beautiful area.	2/9/2014 9:47 AM
76	No building in this area. Already a rat race to godalming and Guildford and only more traffic would lead to accidents on station Hill which is already too dangerous. Railway would need underpass or bridge to allow for extra traffic.	2/9/2014 8:30 AM
77	Level crossing, local roads, already very congested. Extra traffic at rush hour would cause serious delays, impede access to A31, block residential roads, causes gridlock to form.	2/8/2014 12:59 PM
78	Level crossing congestion/times barriers are down, is already extreme and this is the only route onto the A31 within 2 miles. Local roads used as rat runs, commuter parking, school drop offs are all excessive and causing problems now, without potentially 300+ additional cars rush hour!	2/8/2014 12:49 PM
79	There is often huge congestion at the railway crossing backing up for 1/4 of an hour or more. There is already illegal air quality around Station Hill. A significant increase in cars would greatly exacerbate both these problems. Around the Compton Fields end of Waverly lane the road is quite narrow and the pavements very narrow as illustrated by my difficulty keeping my father who has dementia from walking into the road. Around school times this is particularly difficult especially with the increasing number of parked cars. There are no pavements beyond Abbots Ride. We don't have enough school places for our current needs let alone additional ones. There are ancient woodlands which lots of people currently enjoy. It would change the character of the area.	2/6/2014 10:31 AM
80	This is green field and would put intolerable pressure on Waverley Lane and Tilford Rd. A swell is far out if town and contributing to sprawl and increase traffic.	2/6/2014 8:58 AM

## Neighbourhood Plan for Farnham - Preferred Options

81	A quite ludicrous proposal - the roads in the immediate vicinity are narrow, dark, winding & steep with no footpaths. The increase in traffic would cause further havoc particularly in Waverley Lane, Menin Way, Longley Road and Abbots Ride particularly during school and commuter periods when it is already very dangerous and inconvenient. Air quality and general local amenities would also be further compromised.	2/4/2014 2:29 PM
82	Yes the fields at Compton /Waverley Lane should be protected.	2/2/2014 5:58 PM
83	I agree in the strongest possible terms. The reasons for protecting and preserving these fields have been set out clearly and coherently in the Constraints Document.	2/2/2014 5:37 PM
84	The notion of building over 200 houses in such a beautiful, rural location is outrageous. The path which runs through this idyllic meadow is a firm favourite with my 2 young sons. Moreover, I fail to see how the Tilford Road and Waverley Lane would cope with the extra traffic generated by the proposed development. Also, where on earth will all the additional children go to school? There is already a shortage of places in this area!	2/1/2014 9:52 PM
85	I completely oppose this proposed area of development, as a resident of Tilford Rd it will significantly increase traffic and adversely affect local facilities including schools and public transport. It must NOT go ahead and area should be protected.	2/1/2014 5:06 PM
86	(1). Distance from town would require use of cars. Traffic on Waverley Lane/Tilford Road already barely sustainable; particularly at school times & closure of level crossing gates. (2) current diversity of wild life, including rare species, would be irrevocably damaged.	2/1/2014 3:26 PM
87	Waverley Lane leads directly to the most congested area of the Farnham road system - the railway station and A31 junction. The added traffic would compound the problem and increase the risk to children attending the several schools on the route.	1/31/2014 10:50 PM
88	Being a resident on Waverley Lane I feel this would cause a big problem if more cars had to go over the level crossing. South Farnham Middle School is already over subscribed. All in all not a good idea.	1/31/2014 7:49 PM
89	With extra movement of traffic, the level -crossing would become a blackspot which would cause the likelihood of gridlock in the town centre.	1/31/2014 4:24 PM
90	Reasons need to outweigh needs	1/31/2014 11:17 AM
91	The increase in traffic would be horrendous , it is bad as it is at the moment. The main roads are narrow , when the train barriers are down the roads just become stationary.	1/31/2014 8:17 AM
92	It is already incredibly difficult and time consuming to get over the level-crossing on Station Hill, due to the sheer volume of traffic; any additional housing will have a huge impact on local roads and it will ultimately lead to grid-lock. Traffic-flow must be a crucial element to consider when planning new developments; the impact on existing south Farnham Residents will be huge if even more traffic is channelled through an existing traffic bottle-neck.	1/30/2014 9:38 PM
93	it is not used for anything now so build on it by all means	1/30/2014 5:09 PM
94	Development on this site is unsustainable and unsuitable. Narrow twisting roads, ending at the pinch point at the level crossing. Access to the A31 and the town is already at an unsustainable level. Station Hill and the B3001 have an already illegal high level of poor air quality. Congestion in the area is already at such a high level that access to the already oversubscribed three schools causes traffic jams on the B3001 and local roads cannot accommodate the parking necessary for access. The hospice and 54 bed BUPA care home already have problems with access to their sites. Traffic trying to reach 3 schools, level crossing, Farnham Station, hospice and care home compete with through traffic causing congestion and frustration from motorists and parents. Compton Fields abut ancient woodland and hedgerows, all a vital green lung for the town and particularly to combat the poor air quality at Station Hill and B3001. There is greater evidence for preservation of this site than other parts of Farnham.	1/30/2014 5:08 PM
95	Compton Fields on Waverley Lane have to be protected. Development on that site would be unsustainable on many levels. Narrow roads ending in a pinch point at the level crossing at Farnham Station. Green space to the south of Farnham town acts as a green lung against the already illegal high levels of poor air quality that exists at Station Hill and the B3001. There are far more constraint on development on this site than any other in the Farnham area. The area already has three schools that are oversubscribed. A hospice that offers pain management courses that require access by many visitors and a 54 bed BUPA Care Home. Traffic congestion already causes frustration from motorists unable to access the By Pass. Poor public transport. Long walk up hill from the town. The biodiversity of the area must be maintained. i.e. Ancient Woodland, Ancient Hedgerows. Thames Water consider the North of Farnham more acceptable for development as the capacity for sewage disposal is already at overcapacity to the south. Housing in the area is of a lower density than other parts of Farnham, but has to be kept as such not just for the amenity value, but south farnham cannot sustain more traffic locally due to the current flow of traffic using the area from other parts of Farnham i.e. to access the town, access to the station, to access the three schools, hospice, care home and as through traffic to A3. More development in such an area will create grid lock.	1/30/2014 4:35 PM

## Neighbourhood Plan for Farnham - Preferred Options

96	Compton Fields on Waverley Lane have to be protected. Development on that site would be unsustainable on many levels. Narrow roads ending in a pinch point at the level crossing at Farnham Station. Green space to the south of Farnham town acts as a green lung against the already illegal high levels of poor air quality that exists at Station Hill and the B3001. There are far more constraint on development on this site than any other in the Farnham area. The area already has three schools that are oversubscribed. A hospice that offers pain management courses that require access by many visitors and a 54 bed BUPA Care Home. Traffic congestion already causes frustration from motorists unable to access the By Pass. Poor public transport. Long walk up hill from the town. The biodiversity of the area must be maintained. i.e. Ancient Woodland, Ancient Hedgerows.Thames Water consider the North of Farnham more acceptable for development as the capacity for sewage disposal is already at overcapacity to the south. Housing in the area is of a lower density than other parts of Farnham, but has to be kept as such not just for the amenity value, but south farnham cannot sustain more traffic locally due to the current flow of traffic using the area from other parts of Farnham i.e. to access the town,access to the station, to access the three schools, hospice, care home and as through traffic to A3. More development in such an area will create grid lock.	1/30/2014 4:35 PM
97	Compton Fields on Waverley Lane have to be protected. Development on that site would be unsustainable on many levels. Narrow roads ending in a pinch point at the level crossing at Farnham Station. Green space to the south of Farnham town acts as a green lung against the already illegal high levels of poor air quality that exists at Station Hill and the B3001. There are far more constraint on development on this site than any other in the Farnham area. The area already has three schools that are oversubscribed. A hospice that offers pain management courses that require access by many visitors and a 54 bed BUPA Care Home. Traffic congestion already causes frustration from motorists unable to access the By Pass. Poor public transport. Long walk up hill from the town. The biodiversity of the area must be maintained. i.e. Ancient Woodland, Ancient Hedgerows.Thames Water consider the North of Farnham more acceptable for development as the capacity for sewage disposal is already at overcapacity to the south. Housing in the area is of a lower density than other parts of Farnham, but has to be kept as such not just for the amenity value, but south farnham cannot sustain more traffic locally due to the current flow of traffic using the area from other parts of Farnham i.e. to access the town,access to the station, to access the three schools, hospice, care home and as through traffic to A3. More development in such an area will create grid lock.	1/30/2014 4:34 PM
98	Very strongly agree. The environmental impact from the loss of habitat and walking/leisure facilities would be great and set a disastrous precedent. The traffic/transport implications of any development do not bear thinking about.	1/30/2014 2:30 PM
99	Strongly agree. This is a valuable green space which gives Farnham its unique character.	1/30/2014 2:14 PM
100	These areas provide quiet areas for local people to enjoy within easy reach, without having to yet again get Ina car to have leisure space, also wildlife benefits all	1/30/2014 12:33 PM
101	none	1/30/2014 10:48 AM
102	The level crossing at rush hour CANNOT COPE with extra traffic.	1/30/2014 12:08 AM
103	Would create additional congestion especially at the level crossing.	1/29/2014 11:06 PM
104	Absolutely essential to the integrity of the s character of Farnham. There are several reasons for this: first, this could well mean an additional 300 cars needing to enter Farnham either for the railway station or shopping. The bottleneck at the station and on Firgrove Hill is already near breaking point. 2nd it will become more dangerous dangerous for those dropping off children at the schools and result in an unacceptable increase in noise and disturbance on surrounding roads. 3rd these fields are in a beautiful peaceful area and are an attractive entry to Farnham. Fourthly the infrastructure is insufficient – there are already too few school places and where would new schools be developed? Development here is certainly not sustainable. The ideal location for development around Farnham are the Coxbridge Farm and Badshot Lea areas.	1/29/2014 4:21 PM
105	Local schools already over subscribed. Minor roads ie. Tilford and Waverley Lane already congested at peak times and the railway level crossing is a nightmare, adding to the problem	1/29/2014 12:47 PM
106	The current infrastructure cannot support increased housing in this location: the level crossing and Hinkley's Corner already considerably constrain traffic flow and the schools are at capacity.	1/29/2014 12:05 PM
107	I feel very strongly that Waverley Lane and surrounding roads cannot support any more traffic, and that these fields act as a vital boundary to the residential part of Farnham. Development here would make the everyday life of current residents very difficult as it is an extremely busy area with most people driving all sorts of detours to manage even today.We all have to memorise train times nad school times before setting out on any journey! Please preserve the character of historic, rural Farnham and don't surround it with housing estates.	1/29/2014 11:22 AM
108	Building on Compton Fields is just wrong. See the SOFRA report for more information.	1/29/2014 7:41 AM
109	This is an entirely unsuitable location for development. The B3001 is at capacity, the level crossing is a major holdup and will get a lot worse if an additional train service to Guildford is implemented, the local schools are over-subscribed, it is not within walking distance of any shops or services and the roads are narrow and dangerous for pedestrians, particularly children.	1/28/2014 11:56 PM

## Neighbourhood Plan for Farnham - Preferred Options

110	We live next to the fields and indeed overlook them. The field on the east side of the lane has no particular obvious landscape merit. It is frankly quite average. The proposed development will not adversely impact the amenity of Compton Woods and the proposed sites are actually quite limited in area. While the roads will suffer some additional traffic, possibly an extra 500-1000 journeys a day (assuming 2 cars p/household) this would only be c.5-10% additional journeys on the road, assuming everyone heads towards the bypass. This would be compensated for by the displacement of some of the existing journeys which are caused by those from other parts of Farnham travelling to school as presumably some of these school places would be taken up by new residents (looking at the new St Andrew's catchment plan as well as at South Farnham's catchment.	1/28/2014 10:07 PM
111	Train crossing. Bottlenecks around schools. Overcrowded schools. Massive parking problems. Narrow country lanes not suited to increased traffic. Need I say more?	1/28/2014 9:56 PM
112	This is green belt and the infrastructure on the south side of the railway cannot cope! Nor the schools. This idea is crazy and will open the floodgates to urban decay..... Immense outstanding beauty and wildlife (and ancient woodland)	1/28/2014 8:26 PM
113	Building on this land will massively increase the burden on the infrastructure in this area. The roads are already badly overcrowded,more houses means more commuter and school run traffic.Inevitably,because of the level crossing, the queues in Waverley Lane and Tilford Road will be longer resulting in even more pollution.More traffic increases frustration and the danger of accidents.The Waverley Lane/Tilford Road area is already heavily built up/populated and needs relief rather than additional building .	1/28/2014 6:45 PM
114	There is not enough road space to get the hundreds of extra cars in Waverley Lane, Tilford Road etc	1/28/2014 6:00 PM
115	We very strongly agree with this.	1/28/2014 4:53 PM
116	Any development on this site would make access to the A31 even more difficult than at present. 225 houses may mean 1000 extra people and 400 or 500 children. Local schools are already full to capacity.	1/28/2014 4:48 PM
117	Developing this site would create chaos and overcrowding on the existing infrastructure..schools roads etc..	1/28/2014 2:59 PM
118	Waverley Lane is already congested daily due to activity associated with biased traffic lights at Hickley Corner, railway crossing which frequently remains closed for four minutes or more,two schools with attendant road traffic,a hospice and a BUPA Nursing home also generating traffic.Further housing developments in Waverley Lane would make a currently bad situation worse and should therefore be avoided.	1/28/2014 1:18 PM
119	Any development here would place an unacceptable burden on the local infrastructure and facilities. In addition it would be totally out of character with the surrounding neighbourhood.	1/28/2014 12:41 PM
120	250 houses on that site will be disastrous for South Farnham, an area of great charm and beauty for existing residents, but scant infrastructure, already congested roads during peak periods, minimal power supply that struggle to meet demand when there are weather problems and no mains sewerage.	1/27/2014 10:08 PM
121	Existing traffic density alone makes it obvious that South Farnham is too crowded. Parking restrictions are already in place and the Station is mobbed at all times of the day with traffic queues running up Waverley Lane and Tilford Road.	1/27/2014 9:17 PM
122	South Farnham infrastructure will not support further development; roads are inadequate, water & sewage, schools, level crossing already a major obstacle would be blocked for much of the day	1/27/2014 7:45 PM
123	Travelling along the Waverley Lane towards Farnham is already very tricky and often potentially dangerous. Building on these fields will be totally detrimental to this area in terms of pressure on school places, safety on the roads and will permanently affect the rural nature of this area.	1/27/2014 7:18 PM
124	The schools are full, traffic densities at unreasonably high levels, Farnham railway crossing a nightmare many times a day, car parking will be even more impossible, the roads aren't big enough, where do the pedestrians walk from the new houses when going up and down Waverley Lane,?.....Can the sewers take the strain?.....	1/27/2014 6:52 PM
125	Building many more houses in this area is putting the cart before the horse. The infrastructure has to be in place before large scale building is allowed. The case against this development has been made by the residents association after considerable study. In particular the massive problem of traffic converging on the railway crossing and the junction with the bypass and causing lengthy delays and pollution. Like wise the local schools are already oversubscribed.	1/27/2014 6:14 PM
126	Development on the fields should be allowed if it improves the town and is in keeping with the local area. High quality low density housing and improvements to local infrastructure. e.g a tunnel at the level crossing, improved access on and off the A31 and sufficient school places.	1/27/2014 5:58 PM
127	Once again as per section 2 and section 4, Farnham cannot cope with any development, it takes up to 15 mins by car to reach the "bypass" by car almost any time of day due to the time the level crossing gates are closed, any more development will make this overcrowded area impossible. School run time is stay at home time ! Don't forget this area is listed on old maps as having ancient digs from the Monks and Abbots from the Waverley Abbey location, THIS AREA SHOULD BE PROTECTED	1/27/2014 5:40 PM

## Neighbourhood Plan for Farnham - Preferred Options

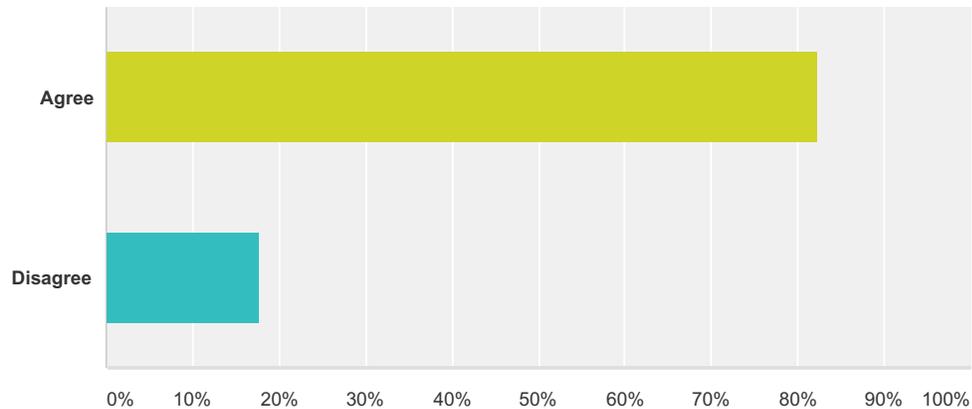
128	This is vital to preserve the character of the town and to prevent sprawl	1/27/2014 4:52 PM
129	Traffic congestion in this area is already at a high level, with the area being frequently gridlocked. There are three school, a hospice and a nursing home within a small area, further exacerbated by the level crossing. Building in this area would make the roads impassable during the peak times.	1/27/2014 4:49 PM
130	If a large number of houses are built on these fields Waverley Lane and Tilford Road will be clogged up with traffic. It will be extremely difficult to cross the Level Crossing. It will be EVEN MORE difficult to get an appointment with the doctor. Local schools are already over subscribed. I think it is a very bad idea to even think of building on such a scale in South Farnham.	1/27/2014 4:40 PM
131	we need to protect green space and always use brown field first plus traffic over the level crossing is already awful and this area is close to historic Waverley Abbey	1/27/2014 4:11 PM
132	Any new housing here would cause an unacceptable increase in congestion around the level-crossing and surrounding areas.	1/27/2014 4:05 PM
133	I cannot see who would benefit from developing this area - should it ever get passed, those who move there will soon discover their mistake as they fight their way through the inadequate road system, endeavour to fight for school places, have to leave probably at least an hour earlier in order to get to work or school - so how does that work? Oh yes and how could we forget the railway station carnage?? Crazy road system around the station. Barrier timing issues and traffic light phasing.	1/27/2014 3:55 PM
134	A further development here we be unsustainable with a view to traffic congestion, school over-subscription and insufferable delays at the railway crossing	1/27/2014 3:26 PM
135	Building on this site would cause complete chaos at the Station junction. This road is already busy, getting very congested during school pick up times causing great queues at the Station and further down over Hinckleys Corner. More houses, cars and people will just compound the situation.	1/27/2014 3:12 PM
136	I live in South Farnham. The traffic along Waverley lane and Tilford Rd is very high: commuters/schools and impacted by the rail crossing..	1/27/2014 3:09 PM
137	There is just not enough infrastructure in South Farnham to support this. Adding these houses will decrease the quality of life for those who already reside here. Please look at such as the Coxbridge area as an alternative.	1/27/2014 2:50 PM
138	This area must not be developed for the following reasons: Inevitable increased congestion at the level crossing bottleneck from extra vehicles. This is already at breaking point and increasing traffic would be ludicrous. Waverley Lane and Tilford Road would both be massively busier and more dangerous. Increased rat-running for school drop-offs and commuter peak periods. Tilford road is already a danger due to idiots driving at unlawful speeds....this would add more bad drivers to the road. Local schools are already oversubscribed and unable to meet local demand. To increase the potential catchment is ridiculous when nothing is planned to equally increase school places.	1/27/2014 2:42 PM
139	Our roads are already overloaded, full of potholes every winter and blighted with parking. Our schools are also full. Where is everyone supposed to go?	1/27/2014 2:02 PM
140	Important wildlife corridor. Already Tilford Road and Waverley lane traffic congested especially at school starts and finishes. Excessive traffic at level crossing especially at rush hours NB resident survey	1/27/2014 1:33 PM
141	South Farnham cannot take any more houses or residents. Everything is grid locked! Too much pollution, too much traffic, horrible road conditions, no place in schools and other services. Please don't.	1/27/2014 1:25 PM
142	Traffic across the level crossing to the bypass is already at very high levels and these roads cannot support the levels of new residents. Also schools are over subscribed in this area already.	1/27/2014 1:09 PM
143	This area must be protected. The traffic congestion on Waverley Lane and other routes to the level crossing is already out of control. This area can't take anymore traffic. The wait at the level crossing and the resultant pollution is already unacceptable. In addition the local schools are already over subscribed.	1/27/2014 1:03 PM
144	This is a very important area of green belt land and the surrounding amenities and roads are not capable of sustaining that amount of new housing	1/27/2014 1:01 PM
145	The roads in this area will not support the huge increase in traffic a massive house building program will bring. This proposed development will change the whole character of this part of Farnham.	1/27/2014 12:55 PM
146	The area cannot cope with more development.	1/27/2014 12:51 PM
147	On an OS map there is marked a children's playground there, obviously not now, but this implies that it is a recreation area for the community. Also in view of recent heavy rainfall the flood plain of the River should be retained. If current weather patterns are to be repeated year after year then building on this site would be foolish	1/26/2014 4:01 PM
148	Flooding prevention issues	1/26/2014 1:34 PM

## Neighbourhood Plan for Farnham - Preferred Options

149	If these are fields I think they are, they were under water last week.	1/24/2014 5:40 PM
150	Don't know enough about it	1/24/2014 12:33 PM
151	don't know enough about it	1/23/2014 5:09 PM
152	Listen to residents	1/23/2014 1:46 PM
153	We should protect as many as possible of the open spaces around the town, and this proposal is particularly objectionable, as it would dramatically impact on the traffic levels south of the railway crossing, which is already a serious bottleneck	1/22/2014 9:27 AM
154	If there has to be development this would be an option.	1/21/2014 1:23 PM
155	Don't know.	1/20/2014 11:35 PM
156	NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
157	nothing should be excluded otherwise nothing will ever happen	1/20/2014 12:04 PM

**Q10 Do you agree or disagree that area east of Browns walk, Rowledge should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.**

Answered: 451 Skipped: 124



Answer Choices	Responses
Agree	82.26% 371
Disagree	17.74% 80
<b>Total</b>	<b>451</b>

#	Comments	Date
1	Yes protected from housing, but could be better used than it is now for agriculture.	3/31/2014 3:07 PM
2	N/A	3/28/2014 2:03 PM
3	Roads needed for existing homes too.	3/27/2014 4:46 PM
4	Don't know	3/24/2014 3:36 PM
5	Don't know	3/23/2014 3:42 PM
6	I don't know this area	3/23/2014 1:05 PM
7	No opinion	3/21/2014 4:46 PM
8	The residents of Rowledge have very responsibly suggested alternative sites where development would be acceptable and this should be repected and valued.	3/19/2014 2:03 PM
9	I think there is potential for very limited development which will retain the Rowledge/Farnham separation.	3/18/2014 10:46 PM
10	I do not know the area sufficiently well to comment	3/18/2014 12:41 PM
11	Waverley BC have already approved what appears to be a hotel on Manley Bridge Road.	3/18/2014 12:01 PM
12	They have identified some small areas	3/18/2014 8:20 AM
13	Need to protect Rowledge from further development to save the unique setting of this community. The village has already contributed its share of new development.	3/17/2014 3:17 PM

## Neighbourhood Plan for Farnham - Preferred Options

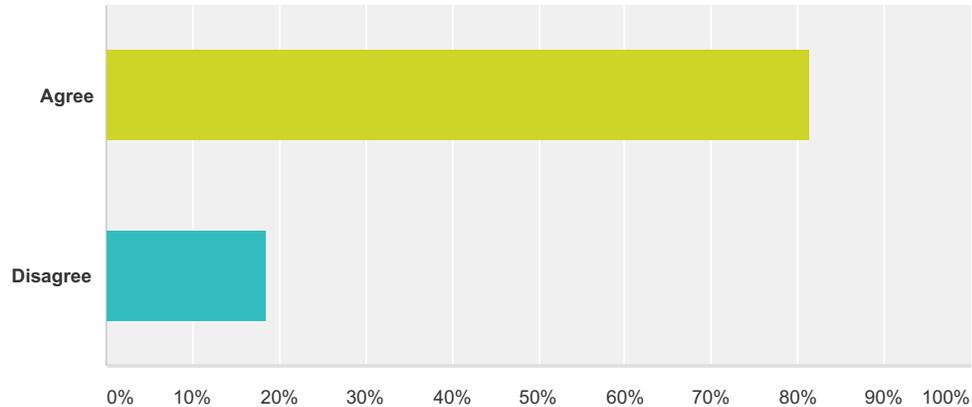
14	subject to sufficient land being available for new homes	3/17/2014 12:31 PM
15	For the same reasons above.	3/17/2014 11:44 AM
16	I know this one	3/13/2014 6:48 PM
17	Yes, this is essentially necessary to preserve an area of character.	3/10/2014 4:15 PM
18	No comment as not in my area	3/6/2014 11:31 AM
19	As 9.	3/5/2014 4:33 PM
20	small scale development in keeping with the area could be acceptable.	3/5/2014 10:39 AM
21	Comments as above	3/4/2014 5:12 PM
22	The name, Brown's Walk, suggests it should be protected.	3/4/2014 5:00 PM
23	I don't know this area well, local decision.	3/4/2014 4:53 PM
24	Do not know this area.	3/4/2014 4:14 PM
25	Not sure	3/4/2014 3:59 PM
26	As previously stated.	3/4/2014 3:12 PM
27	I do not know area	3/4/2014 2:55 PM
28	However, I am also in total agreement that development should be allowed along the north side of The Long Road where development along that road already exists and many of the wide front boundaries lead themselves to additional 'single dwelling' developments by dividing existing plots, but no to back filling.	3/4/2014 2:44 PM
29	I have no opinion	3/4/2014 1:37 PM
30	I don't know it so can't comment.	3/4/2014 1:05 PM
31	This is a lovely quiet area in the valley, popular with walkers, and serves as a desirable buffer zone between Rowledge and Wrecclesham. There is already building going on behind the Broadstone Road houses in some places. This is eating into the wooded area east of Browns Walk. (I am a former resident of Rowledge.)	3/4/2014 10:01 AM
32	I don't know sufficient about this to comment.	3/3/2014 4:20 PM
33	Rowledge Residents Association has identified land at Cherryfields and infill development along the north side of The Long Road as potential areas for development and I think some development could be allocated to these areas to spread more fairly the development around the Farnham area.	3/3/2014 3:22 PM
34	Could not access report	3/3/2014 12:10 PM
35	This might be an area that some development could be allowed on.	2/26/2014 2:54 PM
36	If expansion is required this must be a favoured location with access in and out to and from several routes and would be made even further viable if planned in conjunction with the Wrecclesham Bypass,	2/23/2014 8:12 PM
37	Only if appropriate areas can be identified, with access and infrastructure solutions	2/23/2014 5:57 PM
38	Not familiar with this area.	2/17/2014 7:05 PM
39	We should avoid encroaching into this area of countryside and natural beauty.	2/16/2014 1:38 PM
40	This is the catchment of the Frensham Vale stream which is already subject to flooding. More buildings and tarmac would exacerbate this situation.	2/14/2014 3:52 PM
41	The "Strategic gap" (?) between Wrecclesham and Rowledge is already provided by the area of current ASVI. Limited housing in this proposed area to the north of Boundstone Road would balance that already existing to the south, The proposed area is also outside the 5km. zone of the TBH SPA which burdens most of the rest of Farnham.	2/12/2014 3:31 PM
42	Any further development in the Farnham area would increase the already overcrowded roads and services.	2/10/2014 5:48 PM
43	The separateness of the villages must be maintained.	2/10/2014 11:18 AM
44	If the local neighbourhood are in agreement and the infrastructure of rowledge can support it then I agree with it.	2/9/2014 9:47 AM
45	It doesn't appear there would be any significant problems with air pollution or traffic.	2/6/2014 10:31 AM
46	This area is able to sustain and support additional development better than others closer to Farnham Town centre	2/4/2014 2:29 PM
47	This is a prime infilling opportunity. Just as long as it does not interfere with the Bourne Stream, and all brownfield sites have been used first.	2/2/2014 5:37 PM

## Neighbourhood Plan for Farnham - Preferred Options

48	This could have some houses, providing development does not impinge on the Bourne Stream in any way and all brown field sites have been used.	2/2/2014 5:27 PM
49	I have not seen the Neighbourhood Plan so don't feel I am in a position to voice a decision	1/31/2014 7:49 PM
50	Reasons need to outweigh needs	1/31/2014 11:17 AM
51	do not know the area	1/30/2014 2:30 PM
52	I am not yet au fait with the arguments for and against.	1/29/2014 11:06 PM
53	Urban sprawl must be avoided	1/29/2014 4:21 PM
54	Do not know the area sufficiently well	1/29/2014 1:14 PM
55	Insufficient Knowledge	1/29/2014 12:56 PM
56	Should be protected	1/29/2014 7:41 AM
57	We can't cope with the increased traffic - whatever the overarching commands from Westminster say,	1/28/2014 6:00 PM
58	a matter for the local residents	1/27/2014 6:14 PM
59	See answers to questions 1 through 5.	1/27/2014 6:11 PM
60	Once again the roads are overcrowded, so any development will mean Farnham is a no go area.	1/27/2014 5:40 PM
61	All consideration needs before any bricks are laid - does anyone even look at the whole picture - it is hard to believe that they do.	1/27/2014 3:55 PM
62	Don't know	1/27/2014 3:15 PM
63	Rowledge knows best	1/27/2014 1:33 PM
64	There are plenty of areas within easy walking- driving distant to use for nature etc	1/26/2014 6:05 PM
65	Rowledge is a beautiful village, any additional development how ever small (even single dwellings) should be stopped.	1/26/2014 4:26 PM
66	It could take some development	1/24/2014 5:40 PM
67	No comment	1/24/2014 1:29 PM
68	Don't know enough about it	1/24/2014 12:33 PM
69	don't know enough about it	1/23/2014 5:09 PM
70	Listen to residents	1/23/2014 1:46 PM
71	Don't know the area.	1/22/2014 4:30 PM
72	We should protect as many as possible of the open spaces around the town	1/22/2014 9:27 AM
73	Again don't know.	1/20/2014 11:35 PM
74	NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
75	nothing should be excluded otherwise nothing will ever happen	1/20/2014 12:04 PM

**Q11 Do you agree or disagree that are of east of the village of Rowledge should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.**

Answered: 446 Skipped: 129



Answer Choices	Responses
Agree	81.39% 363
Disagree	18.61% 83
<b>Total</b>	<b>446</b>

#	Comments	Date
1	Limited low density development should be allowed as a last resort.	3/31/2014 2:58 PM
2	N/A	3/28/2014 2:03 PM
3	Green buffers and very small developments less than 150 to preserve village status maybe.	3/27/2014 4:46 PM
4	This question does not even make sense.	3/27/2014 2:10 PM
5	Don't know	3/24/2014 3:36 PM
6	Don't know	3/23/2014 3:42 PM
7	I don't know this area	3/23/2014 1:05 PM
8	No opinion	3/21/2014 4:46 PM
9	The residents of Rowledge have very responsibly suggested alternative sites where development would be acceptable and this should be repected and valued.	3/19/2014 2:03 PM
10	Villages then encroach into other villages.	3/18/2014 11:47 PM
11	I do not know the area sufficiently well to comment	3/18/2014 12:41 PM
12	See above	3/18/2014 8:20 AM
13	Need to protect Rowledge from further development to save the unique setting of this community. The village has already contributed its share of new development.	3/17/2014 3:17 PM

## Neighbourhood Plan for Farnham - Preferred Options

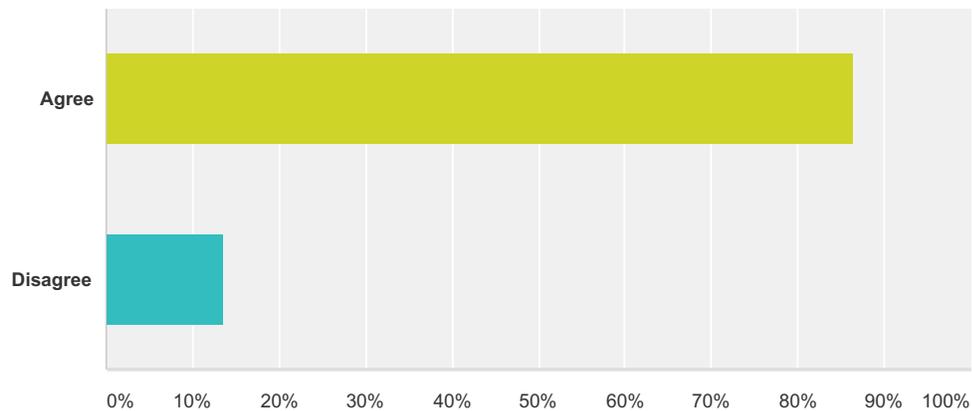
14	subject to sufficient land being available for new homes	3/17/2014 12:31 PM
15	As above. Rowledge is a unique village on the outskirts of Farnham and should retain its rural atmosphere.	3/17/2014 11:44 AM
16	Ref on the map please?	3/13/2014 6:48 PM
17	Yes I do, why should we pour more concrete into somewhere that adds something to our daily enjoyment of a vanishing rurality. After all Rowledge isn't a district of New York.	3/10/2014 4:15 PM
18	See 10 + 12	3/6/2014 11:22 AM
19	As 9.	3/5/2014 4:33 PM
20	Comments as above	3/4/2014 5:12 PM
21	see above	3/4/2014 5:00 PM
22	As above.	3/4/2014 4:53 PM
23	Argument by community group is well founded and should be persuasive.	3/4/2014 4:42 PM
24	Disagree as though this would be a natural infill towards Farnham.	3/4/2014 4:14 PM
25	As previously stated.	3/4/2014 3:12 PM
26	As No.10	3/4/2014 2:55 PM
27	? If you are referring here to the North side of the Long Road, I agree that individual single dwelling development should be allowed.	3/4/2014 2:44 PM
28	I have no opinion	3/4/2014 1:37 PM
29	I don't know it so can't comment.	3/4/2014 1:05 PM
30	In my view, there is merit in considering limited development in/around this area.	3/4/2014 12:00 PM
31	Some limited development is possible.	3/4/2014 10:49 AM
32	I do hope that areas like Ten Acre Wood, behind the houses on the south side of	3/4/2014 10:01 AM
33	I don't know sufficient about this to comment.	3/3/2014 4:20 PM
34	Please see above comment on question 10	3/3/2014 3:22 PM
35	? I am not familiar with this area	3/3/2014 1:02 PM
36	Could not access report	3/3/2014 12:10 PM
37	This might be an area that some development could be allowed on .	2/26/2014 2:54 PM
38	same as above	2/23/2014 8:12 PM
39	Only if appropriate areas can be identified, with access and infrastructure solutions	2/23/2014 5:57 PM
40	We should avoid encroaching into this area of countryside and natural beauty.	2/16/2014 1:38 PM
41	SUSPECTED DUPLICATION OF Q 10	2/14/2014 3:52 PM
42	Hard to justify protecting this in planning terms. The area to the west of Switchback Lane would seem to be the obvious site if housing is needed - it is not within the area of AGLV and also outside the 5KM zone of the TBH SPA. Any development should be in keeping with surrounding housing.	2/12/2014 3:31 PM
43	Section 10 comments apply.	2/10/2014 5:48 PM
44	Maintenance of the separateness of the village is vital...it should not creep towards areas of Frensham.	2/10/2014 11:18 AM
45	I live to the east of rowledge and there is space to develop in the area- gardens are large enough and access to the road will be easy. What about extending the boundary of the settlement area up to gardeners hill road which in turn will allow development and not saturate local resources.	2/9/2014 9:47 AM
46	It doesn't appear there would be any significant problems with air pollution or traffic.	2/6/2014 10:31 AM
47	ADDITIONAL COMMENTS The comments made do not appear to have clear evidence that support the cases for protection of the areas specified. I am not clear if Rowledge was clearly represented at the meetings held for the Neighbourhood Plan.	2/5/2014 2:51 PM
48	This area is able to sustain and support additional development better than others closer to Farnham Town centre	2/4/2014 2:29 PM
49	This area could take a limited number of houses.	2/2/2014 5:37 PM

## Neighbourhood Plan for Farnham - Preferred Options

50	This area could take a limited number of houses.	2/2/2014 5:27 PM
51	I have not seen the neighbourhood plan but there is room for expansion of the school which must be a priority when considering new housing developments.	1/31/2014 7:49 PM
52	Reasons need to outweigh needs	1/31/2014 11:17 AM
53	do not know the area	1/30/2014 2:30 PM
54	Given that houses have to be somewhere, this area appears less undesirable than others.	1/29/2014 11:06 PM
55	Once again – urban sprawl must be avoided	1/29/2014 4:21 PM
56	Ditto	1/29/2014 1:14 PM
57	Insufficient Knowledge	1/29/2014 12:56 PM
58	Should be protected	1/29/2014 7:41 AM
59	see above	1/28/2014 6:00 PM
60	likewise	1/27/2014 6:14 PM
61	As per section 10	1/27/2014 5:40 PM
62	As above.	1/27/2014 3:55 PM
63	Don't know	1/27/2014 3:15 PM
64	Should not be allowed to merge with Farnham	1/27/2014 1:33 PM
65	Rowledge is a beautiful village, any additional development how ever small (even single dwellings) should be stopped.	1/26/2014 4:26 PM
66	I presume that the word "are" should read "area"!	1/24/2014 9:23 PM
67	Ditto	1/24/2014 5:40 PM
68	No comment	1/24/2014 1:29 PM
69	Don't know enough	1/24/2014 12:33 PM
70	don't know enough about it	1/23/2014 5:09 PM
71	Listen to residents	1/23/2014 1:46 PM
72	?	1/22/2014 4:30 PM
73	We should protect as many as possible of the open spaces around the town	1/22/2014 9:27 AM
74	Don't know.	1/20/2014 11:35 PM
75	NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
76	nothing should be excluded otherwise nothing will ever happen	1/20/2014 12:04 PM
77	There are some areas that could be built on	1/20/2014 11:27 AM

**Q12 Do you agree or disagree that area South of the village, which seperates Rowledge from Frensham should be protected? The cases made by local community groups are to be found on the Farnham Town Council website, along with the latest version of the Neighbourhood Plan.**

Answered: 471 Skipped: 104



Answer Choices	Responses	
Agree	86.41%	407
Disagree	13.59%	64
<b>Total</b>		<b>471</b>

#	Comments	Date
1	N/A	3/28/2014 2:03 PM
2	preserve distinction from other villages	3/27/2014 4:46 PM
3	'seperates'?	3/27/2014 2:10 PM
4	Don't know	3/23/2014 3:42 PM
5	This truly is a very attractive area and any development here would be a devastating loss. The residents of Rowledge have very responsibly suggested alternative sites where development would be acceptable and this should be repected and valued.	3/19/2014 2:03 PM
6	I do not know the area sufficiently well to comment	3/18/2014 12:41 PM
7	This area has a special charm and its semi rural setting brings the countryside to the edge of the settlement area. The proposed change of status from an AGLV to an AONB must be recognised the the area given complete protection.Futhermore the village has already its share of new development.	3/17/2014 3:17 PM
8	subject to sufficient land being available for new homes	3/17/2014 12:31 PM
9	Ref on the map please?	3/13/2014 6:48 PM
10	Haven't seen it.	3/10/2014 4:15 PM
11	Although not in my area.	3/6/2014 11:31 AM

## Neighbourhood Plan for Farnham - Preferred Options

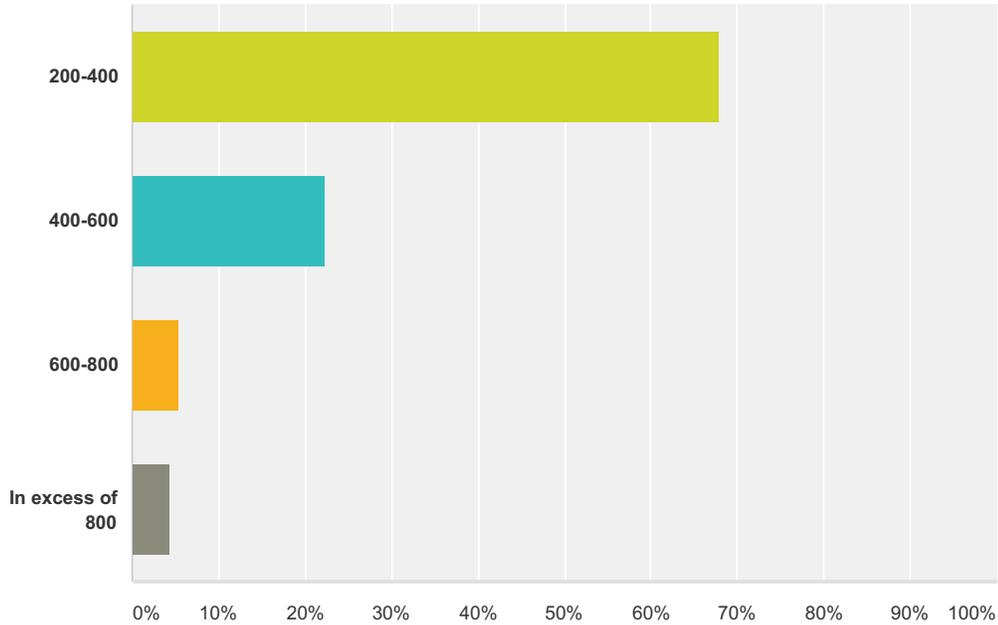
12	As9.	3/5/2014 4:33 PM
13	Comments as above	3/4/2014 5:12 PM
14	As above.	3/4/2014 4:53 PM
15	Again, argument by community group is well founded and persuasive.	3/4/2014 4:42 PM
16	Some possible individual housing.	3/4/2014 4:14 PM
17	As previously stated.	3/4/2014 3:12 PM
18	As No. 10 & 11	3/4/2014 2:55 PM
19	Answer as Question 11.	3/4/2014 2:44 PM
20	I have no opinion	3/4/2014 1:37 PM
21	Again, limited controlled development is possible - for example off Long Road/Frensham Vale - not the massive developments recently sanctioned but reasonable houses on reasonable plots.	3/4/2014 10:49 AM
22	If you don't protect them, it's another case of urban sprawl	3/4/2014 10:01 AM
23	I don't know sufficient about this to comment.	3/3/2014 4:20 PM
24	Please see comment on question 10	3/3/2014 3:22 PM
25	Could not access report	3/3/2014 12:10 PM
26	Rowledge should not merge with Frensham ie there should be a strategic gap maintained .	2/26/2014 2:54 PM
27	Only if appropriate areas can be identified, with access and infrastructure solutions	2/23/2014 5:57 PM
28	It appears that Rowledge want a great deal of protection, South and East.	2/18/2014 4:15 PM
29	Same reasons as above. It is the gateway from Farnham into an extended rural area, which would extend Farnham's footprint and set precedent for further development, enlargement and encroachment of the town into rural areas of outstanding beauty. Due to poor infrastructure in this area, the environmental impact would be significant and irreversible.	2/16/2014 1:38 PM
30	This potential site is in the headwaters of the Frensham Vale stream which, is not only subject to flooding, but is also a most important wildlife corridor between Alice Holt Forest and the Surrey Hills at Bourne Wood.	2/14/2014 3:52 PM
31	Cannot see the logic of needing to maintain separation from Frensham (it is miles away) but this land IS part of the AGLV so should be protected.	2/12/2014 3:31 PM
32	Section 10 comments apply.	2/10/2014 5:48 PM
33	Separateness is vital and areas of Frensham should not be 'crept up upon'	2/10/2014 11:18 AM
34	I think that the views should be protected as they are beautiful.	2/9/2014 9:47 AM
35	It doesn't appear there would be any significant problems with air pollution or traffic.	2/6/2014 10:31 AM
36	Rowledge cannot be completely protected from development- it has to play its part but loss of valuable habitat should be considered	2/5/2014 1:46 PM
37	This area is able to sustain and support additional development better than others closer to Farnham Town centre	2/4/2014 2:29 PM
38	This might benefit both villages.	1/31/2014 7:49 PM
39	Reasons need to outweigh needs	1/31/2014 11:17 AM
40	Given that houses have to be somewhere, this area appears less undesirable than others.	1/29/2014 11:06 PM
41	BAD SPELLING Separates, NOT seperates	1/29/2014 5:40 PM
42	Should be protected	1/29/2014 7:41 AM
43	we need the tranquility	1/28/2014 6:00 PM
44	Very definitely agree	1/27/2014 10:28 PM
45	As per section 10	1/27/2014 5:40 PM
46	As above	1/27/2014 3:55 PM
47	I live near the bottom of Waverley Lane, traffic congestion is already severe in this area and it is growing. I have lived in this house for 40 years and present traffic congestion level is becoming intolerable	1/27/2014 1:55 PM

## Neighbourhood Plan for Farnham - Preferred Options

48	Rowledge is a beautiful village, any additional development how ever small (even single dwellings) should be stopped.	1/26/2014 4:26 PM
49	No comment	1/24/2014 1:29 PM
50	don't know enough about it	1/23/2014 5:09 PM
51	Listen to residents	1/23/2014 1:46 PM
52	?	1/22/2014 4:30 PM
53	We should protect as many as possible of the open spaces around the town	1/22/2014 9:27 AM
54	As Above.	1/20/2014 11:35 PM
55	NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
56	nothing should be excluded otherwise nothing will ever happen	1/20/2014 12:04 PM

### Q13 What number of houses do you think the town could accommodate over the next twenty years:

Answered: 483 Skipped: 92



Answer Choices	Responses	
200-400	67.91%	328
400-600	22.36%	108
600-800	5.38%	26
In excess of 800	4.35%	21
<b>Total</b>		<b>483</b>

#	Comments	Date
1	After the last ten years of building there should be no more until a viable plan for a new secondary school is considered and the town centre planning issues have been resolved. Farnham cannot sustain any more residents until the facilities are provided to support this in the long term	4/2/2014 12:03 AM
2	Not quite sure what constitutes "the town"	4/1/2014 9:46 AM
3	I believe less than 200 but this is not an option to this question.	3/31/2014 4:07 PM
4	The area of development throughout WBC should be spread. Farnham should not be required to have more housing than Godalming or other towns. So the number of localities identified in area should be taken into account. So it is impossible to say how much without all the facts.	3/31/2014 3:57 PM
5	This cannot be picked as an arbitrary target as it depends on so many other factors such as: - Does it include East Street Development? - Will infrastructure be appropriately developed? - Will SPA boundaries be upheld? - What about Dunsford? Housing should be part of an overall plan, not an end in itself!	3/31/2014 2:58 PM
6	but in town on brownfield sites / Not on fields /green belt.	3/31/2014 1:48 PM

## Neighbourhood Plan for Farnham - Preferred Options

7	I have seen no case to accommodate the extra traffic or amenities such as schools and medical services. If Farnham is to grow then we need a proper plan and not a series of bolt on strategies. If we do not have a viable and well thought out infrastructure plan then adding further houses will cause immense problems.	3/31/2014 8:31 AM
8	800 could be accommodated on BROWNFIELD sites only according to Waverley's data	3/31/2014 12:25 AM
9	800 could be accommodated on BROWNFIELD sites only according to Waverley's data	3/31/2014 12:17 AM
10	Traffic and parking restrictions alone need to drive this down.	3/30/2014 10:59 PM
11	Unless there is infra structure in place there doesn't seem to be room for much development at all.	3/30/2014 5:09 PM
12	We already have major problems with traffic, and the schools are full to overflowing. These issues need to be addressed.	3/30/2014 1:54 PM
13	The NPPF requires local authorities to plan to meet their objectively assessed housing need. The amount of new housing in Waverley is very significant and Farnham is evidently the most sustainable location to accommodate growth.	3/28/2014 2:03 PM
14	I hope they would be larger than the horrible thin 3 floor things being built lately. 400-600 maybe.	3/27/2014 4:46 PM
15	Houses or residential units? Before or after the East Street ('Brightwells') redevelopment?	3/27/2014 2:10 PM
16	Still too m any	3/24/2014 3:36 PM
17	Are all the homes built in Farnham in the last 5 years, and still being built today, ever counted to reduce our future total? Has anyone added up this total, including those on the Farnham hospital site, in Wrecclisham etc? Whatever number of homes is eventually built at Brightwells (hopefully not the present scheme) should be included in our future total.	3/22/2014 8:36 PM
18	Answer depends on availability of sites!	3/21/2014 4:46 PM
19	It is hard to judge a figure without knowing the extent of current unused buildings and brownfield sites so have put in a low estimate based on the fact that I am reluctant to see widespread development.	3/20/2014 10:39 AM
20	We already are lacking houses especially if we want to be Town that is still thriving over the next 20 years so we need to get building in order to encourage young people to settle here & call Farnham their home town.	3/19/2014 8:25 PM
21	With the number of houses already built, we think that Farnham has done more than its' share of accommodation. It will be a concrete jungle if our lovely green fields disappear under housing.	3/19/2014 5:09 PM
22	In view of the inadequate infrastructure and facilities, especially school places, that currently exist, future development must be limited.	3/19/2014 2:03 PM
23	Impossible to answer without more information	3/19/2014 10:59 AM
24	I personally would wish to see less than 200 as that is a vast amount of houses to cram in.	3/19/2014 8:53 AM
25	Anymore would just attract more people and the area's would not be able to cope.	3/18/2014 11:47 PM
26	Infrastructure improvements must match any house increase.	3/18/2014 8:03 PM
27	the number of houses and or other residential units, flats, homes, etc should be restricted as far as possible	3/18/2014 5:08 PM
28	However, unless new facilities, infrastructure for roads, parking etc. are provided for wherever the development is placed, Farnham should not even consider building large estates with houses only.	3/18/2014 12:41 PM
29	Farnham is already full because the car has been ignored for the past 10 years.	3/18/2014 12:01 PM
30	Inc use of dead space in the town. Too much too quickly will alter the feel of the town	3/18/2014 8:20 AM
31	The lower the better or see the town change into just another urban sprawl.	3/17/2014 3:17 PM
32	I feel Farnham could accommodate about 1200 houses over a 20 year period. Selecting a lower figure while attractive, seems to me to be unrealistic given the likely Waverley requirement of about 470 pa under the current government's policies. 800 for example amounts to only 40 houses a year over the 20 years plan period	3/17/2014 12:31 PM
33	The population is growing, and housing is needed. As long as these use brown field sites where possible, and density of developments are kept in keeping with other housing in the areas.	3/17/2014 11:44 AM
34	In carefully planned developments, which are appropriate to the town's character.	3/15/2014 10:44 AM
35	I have no clear concept about number of houses.	3/13/2014 5:01 PM
36	Hard to say really. The fewer the better . We don't want to become an outskirt of South East London (or Guildford).	3/10/2014 4:15 PM

## Neighbourhood Plan for Farnham - Preferred Options

37	As there are already plans for 60-70 properties on Travis Perkins site, I think there is very little space for more with no infrastructure in place at the moment to accommodate this.	3/10/2014 11:57 AM
38	I think it is very difficult to put a figure on this - not knowing if these houses would be accompanied by the requisite infrastructure needed to support them, for instance. If no new schools or doctors' surgeries, etc, were provided then even more pressure would be put on the already existing services.	3/8/2014 3:00 PM
39	I think traffic congestion and school places are already an issue. There are other local towns which have cheaper more affordable accommodation. Farnham house prices are high even for small houses so do not offer a great scope for first time buyers or new families compared with other areas.	3/6/2014 9:46 PM
40	Infrastructure is already at breaking point and cannot support significant additional housing.	3/6/2014 5:39 PM
41	Farnham is already taking enough development. Surrey is a large county and I think other parts are more suitable for housing projects.	3/6/2014 1:03 PM
42	I consider units of accommodation, flats, accommodation over shops, etc. and terrace houses; not just semi-d's in their own plots spreading for miles.	3/6/2014 11:22 AM
43	depends upon the boundaries of the town	3/5/2014 5:36 PM
44	I don't know but we must avoid unsightly developments.	3/5/2014 2:51 PM
45	N/K	3/5/2014 1:13 PM
46	See comments at end	3/5/2014 12:42 PM
47	Given the findings of the Borough Council's SHMA we consider that Farnham will be expected to take well in excess of 800 homes over the next twenty years.	3/5/2014 10:59 AM
48	200-400 is too many	3/5/2014 10:13 AM
49	It is obvious to anyone living in Farnham / surrounding areas that the town is at saturation point regards schooling, roads, medical / hospitalisation etc.	3/4/2014 5:12 PM
50	As few houses as possible as is commensurate with a controlled, natural town expansion.	3/4/2014 5:00 PM
51	Who knows? Does 'houses' mean houses or separate households?	3/4/2014 4:53 PM
52	Less than 200 would be better still!	3/4/2014 4:42 PM
53	A small amount so as not to spoil the area.	3/4/2014 3:59 PM
54	I would hope as few as possible and situated on Brown-field sites and inclusive of residential use above shops and redundant light industrial areas.	3/4/2014 3:32 PM
55	? Depends on balance of available services: Water Electricity Sewage Public Transport Etc.	3/4/2014 3:02 PM
56	This depends if you are including other areas such as the Villages.	3/4/2014 2:44 PM
57	The smaller the number the better. Public services are already under strain and the traffic congestion is already too great.	3/4/2014 1:37 PM
58	We are at saturation?	3/4/2014 1:22 PM
59	Within a sensible mix of utilizing Brownfield and existing (redundant) light industrial areas in preceeding order of priority to that of Greefield site development.	3/4/2014 12:00 PM
60	This will depend on where the houses are built. The town is already short of car parks. The air is filthy and the roads regularly grid-locked. The only houses or flats should be built on brownfield sites.	3/4/2014 11:48 AM
61	None	3/4/2014 11:23 AM
62	Only if the roads and school can accommodate them unlike Waverley Lane area which cannot.	3/4/2014 11:18 AM
63	With such an expansion the infrastructure should be able to cope, any more and it will be overwhelmed.	3/4/2014 11:08 AM
64	Subject to making use of brownfield, reworking empty offices, tactical extension of Badshot Lea, Coxbridge, Rowledge and sensible in-fill.	3/4/2014 10:49 AM
65	Aldershot has huge ex MOD sites and is in urgent need of regeneration. New housing here creates demand for the retail, brings new life and vitality to the town. This is where new housing should be focused in the area.	3/4/2014 10:31 AM
66	Not competent to make such an assessment.	3/4/2014 10:01 AM
67	The traffic in Farnham is already at dangerous / toxic levels. Further housing will only make this worse.	3/4/2014 9:32 AM

## Neighbourhood Plan for Farnham - Preferred Options

68	Too much congestion already.	3/3/2014 4:53 PM
69	Not possible to answer without knowing how the infrastructure (schools, roads, etc.) will be developed to cope with additional houses.	3/3/2014 4:29 PM
70	Not sure it can even take 200, sensitively approached and with care of the environment ... infrastructure would need vast improvement or air quality would plummet.	3/3/2014 4:01 PM
71	Although actual number unknown due to lack of knowledge of individual sites. Houses must be of sound environmental design, using temperate (shuttered for walls and as slab for base), wood, wool or recycled insulation material, rainwater harvesting, photovoltaic and solar, hot water. They need to be carbon neutral or negative in construction not carbon positive.	3/3/2014 3:26 PM
72	Max 400.	3/3/2014 3:22 PM
73	As few as possible.	3/3/2014 2:35 PM
74	Don't know	3/3/2014 2:12 PM
75	The criteria should not be the number. it should be: a) available land that does not encroach on protected area b) only to be built if the infrastructure is improved FIRST.	3/3/2014 1:33 PM
76	Waverley figures suggest some 850 could be accommodated on BROWNFIELD SITES ONLY	3/3/2014 12:35 PM
77	I could not say - where are the known field sites left to build on - how many houses/flats are to be built when the cinema site, etc: becomes available (or even begins!) Being cynical, I'd say well over 800 - housing, it would seem, will never be enough - Ah, progress.	3/3/2014 12:10 PM
78	Existing empty houses should be used. There is no need for any larger developments as there is already strain on the infrastructure.	3/1/2014 6:18 PM
79	as little as possible	2/24/2014 11:55 AM
80	Any development should be on a small scale - in general no more than, say, 20 houses.	2/23/2014 6:22 PM
81	Preferably none unless more schools and doctors surgeries are supplied.	2/18/2014 3:33 PM
82	Depends on infrastructure at the time and size of roads.	2/17/2014 7:05 PM
83	I ticked the minimum offered but think that actually NO additional houses should be built. There is already far too much pressure on existing infrastructure and little opportunity to expand this without serious compromise to water supplies, sewage management and green spaces	2/15/2014 11:17 AM
84	I ticked the minimum offered but think that actually NO additional houses should be built. There is already far too much pressure on existing infrastructure and little opportunity to expand this without serious compromise to water supplies, sewage management and green spaces	2/15/2014 10:58 AM
85	Unknown.	2/14/2014 2:34 PM
86	I think the town is already over populated, the traffic is too heavy, and the roads are terrible due to the amount of traffic, the doctors surgeries cannot cope you have to wait over a week for an appointment, and schools are full.	2/13/2014 10:21 AM
87	This is bearing in mind the town has yet to absorb the added housing of the East Street development	2/12/2014 3:31 PM
88	The Farnham area can do its part in accommodating SOME new housing which is needed across the UK, but should be done without touching greenfield sites, unless such sites have very low visual/natural credit, low levels of public use or completely neglected sites of generally poor ecological quality.	2/11/2014 10:36 PM
89	NONE Farnham is overflowing!	2/10/2014 5:48 PM
90	Depends on the size of the homes but the infrastructure of the town cannot support lots more people and cars	2/10/2014 11:18 AM
91	OR LESS!	2/10/2014 9:09 AM
92	Traffic in the town is already at breaking point, making it a horrible place to walk through.	2/9/2014 7:18 PM
93	About 50	2/9/2014 2:10 PM
94	The market town must retain its uniqueness	2/7/2014 10:30 AM
95	You don't give the option of less than 200 which I would vote for. Farnham has constraints of the Special Protection Areas as well as huge air pollution problems, traffic issues and lack of school places. These constraints do not exist to the same extent in other parts of Waverley.	2/6/2014 10:31 AM

## Neighbourhood Plan for Farnham - Preferred Options

96	Farnham is in need of developments that help to enhance the character that can be found in certain areas of the town centre. Some of the developments that took place in the 60's and 70's are particularly ugly. For example the area around Dominos Pizza (which i understand is not part of the the East Street Development, and should be). With consideration to the asthetic of such areas, the town could accommodate more housing, but it needs to be tastefully done in order to not end up with more ugly buildings that detract from the character of the town.	2/5/2014 3:44 PM
97	How an earth could i possibly know this? What a ridiculous question. How could a lay person have any idea?	2/4/2014 8:17 PM
98	the number depends upon the demand and sensible utilisation of space as already Farnham has many second homes ...	2/4/2014 2:46 PM
99	If absolutely necessary but ideally no more than 200	2/4/2014 2:29 PM
100	I do not have sufficient information or knowledge to comment.	2/3/2014 6:13 PM
101	This assumes only brown field sites and unused office space is used	2/3/2014 8:43 AM
102	Farnham could probably take 400 - 600 provided (a) brownfield sites are used first, and (b) former commercial and retail is also used.	2/2/2014 5:37 PM
103	Working on the basis of 5 persons per dwelling 800 houses would generate a population growth of 4000 in 2o years which seems a reasonable assessment.	2/2/2014 5:28 PM
104	This may be academic as a number may be forced upon us, but in essence we should take as few as we can possible get away with.	2/2/2014 5:27 PM
105	Only if built on non green belt land and not in the town centre. Parking is a problem already,.	1/31/2014 7:49 PM
106	There is not the infrastructure to support greater development	1/31/2014 4:24 PM
107	Farnham can't accommodate ANY more housing - there simply isn't the infrastructure, schools, medical care to support large scale redevelopment of ANY area.	1/31/2014 11:47 AM
108	Present infrastructure (eg schools) is strained at present capacity.	1/31/2014 11:46 AM
109	Major need for housing particularly for the growing elderly population, many wanting to downsize in the area with nothing suitable available.(eg 2 bed bungalows) This would free up larger properties underused	1/31/2014 11:17 AM
110	Provided they are sensibly located with services such as schools and local roads able to accommodate them.	1/30/2014 9:38 PM
111	This is very difficult to know unless more information is available. However we cannot be completly "NIMBY" about this. Populations are growing and it is no good grumbling that our children are priced out of the housing market if we do not accept a reasonable amount of new building.	1/30/2014 2:30 PM
112	100	1/30/2014 12:33 PM
113	Depends on brown field sites and above shop numbers	1/30/2014 9:47 AM
114	This must be dictated by the brownfield sites.	1/30/2014 12:08 AM
115	As long as it is on brown field sites and does not encroach on any green field sites we must protect the countryside	1/29/2014 7:12 PM
116	The fewer the better	1/29/2014 5:40 PM
117	This is a sustainable figure, but even so infrastructure will need to be developed.	1/29/2014 4:21 PM
118	without significant infrastructure improvements, I assess that the number of additional house which the town could accomodate is less than 200. With such improvments, more than 200 is possible though 400 would be difficult to integrate seamlessly.	1/29/2014 12:56 PM
119	The lower end of this range!	1/29/2014 11:22 AM
120	I think it's ok for limited brownfield development, but that's as far as it goes.	1/29/2014 7:41 AM
121	Any level of development must be subject to the necessary infrastructure enhancements to support the developments.	1/28/2014 11:56 PM
122	The number entirely depends on the infrastructure put in place to support it. School places, traffic issues and town centre infrastructure need to be sorted out first. We need to remember that farnham isn't just for the retired and many people want to live more active lives here.	1/28/2014 9:56 PM
123	As long as there are infrastructure improvements to match - particularly roads and parking and as long as development is in character and on brownfield sites. Enough flats in the area to the south of the station now.	1/28/2014 8:12 PM
124	Using brown field sites and taking into account useage of redundant office space, including over shops, in the town for housing this should be achieveable. All aspects of the local infrastructure,roads, schools,sewage provision and healthcare should be carefully considered and appropriate facilities provided before building more houses.	1/28/2014 6:45 PM

## Neighbourhood Plan for Farnham - Preferred Options

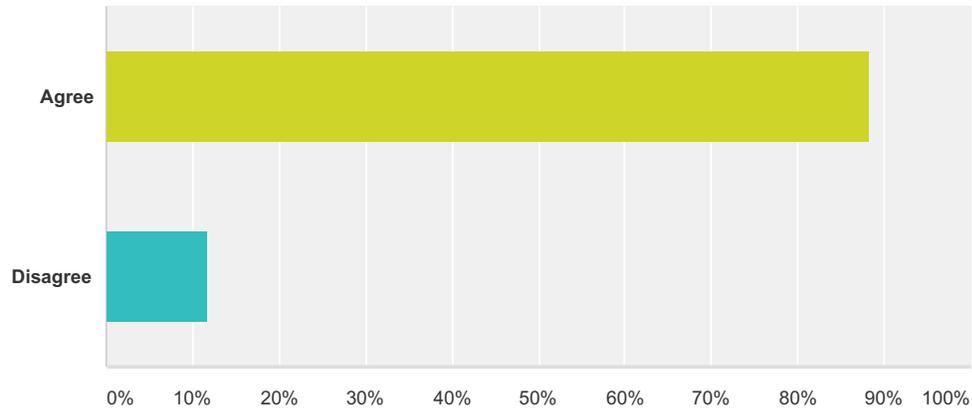
125	20 You missed out Less than 200 - don't use your poor survey techniques as a way of saying that I accept 400 houses - shame on you	1/28/2014 6:00 PM
126	We have to prove that we could put in the necessary infrastructure to support all this extra housing. Almost every school is having to extend to cope with the already large increase in numbers. There is already extreme pressure on local hospitals, GP surgeries, sewage works and the narrow lanes around Farnham cannot cope with any more traffic. We already have a large pollution problem caused by traffic in the centre of Farnham.	1/28/2014 5:19 PM
127	Maximum	1/28/2014 4:53 PM
128	Less than 200 - there is too much housing already.	1/28/2014 3:17 PM
129	Only infilling,brownfield sites and individual houses.	1/28/2014 1:36 PM
130	This is on the assumption that "houses" also means "flats", ie individual dwelling places. There are 50+ already intended at the police station...	1/27/2014 10:28 PM
131	Not even the smallest number frankly, what about Dunsfold?	1/27/2014 10:08 PM
132	again-only if the infrastructure is in place FIRST	1/27/2014 6:14 PM
133	WAVERLEY should develop Dunsfold airfield, a brownfield site..	1/27/2014 6:03 PM
134	Less than 200-it is already congested, schools are oversubscribed	1/27/2014 5:53 PM
135	NIL ( YOU DO NOT LIST THIS AMOUNT )	1/27/2014 5:40 PM
136	I think you should build more schools and surgeries first. And sort out the Level Crossing.	1/27/2014 4:40 PM
137	Looking beyond Farnham I have heard of proposed dev At Dunsfold airfield and an ecotown nr Bordon that would offer in or close to Waverley as a whole.	1/27/2014 4:11 PM
138	Truthfully - NONE because in reality where is the TOWN going to put them? This sounds like entrapment!	1/27/2014 3:55 PM
139	Farnham cannot become a Laycock. It must develop. Every house has approx 2 adults and approx 2 children. Where are the schools? Where are all these additional people going to work? London? Trains are full. Guildford? Bus service is limited. Farnham? Need additional light industrial sites. Farnborough? Roads are in adequate	1/27/2014 3:15 PM
140	Less than 200 but this is not given as an option	1/27/2014 3:14 PM
141	Farnham does not have the road infrastructure to deal with mass development, it is busy enough now	1/27/2014 3:07 PM
142	At most. How many have already infilled during the last 20 years, with no appreciable increase or improvement in infrastructure?	1/27/2014 2:02 PM
143	None, not until the traffic/parking problems are resolved.	1/27/2014 2:01 PM
144	Excessive development threatens the nature of Farnham as a small market town	1/27/2014 1:33 PM
145	I would say less than 200. However, I accept that some houses will need to be built as long as they are in keeping with the character of the area and that they are built on brown-field sites. Priority should be given to improving the town infrastructure and existing houses.	1/27/2014 1:25 PM
146	Our town is full. Full of people. Full of cars. We do not have the infrastructure for more. We do not want more. I have lived here for 40 year and seen it grow and grow and grow. The time has come to stop the growth.	1/27/2014 1:06 PM
147	The infrastructure south of the town is already overloaded, look the queues at the railway crossing and to join or cross the A31.	1/27/2014 1:05 PM
148	But planners need to be careful where they are placed.	1/27/2014 12:55 PM
149	Over-development would be detrimental to the fabric and character of Farnham and it's surroundings	1/27/2014 12:30 PM
150	The traffic situation around Farnham is pretty dire. No significant development should be considered without consideration and co-ordination with road and other infrastructure improvements. What happens to traffic around Farnham as Alton and Bordon are developed further ? How about a decent sized Farnham train station car park for starters ? It's always full in the week.	1/27/2014 9:25 AM
151	50	1/26/2014 8:08 PM
152	Farnham is already becoming congested by traffic, and easily gridlocks. Large numbers of houses would overwhelm the infrastructure, and the schools and hospitals.	1/26/2014 4:41 PM
153	Zero	1/26/2014 4:26 PM

## Neighbourhood Plan for Farnham - Preferred Options

154	This comment needs to be qualified as the Core Strategy/Local Plan will need to dictate housing numbers in the context of the needs of the Borough. Farnham, Godalming and Cranleigh will need to be the main focus of growth to minimise car trips.	1/26/2014 12:10 PM
155	Even that number will spoil the Farnham town character	1/24/2014 9:23 PM
156	can't say	1/24/2014 5:40 PM
157	If we are brave and creative	1/24/2014 1:29 PM
158	Farnham doesn't have the infrastructure to cope as it is	1/24/2014 12:33 PM
159	as little as possible! I think adding any more houses will destroy the character of the small market town	1/23/2014 5:09 PM
160	If I could find a map showing the Farnham Town Council boundaries I could answer this question more genuinely.	1/23/2014 1:46 PM
161	Only modest development until infrastructure issues are addressed.	1/22/2014 5:01 PM
162	I would suggest that 300 is the most appropriate number	1/22/2014 12:50 PM
163	But only if the infrastructure can be improved also	1/22/2014 9:27 AM
164	even 200-400 is TOO MANY given the serious traffic congestion and lack of infrastructure	1/21/2014 2:41 PM
165	There should have been a 100-200 option.	1/21/2014 1:23 PM
166	Including East Street	1/20/2014 11:35 PM
167	I have indicated this as very low. The water, sewerage, electric infrastructure is already creaking, regular power cuts, water main pressure drops etc are becoming unacceptable already. Without a major infrastructure upgrade we simply can't support more.	1/20/2014 7:45 PM
168	This number should include, where appropriate, conversion of existing premises such as redundant space over shops or any other such premises	1/20/2014 5:58 PM
169	None at all. ZERO. Zilch! Nought. NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
170	Less than 200 and no more than 50 dwellings in the town centre.	1/20/2014 4:10 PM
171	don't know but current road network, schools, other facilities and infrastructure are insufficient already and further development needs to be made in these areas to keep up with additional population size	1/20/2014 12:04 PM
172	We have to be realistic and address the need for housing, but they should be in keeping with local building, of as high quality and we should not allow the building of future slums like East Street	1/20/2014 11:27 AM

**Q14 If all brown-field land has been used, do you agree or disagree that it should be the town that defines the green-field areas on which housing should be built?**

Answered: 535 Skipped: 40



Answer Choices	Responses
Agree	88.41% 473
Disagree	11.59% 62
<b>Total</b>	<b>535</b>

#	Comments	Date
1	ther should NOT be any building on green field areas, particularly as this involves the flood plains and water meadows	4/2/2014 12:03 AM
2	and residents should be consulted	4/1/2014 9:46 AM
3	Strongly agree - but why would you build on green field sites isn't that an oxymoron? As in the term 'a deafening silence'	3/31/2014 4:07 PM
4	Farnham should decide not Waverley.	3/31/2014 3:57 PM
5	Definitely.	3/31/2014 2:58 PM
6	Hypothetical question - it hasn't been used - so use it first and then ask for an opinion!	3/31/2014 1:48 PM
7	Yes. We are on the edge of Waverley and I do not believe the decision should be taken in Godalming	3/31/2014 8:31 AM
8	Clear this should happen using the Neighbourhood Plan under the NPPF	3/31/2014 12:25 AM
9	NPPF is quite clear on this.	3/31/2014 12:17 AM
10	The NPPF calls for a plan-led approach to planning, and the Localism Act gives the power to Parish and Town Councils to shape their future. However, a neighbourhood plan must be in general conformity with the strategic policies; they should not be a barrier to growth and development. The Town Council are right to progress with a Neighbourhood Plan, and they are encouraged to engage with landowners and developers as well as local residents to ensure that the Plan is sound.	3/28/2014 2:03 PM
11	AFTER the brown sites used IF required by LOCALS with Schools and employment available in locality .	3/27/2014 4:46 PM
12	And that any CIL from greenfield development in Farnham should come specifically to Farnham.	3/25/2014 11:02 PM
13	However once brown sites have been exhausted only.	3/23/2014 1:05 PM
14	Town rather than Waverley	3/21/2014 4:46 PM

## Neighbourhood Plan for Farnham - Preferred Options

15	I don't understand this question.	3/20/2014 10:39 AM
16	Definitely but, hopefully, we can retain our green fields.	3/19/2014 5:09 PM
17	I strongly disagree with any building on green-field areas. Once this starts the green fields will disappear and Farnham will merge with other towns.	3/19/2014 8:53 AM
18	Yes the town people of Farnham should decide	3/18/2014 11:47 PM
19	Farnham Town Council Waverley BC is hostile for Farnham town interests	3/18/2014 12:01 PM
20	No building on Green Field sites.	3/18/2014 10:03 AM
21	Absolutely. But local views should also be taken into account. A green field site that seems unused or uninteresting to many people, might be very important to the well-being of local residents.	3/17/2014 11:44 AM
22	As long as there is no vested interest. Property developers are not renowned for their ethics.	3/16/2014 5:28 PM
23	In the unlikely event that all available brown field sites have been used! Then the town (council and residents) should consider the alternatives (this is called democracy).	3/15/2014 10:44 AM
24	I don't agree with development of green-field sites, it's unnecessary.	3/10/2014 8:41 PM
25	No. Green-field sites at all should be blemished by Housing Development, there has to be a Buffer somewhere otherwise we shall end up in a Metropolis, god forbid.	3/10/2014 4:15 PM
26	Decision should be left to the discretion of residents.	3/10/2014 3:24 PM
27	As stated previously, green field areas must be preserved to prevent the joining up of towns and villages. There needs to be these spaces so people can enjoy looking at them.	3/10/2014 11:57 AM
28	I definitely agree that this should be a locally-decided issue rather than done by central government, taking into account residents' opinions, but in a way that ensures a conclusion is reached, whether or not it may face some opposition.	3/8/2014 3:00 PM
29	Yes, but we must restrain the tendency for contagious urban sprawl.	3/6/2014 11:22 AM
30	It is clear that Greenfield land around Farnham is going to be required in addition to the Brownfield land already identified. There is no reason why the Town could not identify which Greenfield sites should be built on through the Neighbourhood Planning Process provided that this is in general conformity with approach advocated in the Borough's "new" local plan.	3/5/2014 10:59 AM
31	Town Council certainly - NOT WAVERLEY.	3/4/2014 5:00 PM
32	Reluctantly.	3/4/2014 4:53 PM
33	Town, yes; Waverley B.C No! However likelihood of all brown-field land being used in even the medium term future (say 20 years) is remote.	3/4/2014 4:42 PM
34	Agree that the Town of Farnham should decide the areas.	3/4/2014 4:14 PM
35	to take it that this means the people living in the Town and not the Town Council.	3/4/2014 3:32 PM
36	I feel this should be done in conjunction with Waverley Borough Council, but that Farnham and surrounding Villages viewpoint should be uppermost.	3/4/2014 2:44 PM
37	Difficult to say until the brownfield sites have been used and one can assess their use and suitability.	3/4/2014 1:57 PM
38	I agree, on the condition that "Town" means its residents and not the Town Council acting independently.	3/4/2014 1:37 PM
39	Subject to consultation and consensus with local communities and parish councils.	3/4/2014 12:00 PM
40	n/a	3/4/2014 11:31 AM
41	No comment	3/4/2014 11:23 AM
42	but hypothetical because it hasn't.	3/4/2014 10:49 AM
43	Yes, it should be Farnham's decision, not Waverley's. What is being done about the substantial brownfield space which exists, so I understand, next to Dunsfold?	3/4/2014 10:01 AM
44	The people of Farnham should have control of any new building developments.	3/3/2014 4:53 PM
45	If by 'the town' you mean all residents, not only councillors	3/3/2014 4:01 PM
46	But the town as a whole, not council in closed session.	3/3/2014 3:26 PM

## Neighbourhood Plan for Farnham - Preferred Options

47	No Greenfield sites should be built upon.	3/3/2014 2:35 PM
48	... and then only if there is no alternative and the process is very tightly controlled. Identify how many acres of brownfield sites are available and have a public list of all such sites and their size, with an approximate number of houses that each could accommodate.	3/3/2014 1:33 PM
49	Absolutely - and clearly supported by the NPPF	3/3/2014 12:35 PM
50	I obviously think "localism" should be the deciding factor but in my experience (see new developments in Bearners Road, using inappropriate urban, gated, 2 storey high rows of town houses in a suburban Farnham Road, the decision, on appeal, left as if one's hands were tied behind one's back during all negotiations. In hindsight it feels as if it were a forgone decision.	3/3/2014 12:10 PM
51	residents should be consulted	2/24/2014 8:44 PM
52	It should not be left to the Borough Council.	2/23/2014 5:57 PM
53	Should greenfield areas be built on?	2/17/2014 7:05 PM
54	I also agree that NO green field sites should be developed AT ALL. Once they are gone they are gone and their value will not be appreciated fully until it is too late	2/15/2014 11:17 AM
55	I also agree that NO green field sites should be developed AT ALL. Once they are gone they are gone and their value will not be appreciated fully until it is too late	2/15/2014 10:58 AM
56	This is essential if Localism is to mean anything.	2/14/2014 3:52 PM
57	Totally.	2/14/2014 2:34 PM
58	Any more development would ruin Farnham as a market town.	2/10/2014 5:48 PM
59	The whole town should be consulted this should not be agreed in camera by councillors	2/10/2014 11:18 AM
60	There must be a limit to development. Leave our landscape alone you greedy developers	2/9/2014 7:18 PM
61	But we should not have any building on greenfield sites.	2/6/2014 10:31 AM
62	But not On Farnham park.	2/5/2014 8:43 PM
63	As long as the population of Farnham are consulted properly and decisions not purely made for financial gain.	2/5/2014 3:44 PM
64	All greenfield should be protected. We have too much traffic and pollution already. Farnham is rapidly becoming an extension of urbanisation from Camberley, Farnborough, Aldershot and on down. There is a danger that we will complete the destruction of this beautiful town. We owe it to our children to prevent this happening. Green field is the easy option, please let us put our energy and imagination into maximising the brown field potential.	2/5/2014 11:38 AM
65	No green field areas should be developed	2/4/2014 8:55 PM
66	Busy body town folk usually have a rather closed mind, don't they?	2/4/2014 8:17 PM
67	The local community must decide democratically	2/4/2014 2:29 PM
68	Who else would be competent to define such areas?	2/3/2014 6:13 PM
69	If by 'the town' you mean the town/immediate neighbourhood's residents, yes.	2/2/2014 5:58 PM
70	Agree strongly.	2/2/2014 5:37 PM
71	NO GREEN FIELD AREAS SHOULD BE DEVELOPED.	1/31/2014 11:47 AM
72	Not clear what is meant by the town?	1/31/2014 11:17 AM
73	I think it could just be that the people with the most influence within the town will get what they want.	1/31/2014 8:21 AM
74	Does Farnham have to provide greenfield sites when other brownfield sites in the borough are available/?	1/30/2014 5:08 PM
75	Should Farnham have to build on its greenfield sites, when other brownfield sites are available in the borough?	1/30/2014 4:35 PM
76	Should Farnham have to build on its greenfield sites, when other brownfield sites are available in the borough?	1/30/2014 4:35 PM
77	Should Farnham have to build on its greenfield sites, when other brownfield sites are available in the borough?	1/30/2014 4:34 PM
78	What do you mean by town??? The council or have a residents vote???	1/30/2014 12:33 PM
79	needs consultation	1/30/2014 10:48 AM
80	Of course. Surely this is the essence of democracy.	1/30/2014 12:08 AM

## Neighbourhood Plan for Farnham - Preferred Options

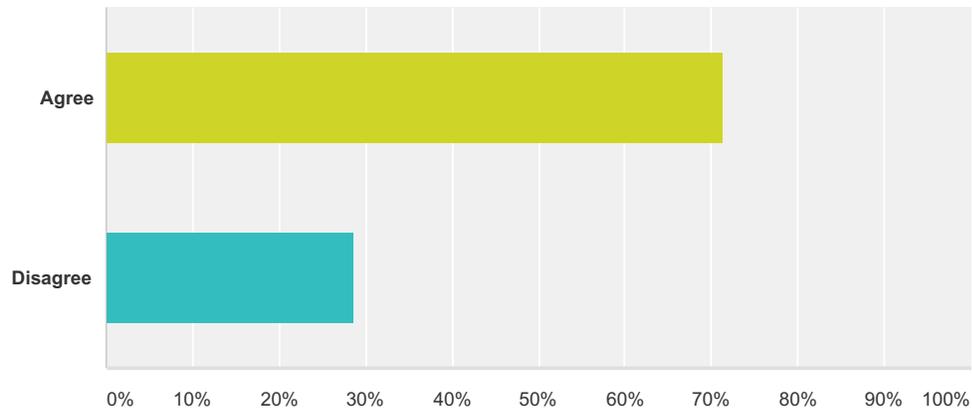
81	Absolutely. The government promised that decisions affecting local people should be taken by local people. This is what localism is all about.	1/29/2014 4:21 PM
82	I agree with the caveat that I don't think any green space should be developed in or near the centre of town.	1/29/2014 12:56 PM
83	Not sure I understand the question. If you mean should Waverley decide, then no, the people of Farnham need to decide this.	1/29/2014 7:41 AM
84	It should not be on green-field areas if at all possible.	1/28/2014 10:47 PM
85	People need to live somewhere and should not be deprived of that by those who are lucky enough to already live in a nice area.	1/28/2014 10:07 PM
86	Its vital that these decisions are made locally, however difficult.	1/28/2014 9:56 PM
87	There should be no development on greenfield sites if at all possible.	1/28/2014 8:12 PM
88	ALL decisions should be TOWN council not Godalming	1/28/2014 6:00 PM
89	No green field sites should be built on.	1/28/2014 3:17 PM
90	I don't agree that greenfield sites should be used at all.	1/28/2014 1:36 PM
91	The town, NOT Waverley	1/28/2014 9:11 AM
92	How do you define "TOWN" is this the W.B.Council or the people of Farnham.	1/27/2014 9:47 PM
93	Use surrounding villages and support their continued existence.	1/27/2014 9:17 PM
94	But only after Dunsfold airfield has been used.	1/27/2014 6:03 PM
95	NO MORE DEVELOPMENT IS NECESSARY AS Farnham IS FULL	1/27/2014 5:40 PM
96	Planning for large numbers of houses should be thought of as part of a bigger picture than just 1 town.Farnham should work alongside neighbouring areas	1/27/2014 4:11 PM
97	It really doesn't matter how it is sold - it is still unacceptable. I don't think anyone wants to listen anymore to 'politician speak' All consideration and a lot of thought needs to go into the next move/decision.	1/27/2014 3:55 PM
98	No-one should have more right to decide than the residents of the town who already put up with over-congestion.	1/27/2014 2:02 PM
99	In genuine consultation with Farnham residents.	1/27/2014 1:25 PM
100	If by the "town" you been the people living in the town.	1/27/2014 1:06 PM
101	Yes - let local people decide!	1/27/2014 1:03 PM
102	It has to be the people that live there who make the decision on whether houses should or should not be built - they are more informed on the character of the town and any pitfalls regarding any future project.	1/26/2014 4:01 PM
103	No green field areas should be built on	1/26/2014 12:23 PM
104	Agree, but in the context of housing numbers emanating from the Core Strategy/Local Plan	1/26/2014 12:10 PM
105	Subject to full residents consultation	1/26/2014 11:50 AM
106	On the assumption that we are compelled to build	1/24/2014 5:40 PM
107	No green field space should be used unless it is reserve for true local residents use only.	1/24/2014 2:20 PM
108	It is important that such issues are locally decided - though our history in progressing anything in Farnham is lamentable!	1/24/2014 1:29 PM
109	no green fields should be used at all	1/23/2014 5:09 PM
110	In consultation with Waverley.	1/23/2014 1:46 PM
111	The town has a much better idea than Waverley of what is acceptable.	1/22/2014 9:27 AM
112	I would not want to see any development on green field areas	1/21/2014 2:41 PM
113	By the town if you mean the people who live here - then of course.	1/21/2014 1:23 PM
114	It should be the people that again are consulted, but then I agree Farnham should be free to determine its own choices.	1/20/2014 7:45 PM
115	NO NEW DEVELOPMENTS SHOULD BE ALLOWED AT ALL!	1/20/2014 5:07 PM
116	But why must housing be built. Poor question except to beat us with the answer in the future	1/20/2014 4:10 PM

# Neighbourhood Plan for Farnham - Preferred Options

117	Start with Dunsfold and that need will be 40 years away.	1/20/2014 11:27 AM
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## Q15 Do you agree or disagree that land near Coxbridge Farm should be the first area to be developed?

Answered: 498 Skipped: 77



Answer Choices	Responses
Agree	71.49% 356
Disagree	28.51% 142
<b>Total</b>	<b>498</b>

#	Comments	Date
1	There is potential for a small amount of devepment at Coxbridge but only after the other issues have been resolved in terms of schools etc	4/2/2014 12:03 AM
2	Not sure which land - yes - if it is brownfield site - otherwise NO	4/1/2014 9:46 AM
3	Unless it ceases to be a working farm.	3/31/2014 4:07 PM
4	Not in	3/31/2014 3:57 PM
5	Area subject to flooding	3/31/2014 10:16 AM
6	.....ONE of the first	3/31/2014 12:25 AM
7	BUT if Greenfield IS required it could be ONE of those selected first as long as existing residents are protected with a buffer zone	3/31/2014 12:17 AM
8	An area providing green breathing space near to the busy town, and roads.	3/30/2014 10:59 PM
9	South Farnham has much lower density and could take much more housing, Frencham vale and Waverley Lane in particular.	3/30/2014 5:55 PM
10	Coxbridge Farm provides an attractive gateway to Farnham and is visually intrusive. The site should only be considered for development once other more appropriate sites in South Farnham have been developed.	3/28/2014 2:03 PM
11	The western approach to Farnham is attractive precisely because of the transition from green fields to the charming old buildings on West Street which are iconic of the Georgian town of Farnham. This is enhanced by the old buildings of Coxbridge Farm which are the initial view of the town from the Coxbridge roundabout. This view of Farnham would be spoilt by any development on the land of Coxbridge farm as it is unlikely that any development would be in line with this character. A large housing development on the western end of town would inevitably lead to extra traffic on Crondall Lane, Dora's Green Lane and the other unclassified roads in this area which are already busy particularly at peak times. It would also put pressure on already overstretched resources such as schooling provision and amenities.	3/27/2014 10:56 PM
12	Entrance to a Market Town should not begin with an estate. Small discrete developments suitably screened maybe. NOT numerous tiny houses packed into the space. Also the gateway to Surrey county.	3/27/2014 4:46 PM

## Neighbourhood Plan for Farnham - Preferred Options

13	Only if all suitable brownfield land used, and if appropriate SANG that meets legal tests can be provided.	3/25/2014 11:02 PM
14	depends where it is	3/24/2014 1:24 PM
15	Don't know	3/23/2014 3:42 PM
16	Not sure. Possibly, but not a huge development.	3/22/2014 8:36 PM
17	This site does offer the best access, being on West Street.	3/21/2014 5:07 PM
18	Unable to comment as not aware of the location of Coxbridge Farm.	3/19/2014 5:09 PM
19	my agreement to this would be conditional to there being no more than 150 homes built because of the impact upon the rural character of the area, traffic at Coxbridge roundabout, and safety with regard to access from the A31? or West Street?	3/19/2014 2:03 PM
20	The density of building will cause more flooding.	3/19/2014 8:53 AM
21	Cox ridge area is already getting very congested.	3/18/2014 11:47 PM
22	What impact would this have on the already congested town centre roads?	3/18/2014 8:03 PM
23	Development should be resisted. Allotment areas should be developed before green field areas	3/18/2014 5:08 PM
24	This is greenfield site - please leave it as pasture land	3/18/2014 2:11 PM
25	It should not be developed at all. Besides the preservation of the woodland/wildlife, there is not the infrastructure to support a large development. These sites have access only via roads that are already causing major problems with traffic chaos early morning and mid afternoon into the evening. Crondall Lane is used as a south/north link and even 30mph signs do not slow down traffic into the town. The main road past Coxbridge is heavily congested and would mean even worse problems on a narrow and busy highway. To bring even more traffic would cause mayhem in the town itself and the already difficult parking facilities would be swamped. There is no planned school or medical facilities and therefore 250 houses with at least a further 500 - 700 people/children would put greater stress on already oversubscribed facilities. Alternative sites should be found.	3/18/2014 12:41 PM
26	this area contributes much to the gateway to the town and indicates the character of the place. If developed it will be a statement that Farnham is just another over populated area.	3/17/2014 3:17 PM
27	As there is already industrial units and housing nearby, but flood plain issues need to be taken into account, as do the views of current residents. Any development should not open the way for further developments in the fields and woodlands above the town.	3/17/2014 11:44 AM
28	Why the first? Hasn't that end of Farnham suffered enough with hop fields being destroyed by the Chantrys debacle. The traffic is already jammed in that area..	3/16/2014 5:28 PM
29	There is not a don't know button here, so I can't say - I don't have all the facts or any alternative details.	3/15/2014 10:44 AM
30	But only as a last resort.	3/10/2014 4:15 PM
31	Very regrettably yes. Despite believing large developments on outskirts of town should be avoided, this land is not used by the public and has easy access - unlike the Hop Fields which have no easy access and which are frequently used by the public	3/10/2014 12:37 PM
32	This land lies near to the main road entrance to the town and is aesthetically pleasing. This road is already full at many times in the day extra traffic could not be tolerated and the exit from this site would be very difficult. There would be an impact on the wildlife, namely foxes, badgers, bats, newts, pheasants and the infrastructure would not sustain the development. At present horses graze on the land and there are not enough schools or health practices to cope with and influx of residents. An estate here would also de-value properties in Hazell Road, because it would cause a distinct loss of views which we have engaged for 46 years.	3/10/2014 11:57 AM
33	I would have concerns about the risk of flooding in this area.	3/8/2014 3:00 PM
34	However large developments on the outskirts of town should be avoided wherever possible (see question 2).	3/6/2014 5:39 PM
35	See comments on 13 above - when Farnham is full - Farnham is full!	3/6/2014 11:22 AM
36	However I think that this area provides a green gateway to the town and so any development needs to have a green frontage with perhaps single storey development at the front and with trees and traditional hedging to retain that character. It should also be designed to ensure it did not "swamp" the existing old farm. I am also concerned that development on this site would set a precedent for development on other green-field sites such as the Hop Fields and if this was the case then I would disagree with development on this site.	3/5/2014 8:42 PM

## Neighbourhood Plan for Farnham - Preferred Options

37	But not on the water meadows.	3/5/2014 4:18 PM
38	There is derelict land south of the fire station that could be developed with less impact.	3/5/2014 2:14 PM
39	Additional traffic at commuter times unwise as very busy already,	3/5/2014 1:09 PM
40	We would agree with this approach. We consider Coxbridge Farm to be the least constrained of all the Greenfield sites being promoted on the edge of Farnham and we consider that the development of the site could be undertaken with adversely impacting on the character and distinctiveness of the town.	3/5/2014 10:59 AM
41	I would like to see the hedges retained where possible.	3/5/2014 10:39 AM
42	Priority should be given to redeveloping redundant industrial and retail premises for housing, as and when required. I do not agree that further expansion of the town onto greenfield sites is necessary and it is certainly not desirable.	3/5/2014 8:38 AM
43	Why should it be. When visiting / arriving into Farnham from the west, it is lovely to see the open fields which provide that balance between urban housing and rural settings. When Coxbridge is built upon, which I have no doubt it will be, it will ruin that balance. In addition local residents will have to bear all the building disruption and infrastructure damage associated with modern housing developments. e.g. surface water run off, anti social behaviour etc. What involvement will impacted local residents get regards housing estate design. What compensation will there be regards the building work disruption??As a family we will certainly re locate away from Farnham when building takes place.	3/4/2014 5:12 PM
44	No opinion on this	3/4/2014 5:00 PM
45	Not necessarily.	3/4/2014 4:53 PM
46	But only after a serious effort, not just a cosmetic one, has been made to use up all the brown-field sites.	3/4/2014 4:42 PM
47	Only 2 and 3 bedroom houses should be built here, not big 4 and 5 bedroom ones.	3/4/2014 4:14 PM
48	Problems of access from West St., apart from anything.	3/4/2014 3:02 PM
49	But with strong controls environmentally.	3/4/2014 2:44 PM
50	It seems an obvious choice in terms of location.	3/4/2014 1:37 PM
51	agree if not using a flood plain area.	3/4/2014 11:18 AM
52	Could be but need not be.	3/4/2014 10:49 AM
53	They have already started with the trading estate. Again important this doesn't turn into urban sprawl though. The number of houses should be limited.	3/4/2014 10:31 AM
54	However, any development in that area should consider possible exit points (probably onto Coxbridge Roundabout) of a western by-pass. Policy IN3 (p.42) states that "a western by-pass remaining the only long-term solution to the town's air pollution problems".	3/4/2014 10:01 AM
55	Too much flooding	3/4/2014 9:07 AM
56	Use brownfield sites first.	3/3/2014 4:29 PM
57	No information seen - where is it? Wouldn't this almost link Farnham town to Wrecclesham village, so the dual carriageway A31 runs through a residential area?	3/3/2014 4:01 PM
58	The land offered for sale on the Runfold/Guildford border. A great opportunity to create an environmentally sustainable local community.	3/3/2014 3:26 PM
59	Agree though land off Beavers Road should be reviewed.	3/3/2014 3:22 PM
60	1. This is a badly worded question- surely this is a Green-Field site. Develop Brown-field sites first. 2. If you mean after all Brownfield land has been used, I still disagree that Coxbridge Farm should be developed first. 3. Start towards the outskirts of the Town Centre, say Badshot Lea.	3/3/2014 2:12 PM
61	Common sense to use these fields for development. The roads there are geared up for extra traffic.	3/3/2014 1:03 PM
62	It should have a protective green belt between it and the existing Hazell Road, Coxbridge Meadows houses	3/3/2014 12:35 PM
63	Sadly I would agree - sorry to see green fields go under brick and concrete - it is not used in the same way as the Hop Fileds. (It appears to have horses grazing on it.)	3/3/2014 12:10 PM
64	Not necessarily the first but an early candidate.	2/26/2014 2:54 PM
65	WHY ?	2/23/2014 6:22 PM
66	It is more likely to have less impact on through traffic in to the Town, provided access is restricted off the A31	2/23/2014 5:57 PM
67	This site is suitable due to the close proximity of the town and good access to main roads.	2/18/2014 4:15 PM

## Neighbourhood Plan for Farnham - Preferred Options

68	This is a logical site, close to the current Town centre with easy access to the A31.	2/16/2014 1:38 PM
69	I don't agree with any further development but if it has to be somewhere here is better than anywhere else	2/15/2014 11:17 AM
70	I don't agree with any further development but if it has to be somewhere here is better than anywhere else	2/15/2014 10:58 AM
71	It seems to make sense but it would contribute to continued ribbon development along the West Street axis.	2/14/2014 3:52 PM
72	Developments are inevitable but should only proceed after consultation and confirmation that existing or required (e.g. roads, sewerage) infrastructure will sustain that development.	2/14/2014 2:34 PM
73	Only out of the options presented so far.	2/11/2014 10:36 PM
74	If this is the land which has been settled by travellers without planning consent.	2/11/2014 9:10 PM
75	This is a flood plain area. The A31 in this area has been closed on several occasions due to flooding.	2/10/2014 5:48 PM
76	this is a JOKE! you are risking ruining a great town! keep building on aldershot, fleet, farnborough, ash - they are already ruined! lets keep some to be proud of in surrey!	2/10/2014 9:09 AM
77	Provide them with snorkels if you do	2/9/2014 7:18 PM
78	There are already issues with drainage and access and additional houses in this area will only cause bigger problems.	2/9/2014 11:54 AM
79	I think the town should allow owner occupiers to develop their land prior to this being done as the farm gives farnham a very rural appeal.	2/9/2014 9:47 AM
80	I often though this would be good land to build on. But then again, who am i to know anything about this?	2/4/2014 8:17 PM
81	There is already significant development in that immediate area and would not look out of place if undertaken sympathetically	2/4/2014 2:29 PM
82	Housing development on land adjacent to Coxbridge Farm would create an unacceptable increase in traffic in this already congested area of Farnham. It is vital to maintain our green space on the fringes of the town and this is ancient and historical farmland providing natural wildlife habitat for many species including badgers.	2/3/2014 4:24 PM
83	But only if essential	2/3/2014 8:43 AM
84	An area with immediate access to main roads	2/2/2014 5:28 PM
85	That is, if all brown field sites have been used.	2/2/2014 5:27 PM
86	Use the area surrounded by Water Lane, Monkton Lane and Weybourne Lane	2/1/2014 6:10 PM
87	It is an area of little scenic value with several ugly buildings in the immediate vicinity	1/31/2014 10:50 PM
88	Definitely, this will cause the least disruption and over crowding of any area in the Farnham area.	1/31/2014 7:49 PM
89	NO COMMENT - SEE ABOVE	1/31/2014 11:47 AM
90	Not qualified to answer.	1/31/2014 11:46 AM
91	Not enough information on alternatives to agree	1/31/2014 11:17 AM
92	Traffic!	1/31/2014 8:21 AM
93	what about the flood plain?	1/30/2014 7:24 PM
94	this is a flood plain and is necessary to Farnham as such	1/30/2014 5:09 PM
95	The site is close to the town and within walking distance. There is good access to main roads and the By Pass.	1/30/2014 5:08 PM
96	Yes, it is closer to the town, within walking distance. Greater access to the A3	1/30/2014 4:35 PM
97	Yes, it is closer to the town, within walking distance. Greater access to the A3	1/30/2014 4:35 PM
98	Yes, it is closer to the town, within walking distance. Greater access to the A3	1/30/2014 4:34 PM
99	Subject to proper design and environmental aspects being dealt with - flooding could be an issue?	1/30/2014 2:30 PM
100	which side of the farm? not on the flood plain.	1/30/2014 10:48 AM
101	There is already a mix of development in the area	1/29/2014 4:21 PM
102	Good access to A31 - but watch out for flooding.	1/29/2014 3:29 PM
103	AFTER BROWNFIELD SITES	1/29/2014 12:56 PM

## Neighbourhood Plan for Farnham - Preferred Options

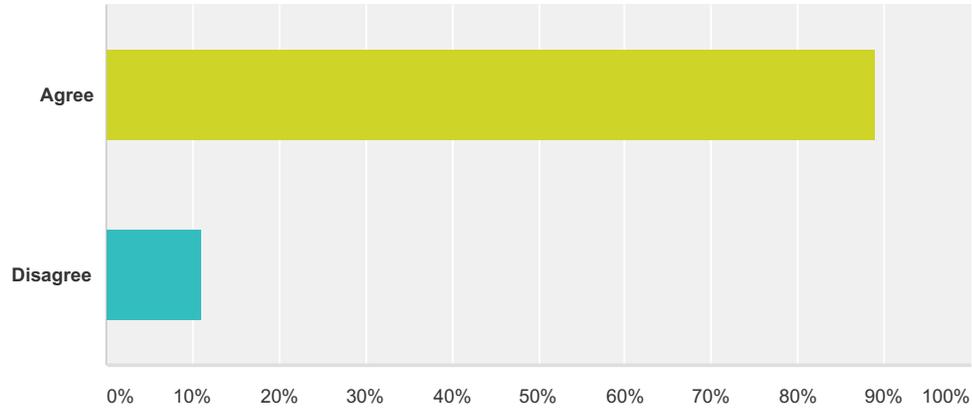
104	Far enough from the centre of town and small enough that this is the exception to the principles of no building on green spaces and no big satellite developemnts.	1/29/2014 12:56 PM
105	but not on the flood plains	1/29/2014 12:47 PM
106	This area has good access to the A31 and will therefore cause the least amount of traffic problems.	1/29/2014 12:05 PM
107	Seems reasonable but haven't read it all in detail	1/29/2014 11:22 AM
108	I don't think it should be developed	1/29/2014 7:41 AM
109	If thee has to be any greenfield development and it has been fought as far as possible this is probably the least bad option in the town.	1/28/2014 8:12 PM
110	As long as flood plain land is not used.	1/28/2014 6:45 PM
111	NO DEVELOPEMENT -	1/28/2014 6:00 PM
112	Although in theory against building on green fields I realise that we do need more housing and this site would be easily accessible to the A31 and have the least detrimental affect on the local environment.	1/28/2014 5:19 PM
113	I do not think this land should be developed.	1/28/2014 3:17 PM
114	If any development proves to be necessary and advisable,yes.	1/28/2014 1:36 PM
115	No houses should be built on this farm, it is far too important ecologically, to build on. The infrastructure cannot cope with it. It is ancient pasture land.	1/28/2014 1:23 PM
116	This area has already been spoiled, but it should not be further developed	1/27/2014 10:28 PM
117	This is semi industrial and situated on the A31 anyway.	1/27/2014 10:08 PM
118	It all depends on what you plan to put on the site.	1/27/2014 9:47 PM
119	How? What about flooding risks?	1/27/2014 6:52 PM
120	It makes sense because it has good access to the bypass and level pedestrian access to the town centre	1/27/2014 6:14 PM
121	NO IT IS FLOOD PLAIN AREA AS WE HAVE SEEN RECENTLY WITH THE BYPASS CLOSED	1/27/2014 5:40 PM
122	There should be more residential conversions of commercial space and brownfield development before Coxbridge Farm is developed further	1/27/2014 4:52 PM
123	It is underutilised at the moment, and has good access to the A31, without going through the town centre.	1/27/2014 4:49 PM
124	But not on the flood plain.	1/27/2014 4:40 PM
125	It would have good road access which is a start but I am not familiar with other arguments in its favour	1/27/2014 4:11 PM
126	What implications would that have on flood plains? Unless of course you are thinking of a house boat community.	1/27/2014 3:55 PM
127	It has very close access to dual carriageway which will keep the resulting additional traffic generated away from the town centre and existing residential areas.	1/27/2014 2:02 PM
128	Don't know	1/27/2014 12:30 PM
129	This area floods	1/26/2014 9:09 PM
130	This is vital green space and should remain so. The roads and infrastructure cannot cope with further development.	1/26/2014 6:50 PM
131	But only if the drainage is good enough to maintain the water when we have large amounts of rain.	1/26/2014 6:05 PM
132	If it is on the floodplain, building on land prone to flooding is plain stupid.	1/26/2014 5:04 PM
133	I think the 70s retail/office units on East Street are an absolute eyesore and should be the first area addressed as there is quite a large site and can only be improved.	1/26/2014 5:01 PM
134	The land near Coxbridge Farm is part of the landscape of Farnham, it provides the green to the west of the town and no doube, plays a part in the drainage of the surrounding land./	1/26/2014 4:41 PM
135	This site should be released after Hop Fields as it is further away from the town centre and is less sustainable. It also forms an important green gateway to the town from the west.	1/26/2014 12:10 PM
136	Loaded question. On the assumption that farnham must build houses,and assuming that all brown field sites are full, then I guess Coxbridge would do..	1/24/2014 5:40 PM
137	The recent high rainfall has shown that Farnham's floodplains became full - there was no more capacity. Avoid building on slopes until upland mitigations put in place	1/24/2014 8:47 AM

## Neighbourhood Plan for Farnham - Preferred Options

138	As a first step, the town center (cinema and housing in East Street) should be developed.	1/23/2014 5:09 PM
139	If development has to happen this seems the most appropriate area.	1/23/2014 1:46 PM
140	Flood plain should never be built on.	1/23/2014 7:47 AM
141	Too much traffic there already	1/22/2014 10:24 PM
142	This is the "least worst" location for new housing, as it has least impact on the traffic in the town centre	1/22/2014 9:27 AM
143	Definitely not!	1/21/2014 10:43 PM
144	No development at this site given serious congestion and lack of facilities	1/21/2014 2:41 PM
145	Or the quarry south of the princess royal pub.	1/21/2014 1:23 PM
146	Flooding is an issue	1/20/2014 7:45 PM
147	Provided the road infrastructure is dramatically improved	1/20/2014 5:58 PM
148	NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
149	Why does it have to be developed?	1/20/2014 4:10 PM
150	don't know.	1/20/2014 12:04 PM
151	It should be the site of a park and ride scheme	1/20/2014 11:27 AM

### Q16 Do you agree or disagree that the number of homes at Coxbridge Farm should not exceed 250?

Answered: 492 Skipped: 83



Answer Choices	Responses
Agree	89.02% 438
Disagree	10.98% 54
<b>Total</b>	<b>492</b>

#	Comments	Date
1	see 15	4/1/2014 12:21 PM
2	I do not believe it should exceed 150 homes because of the lack of infrastructure and the increase in pollution this would create.	3/31/2014 4:07 PM
3	No building on a flood plain.	3/31/2014 3:57 PM
4	Think of traffic and schools and pollution.	3/30/2014 10:59 PM
5	Farnham should adopt a balanced growth strategy.	3/28/2014 2:03 PM
6	Given the comments raised against question 15, even 250 houses seems like a very large number for this area	3/27/2014 10:56 PM
7	LESS best. with suitable screening.	3/27/2014 4:46 PM
8	would prefer to see less than 200.	3/25/2014 11:02 PM
9	250 is a large number of homes!	3/22/2014 8:36 PM
10	250 houses seems us to be an inordinate number in one location. That means a minimum of 250 extra vehicles. ? infrastructure.	3/19/2014 5:09 PM
11	If this ever happens the number should be far fewer	3/19/2014 10:59 AM
12	See above	3/19/2014 8:53 AM
13	But don't want any built there at all.	3/18/2014 11:47 PM
14	Why would we want to develop Coxbridge Farm further. It provides a green entry into the town	3/18/2014 2:11 PM
15	I believe there should be no development at all on this site for the reasons given above.	3/18/2014 12:41 PM
16	Far to many.	3/17/2014 3:17 PM
17	subject to sufficient land being available for new homes in the town generally	3/17/2014 12:31 PM

## Neighbourhood Plan for Farnham - Preferred Options

18	Should not exceed 25	3/16/2014 5:28 PM
19	I agree only because larger developments detract from the unique characteristics of any local community.	3/15/2014 10:44 AM
20	250 is too many, this area of town is already suffering traffic congestion	3/10/2014 8:41 PM
21	Absolutely.	3/10/2014 4:15 PM
22	The number is already too many and with the proposed East Street Development plan still to be finalised including maore residencies - this needs to be actioned first to see the forecast outcome of gridlock, parking problems and high emissions from, before even thinking of building more houses in an already overcrowded town. You cannot change the design of a town which was built as a small market town.	3/10/2014 11:57 AM
23	I would be inclined to agree given that this area is prone to flooding but would require more information on the risk status of the area before making an informed decision.	3/8/2014 3:00 PM
24	See Q15	3/6/2014 11:22 AM
25	We would disagree with this apprach and consider the site in capable of accommodating up to 350 units together with on site SANG provision. Given the high level of housing nee identified it is important that sites which are identified as appropriate for development are utilised efficiently. We consider that 350 units can be accommodated on the site without an adverse impact on the character and distinctiveness of the town. We enclose a conceptual materplan for the site and would welcome a meeting with you to discuss the potential development of the site further.	3/5/2014 10:59 AM
26	However it would depend on Traffic issues, schooling etc	3/5/2014 10:39 AM
27	250 houses. 350 - 500 cars, children for schooling. How can Farnham absorb this, apart from ruining a lovely setting.	3/4/2014 5:12 PM
28	see earlier comments	3/4/2014 5:00 PM
29	At the Farm site.	3/4/2014 4:53 PM
30	But 250 is stil far too high a figure!	3/4/2014 4:42 PM
31	200 houses would be a beter number.	3/4/2014 4:14 PM
32	No homes at Coxbridge Farm	3/4/2014 3:02 PM
33	I would still worry that number is too may in one go.	3/4/2014 2:44 PM
34	See my comments re Question 13.	3/4/2014 1:37 PM
35	More than this number would hardly be sustainable with the Town's existing infrastructure.	3/4/2014 1:18 PM
36	Would seem a reasonable number.	3/4/2014 10:49 AM
37	See Q15.	3/3/2014 4:01 PM
38	But only after the Runfold/Guildford border site is developed.	3/3/2014 3:26 PM
39	Disagree. I don't know the land area involved so do not have a strong view on the appropriate number of dwellings.	3/3/2014 3:22 PM
40	Should not exceed 100.	3/3/2014 2:12 PM
41	Difficult to answer - that seems like a lot of horses and of course would bring more cars into the town centre. It would be nice to think owners would walk into town but I think thats fairly unlikely.	3/3/2014 12:10 PM
42	No houses should be built on this site.	3/1/2014 6:18 PM
43	Far too big a number.	2/23/2014 6:22 PM
44	depends on the area available & development mix of dwellings	2/23/2014 5:57 PM
45	Too many houses in this area will have negative effect on Traffic/roads town centre already congested.schools at limits	2/22/2014 12:26 PM
46	With good planning and depending on the type of residential properties most needed, I suspect that this area could accommodate more than 250 homes.	2/16/2014 1:38 PM
47	I believe that it shouldn't exceed 100	2/15/2014 11:17 AM
48	I believe that it shouldn't exceed 100	2/15/2014 10:58 AM
49	Particularly with the existing road/traffic system.	2/14/2014 2:34 PM
50	I do not think it should be built on full stop, the roads around that area cannot cope now.	2/13/2014 10:21 AM
51	Area is sufficient for this level of housing and will include its own SANGS. Good access to A31 and to town centre	2/12/2014 3:31 PM

## Neighbourhood Plan for Farnham - Preferred Options

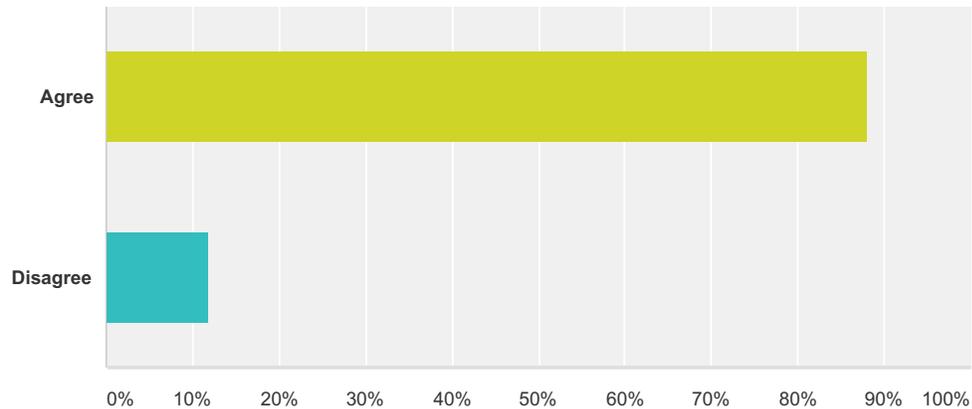
52	No houses should be built. See comments for section 15.	2/10/2014 5:48 PM
53	the number should be 0	2/10/2014 1:39 PM
54	250...shouldnt be any!!!!!!!!!!!!!!	2/10/2014 9:09 AM
55	Provide them with snorkels if you do	2/9/2014 7:18 PM
56	There should be no homes on Coxbridge Farm.	2/9/2014 2:10 PM
57	I do not think this land should be developed at all	2/9/2014 11:54 AM
58	easy access to a31 so no impact on residential roads	2/8/2014 12:59 PM
59	has easy access on A31/town centre, so not adding congestion to back roads	2/8/2014 12:53 PM
60	No greenfield should be developed	2/5/2014 11:38 AM
61	Again with the numbers. Who knows!? Anyone who gives an answer is probably too worried that Romanians are going to move in and claim all our benefits, or some such nonsense.	2/4/2014 8:17 PM
62	Good agricultural land is in short supply. If we keep building on it where is the food produced?	2/3/2014 7:34 PM
63	There should be no building on that land. 250 homes would impose an impossible burden on traffic flow in that area.	2/3/2014 4:24 PM
64	But 250 seems to be too much considering the increase in traffic which this would cause	2/3/2014 8:43 AM
65	But, don't use Coxbridge Farm, use the area surrounded by Water Lane, Monkton Lane and Weybourne Lane	2/1/2014 6:10 PM
66	NO COMMENT	1/31/2014 11:47 AM
67	See above.	1/31/2014 11:46 AM
68	Not really enough information to decide	1/31/2014 11:17 AM
69	Where will the traffic go, it is often chaos on West Street as it is.	1/31/2014 8:21 AM
70	Too many at the Western entrance to the town	1/31/2014 8:17 AM
71	do not really know - it must depend on design and types of proprty built.	1/30/2014 2:30 PM
72	100homes	1/30/2014 12:33 PM
73	If approved	1/30/2014 9:47 AM
74	No view	1/30/2014 12:08 AM
75	If this is the only land to be developed	1/29/2014 8:03 PM
76	I don't think any homes should be built at Coxbridge farm	1/29/2014 5:40 PM
77	This is an approximate figure but a lot more than this would result in urban sprawl	1/29/2014 4:21 PM
78	Insufficient knowledge	1/29/2014 1:14 PM
79	Surely this is a matter of density on the land made available	1/29/2014 12:56 PM
80	See my comment above.	1/29/2014 12:56 PM
81	It would seem that this is the least disruptive location.	1/29/2014 12:05 PM
82	I do not agree that building should take place there at all	1/29/2014 9:10 AM
83	again - putting words into our mouths	1/28/2014 6:00 PM
84	I don't think houses should be built on this land.	1/28/2014 3:17 PM
85	I don't agree that it should be 250. See previous answer.	1/28/2014 1:36 PM
86	No houses should be built on any green land. There are very ancient hedgerows here as well. How can we keep destroying our heritage.	1/28/2014 1:23 PM
87	See #15	1/27/2014 10:28 PM
88	if we have to have a new site this is first choice	1/27/2014 6:28 PM
89	reason is that 250 houses will increase the population by upwards of 1000-infrastructure will struggle cope.	1/27/2014 6:14 PM
90	NO - AS PER SECTION 15	1/27/2014 5:40 PM

## Neighbourhood Plan for Farnham - Preferred Options

91	I would prefer zero	1/27/2014 4:52 PM
92	No development should exceed 100 houses. Very large, estates with high proportion of affordable housing bring social problems which small country towns cannot cope with.	1/27/2014 3:15 PM
93	I believe Farnham cannot cope now with the present traffic because of the road infrastructure	1/27/2014 3:07 PM
94	250 homes is very likely to mean at least 500 additional cars.	1/27/2014 2:02 PM
95	As this is brown-field house numbers should be maximised to a level suitable for local infrastructure	1/27/2014 1:03 PM
96	Don't know	1/27/2014 12:30 PM
97	Agree, only in so much as I feel there should be no building there.	1/26/2014 6:50 PM
98	I do not agree with any developments on a flood plain. The clue is in the word 'flood'.	1/26/2014 5:04 PM
99	Dependant on allowed planning density that will fit on the land.	1/26/2014 11:50 AM
100	250 is far too many! roads will not cope and character will be destroyed	1/23/2014 5:09 PM
101	There has already been developed south of the Coxbridge roundabout. 250 max.	1/23/2014 1:46 PM
102	Too many homes in one place is a slum of the future. Design as low a density place as possible and include garden and public green spaces within it to allow for soak away of rainwater and space for wildlife, as well as space for children to play.	1/22/2014 5:01 PM
103	No development at this site given serious congestion and lack of facilities	1/21/2014 2:41 PM
104	Don't know.	1/20/2014 11:35 PM
105	If any...	1/20/2014 7:45 PM
106	But it should not exceed ZERO. NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
107	Why must the figure be 250, why not nil. Another poor question seeking an answer no-one wants to give.	1/20/2014 4:10 PM
108	Shouldn't be any	1/20/2014 12:45 PM

**Q17 Badshot Lea Community Group has surveyed its residents. The Survey is on the Farnham Town Council website. The village has identified a particular area for possible housing but would like to restrict development to 200 homes. Do you agree or disagree that any larger figure would be unacceptable for the village?**

Answered: 507 Skipped: 68



Answer Choices	Responses	
Agree	88.17%	447
Disagree	11.83%	60
<b>Total</b>		<b>507</b>

#	Comments	Date
1	I do not believe it should exceed 175 homes because of the lack of infrastructure and the increase in pollution this would create.	3/31/2014 4:07 PM
2	Well done Badshot Lea Community Group.	3/31/2014 3:57 PM
3	Badshot lea is already over subscribed for its infrastructure.	3/30/2014 10:59 PM
4	This is an important gap and whilst it is accepted that it should accommodate some development, Farnham should adopt a balanced growth strategy and look at sites to the South of Farnham which could offer significant community benefits.	3/28/2014 2:03 PM
5	Required family residences for families, with school places. nearby Aldershot has more employment and better transport and roads in all directions to other towns . Houses depend on size without cramming.	3/27/2014 4:46 PM
6	It is not that big an area to absorb large scale housing development	3/27/2014 2:10 PM
7	Subject to infrastructure improvements paid for by developers	3/24/2014 2:42 PM
8	200 is also a large number of homes. Not clear if they count in the total for Farnham.	3/22/2014 8:36 PM
9	There should also be adequate provision for resident's parking whatever the figure.	3/20/2014 10:39 AM

## Neighbourhood Plan for Farnham - Preferred Options

10	As a resident of Badshot Lea, if Planning permission is given the goahead, it would mean 103 on Green Lane, 140 Weybourne, 30 Low Lane. We think this would be disastrous for our village community. This would mean a minimum of 273 vehicles on roads that are very, very busy anyway. There is a primary school situated at the crossroads. It is extremely hazardous now let alone with so many extra vehicles. The whole character of the village will be changed for ever, and not for the better.	3/19/2014 5:09 PM
11	They should only build the 200 homes and no more that if that is what has been agreed.	3/19/2014 5:04 PM
12	To build any it that area would link Badshot Lea village with Weybourne....roads, schools etc could not cope with sort of development!	3/18/2014 11:47 PM
13	UK house building is exceeding the ability to pay for it as interest rates become realistic. The UK is repeating the mistakes of Ireland and Spain.	3/18/2014 12:01 PM
14	Anymore tha 200 will alter the charecter of the settlement.	3/17/2014 3:17 PM
15	See above comment.	3/15/2014 10:44 AM
16	No idea	3/13/2014 6:48 PM
17	Don't really know the area well enough to submit a sensible figure. At a guess I'd say 300 perhaps.	3/10/2014 4:15 PM
18	If the residents have come to that decision then I agree.	3/10/2014 3:24 PM
19	The strategic gap must be preserved.	3/10/2014 11:57 AM
20	Can't answer for Badshot Lea	3/5/2014 4:33 PM
21	Don't know Badshot Lea well enough. Is this the Little Acres - Poppy's site?	3/4/2014 4:53 PM
22	Badshot Lea is a community under siege, yet they are still doing their best to cooperate! This spirit should be recognised and rewarded.	3/4/2014 4:42 PM
23	This figure of 200 would seem to be about right for the area.	3/4/2014 4:14 PM
24	200 homes would be far too many for Badshot Lea	3/4/2014 3:59 PM
25	No comment	3/4/2014 3:02 PM
26	I believe anything close to that number is developed at once would be detrimental to Badshot Lea.	3/4/2014 2:44 PM
27	The character of the village should be maintained.	3/4/2014 1:37 PM
28	For the same reason as in the answer to Q16.	3/4/2014 1:18 PM
29	Local views should be pre-eminant.	3/4/2014 11:31 AM
30	As a resident of Badshot Lea for 30 years I do not believe the roads, shcools and other infrastructure can cope with such an expansion. Quality of life (noise, pollution, car, traffic movements and flow) would be adversely affected.	3/4/2014 11:08 AM
31	The "village" is underdeveloped and, subject to improving road connections, could absorb more.	3/4/2014 10:49 AM
32	I don't know the village well enough.	3/4/2014 10:31 AM
33	I don't know the area	3/4/2014 10:01 AM
34	I think the wording in the draft plan should be revised as I believe residents would accept some housing should all brownfield sites have been used - I do not think villagers would 'like' fields between Little Acres and St Georges Road to be developed. Also the plan refers to 180 homes and this survey to 200 homes. Building 180 homes would increase the village size by 30%. I feel 180 homes is too high for the village because of the frailties of the infrastructure and because it will change the character of the village. In fairness housing should be spread around all communities and not just lumped into one or two areas. Additionally Badshot Lea has suffered flooding in the recent poor weather and such a large development is bound to make matters worse unless the developers, planners come up with solutions to the flooding problems.	3/3/2014 3:22 PM
35	Should be much lower	3/3/2014 2:12 PM
36	Even this number seems excessive. Furthermore this runs contrary to the 'strong efforts to maintain open space between Farnham and Aldershot' as stated in the draft Plan.	2/23/2014 6:22 PM
37	I agree with the principle and would hope that the Council would ensure that any housing to be built would be on the suitable sites that the residents consider appropriate.	2/18/2014 4:15 PM
38	With good planning and depending on the type of residential properties most needed, I suspect that this area could accommodate more than 200 homes.	2/16/2014 1:38 PM

## Neighbourhood Plan for Farnham - Preferred Options

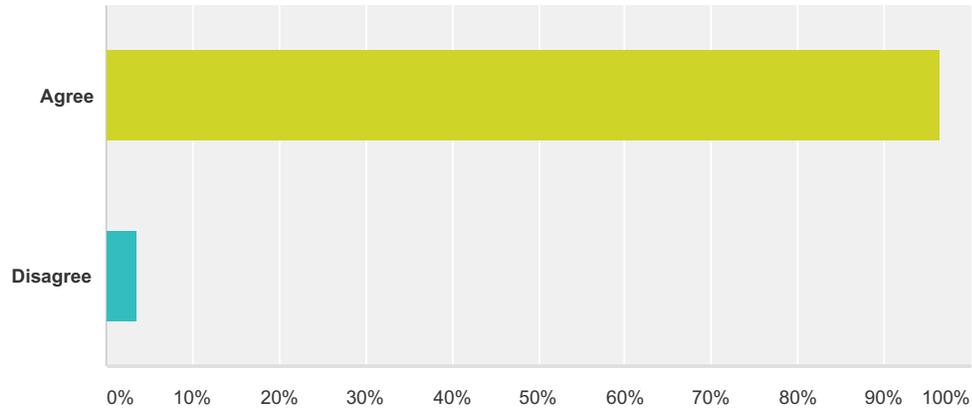
39	I cannot comment on this one as I am not familiar enough with Badshot Lea.	2/14/2014 3:52 PM
40	Particularly with the existing road/traffic system.	2/14/2014 2:34 PM
41	Would want to leave identifying the number of houses to the local residents. Only problem with just 200 is that it would not bring sufficient infrastructure with it. Larger numbers of new housing might offer possibility of a new school, shops or maybe a direct link onto the A31 which would alleviate current congestion in the village centre.	2/12/2014 3:31 PM
42	Farnham and it's services cannot cope with any more developments.	2/10/2014 5:48 PM
43	I believe that the Badshot Lea has the ability to sustain a greater number of homes than the stated 200	2/6/2014 6:30 PM
44	But it would be good to have assurance that the homes built would be in keeping with the area and on sites that are suitable.	2/5/2014 3:44 PM
45	Although really, I have no idea. How big are the houses being built? 8 bedroom mansions? Single bedroom flats? What a stupid, stupid question.	2/4/2014 8:17 PM
46	Badshot lea has best access to the roads of A325 and A31	2/1/2014 6:10 PM
47	Badshot Lea do have a more appropriate areas for development, provided that development is suitable for the site and respects the identity of the area.	1/30/2014 4:35 PM
48	Badshot Lea do have a more appropriate areas for development, provided that development is suitable for the site and respects the identity of the area.	1/30/2014 4:35 PM
49	Badshot Lea do have a more appropriate areas for development, provided that development is suitable for the site and respects the identity of the area.	1/30/2014 4:34 PM
50	again, do not really know - it must depend on design and types of proprty built.	1/30/2014 2:30 PM
51	No view	1/30/2014 12:08 AM
52	There is already development here and it is a logical site.	1/29/2014 4:21 PM
53	This is also a good site to build because of its access to the A31. However, if possible, a gap should maintained between Farnham and Aldershot.	1/29/2014 12:05 PM
54	More traffic we can't cope now with all the traffic!	1/29/2014 7:49 AM
55	This area has already had an estate built on it. To introduce more than 250 houses would be too many and cause to much strain on the road system around Badshot Lea	1/28/2014 5:19 PM
56	If Badshot Lea is happy to have more houses built there this seems the ideal solution.	1/28/2014 1:23 PM
57	Calling it a "village" is already emotive. It is ribbon development between Farnham and Aldershot, which can easily be enlarged	1/27/2014 10:28 PM
58	i think the site could bear over 200 homes but see below 18	1/27/2014 6:28 PM
59	Really a matter for Badshot Lea residents and how their infrastructure will cope with an additional c 800 people plus cars	1/27/2014 6:14 PM
60	NO Farnham and district is full and cannot cope	1/27/2014 5:40 PM
61	It is close to A31, and not near the town centre	1/27/2014 4:49 PM
62	I do not think any dev should be larger than around 200 houses.I would suspect the prop developers like larger builds because it maximises their profits and they do not hang around afterwards to see if it works in the community.If local people are for the dev I would trust their judgement.	1/27/2014 4:11 PM
63	Am sure that those residents share a similar view to ours.	1/27/2014 3:55 PM
64	Badshot Lea is a village and should remain so.	1/27/2014 2:02 PM
65	They know best	1/27/2014 1:33 PM
66	Its only a small area, 200 is plenty as there are other local areas that can be used	1/26/2014 6:05 PM
67	Badshot Lea still does retain some of its character as a village, any large housing development may affect this.	1/26/2014 4:01 PM
68	Badshot Lea is reliant upon Farnham for most of its services. The focus for development should therefore be on Farnham first.	1/26/2014 12:10 PM
69	The infra structure should be improved 200% before any further development is allowed.	1/24/2014 2:20 PM
70	200 is a high number for a small popn.	1/24/2014 1:29 PM

## Neighbourhood Plan for Farnham - Preferred Options

71	A narrow road already over congested at times.	1/23/2014 1:46 PM
72	200 is already more than the infrastructure can cope with.	1/22/2014 4:30 PM
73	This is the one area I believe could be developed without real damage to Farnham.	1/20/2014 7:45 PM
74	NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
75	It is their village, why should I have a say?	1/20/2014 4:10 PM
76	this area has good road links and is already an unattractive area, so would not be affected badly by further development.	1/20/2014 12:04 PM

**Q18 Do you agree or disagree that any development in Badshot Lea should contribute to improved landscaping of the land, known locally as the strategic gap and provide additional recreation space for the village?**

Answered: 504 Skipped: 71



Answer Choices	Responses
Agree	96.43% 486
Disagree	3.57% 18
<b>Total</b>	<b>504</b>

#	Comments	Date
1	Definately.	3/31/2014 3:57 PM
2	It also need to contribute to other infrastructure in the surrounding area of Farnham.	3/31/2014 2:58 PM
3	And contribute to highway infrastructure as congestion is a big problem in BL	3/30/2014 5:55 PM
4	Development should bring benefits, not resentment	3/30/2014 1:54 PM
5	Yes a significant amount of open space should be provided to protect the strategic gap but also as community open space.	3/28/2014 2:03 PM
6	Ribbon development not desirable distinction of Village from Towns needed.	3/27/2014 4:46 PM
7	Don't know	3/24/2014 3:36 PM
8	Paid for by developers	3/24/2014 2:42 PM
9	The strategic gap should be protected from development to avoid Badshot Lea merging into Weybourne and Aldershot. Modest Development in the south-east of the village is probably preferable	3/22/2014 9:52 PM
10	During the months for the wet weather, Swiftsure was flooded, plus the road under the railway bridge. Water was pouring off of the railway embankment. If building is allowed at Weybourne, there will be nowhere for the water to go. Plus loss of the Strategic Gap. This green land will be lost forever.	3/19/2014 5:09 PM
11	Would not improve the area..... Just make it more built up	3/18/2014 11:47 PM
12	A chance for developers to atone for spoiling the village by further building.	3/17/2014 3:17 PM

## Neighbourhood Plan for Farnham - Preferred Options

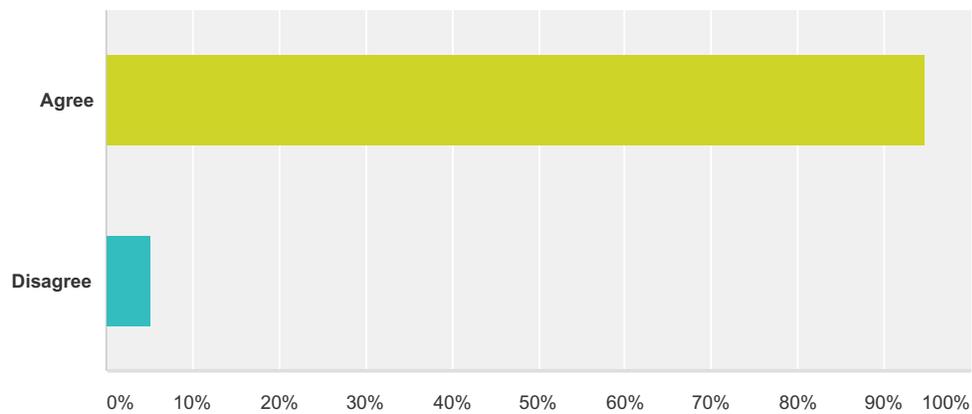
13	Absolutely necessary. Any new development must bring social and environmental benefits to all residents including landscaping and public open space.	3/17/2014 12:31 PM
14	Developers should contribute towards any necessary enhancement or expansion of local schools and health facilities, to account for expanded local population.	3/17/2014 11:44 AM
15	Oh Yes. But I don't agree that any green-field sites shuld be hijacked. Let the developers build a Marina.	3/10/2014 4:15 PM
16	If residents agree.	3/10/2014 3:24 PM
17	AS above.	3/5/2014 4:33 PM
18	All development should fulfil this requirement.	3/5/2014 1:00 PM
19	No opinion	3/4/2014 5:00 PM
20	See above Q17	3/4/2014 4:53 PM
21	If this is what the B.L community want - see comment under Q17.	3/4/2014 4:42 PM
22	Any improvement would be good for the area.	3/4/2014 4:14 PM
23	There should be a Strategic Gap.	3/4/2014 3:59 PM
24	I think that is something that should always be a consideration.	3/4/2014 2:44 PM
25	but not as a quid pro quo for giving planning permission. The strategic gap must be defended and protected or either Farnham, Weybourne, Badshot  Lea and Aldershot will morph into one sprawling, continuous urban mass.	3/4/2014 11:08 AM
26	The strategic gap concept is a nonsense and should be dropped forthwith. In practice the gap separates Badshot Lea from Farnham, not Farnham from Aldershot. But only misguided snobbism suggests the two should be separated anyway.	3/4/2014 10:49 AM
27	I don't know the area	3/4/2014 10:01 AM
28	Agree. Badshot Lea definitely needs increased recreational space. The strategic gap should be protected. The flooding issues need to be addressed. The school will need to be extended and the roads upgraded.	3/3/2014 3:22 PM
29	Maintain the strategic gap.	3/3/2014 2:12 PM
30	Agree only partially - brownfield sites. Crucial issue: The plan does not identify how much brownfield land is available, so it is impossible to judge the realism of the "brownfield policy" or how many houses this could support.	3/3/2014 1:33 PM
31	Find this hard to answer - it sounds like sense but would landscaping and recreational facilities identify the strategic gap sufficiently?	3/3/2014 12:10 PM
32	Easy to say but how and where would such improvements be carried out.	2/23/2014 6:22 PM
33	The land should also consider wildlife habitats and incorporate them	2/15/2014 11:17 AM
34	The land should also consider wildlife habitats and incorporate them	2/15/2014 10:58 AM
35	Strongly agree this. The gap is steadily being nibbled away and it is vital that Farnham is kept separate from the expanding town of Aldershot to try to soften the impact of this conurbation which stretches north to Farnborough, Frimley and beyond.	2/14/2014 3:52 PM
36	This area should be left untouched for the benefit of the wildlife otherwise Farnham and Aldershot would soon become one.	2/10/2014 5:48 PM
37	Developers should have to contribute significantly to improving the road network in the local area.	2/5/2014 8:43 PM
38	Why not provide for the community - more people will need more rec space etc.	2/4/2014 8:17 PM
39	Badshot Lea is a village, not a convenient dumping ground.	1/31/2014 11:46 AM
40	certainly - this applies to virtually all development	1/30/2014 2:30 PM
41	Sustainability requires that additional sports facilities and landscape and sounds are taken into consideration.	1/29/2014 4:21 PM
42	Absolutely agree. Developers should be made to provide extra recreation space and facilities if building a large number of houses.	1/28/2014 5:19 PM
43	But see comments to #17	1/27/2014 10:28 PM
44	Is this the sweet offering to make the pill easier to swallow or the recognised trade off against something very few people want.	1/27/2014 3:55 PM

## Neighbourhood Plan for Farnham - Preferred Options

45	The strategic gap should be maintained to prevent villages merging into continuous built up areas.	1/26/2014 11:50 AM
46	There is already significant recreation space in Badshot Lea/Weybourne but it could be better landscaped. Avoid formal features, plant trees	1/24/2014 8:47 AM
47	Not sufficiently informed on this.	1/23/2014 1:46 PM
48	More space for wild life is required and I doubt if any local authority has the knowledge or skills. Certainly not Waverley!	1/22/2014 4:30 PM
49	This can only be achieved by having NO NEW DEVELOPMENT!	1/20/2014 5:07 PM

**Q19 Any future development on green-field sites in Farnham would require the developer to provide a suitable alternative natural green space (SANG), in order to prevent further destruction of the habitats in both Special Protection Areas. There are strict definitions on the nature of a SANG. Do you agree or disagree that no planning permission can be given before such a suitable green space has been identified?**

Answered: 528 Skipped: 47



Answer Choices	Responses
Agree	94.70% 500
Disagree	5.30% 28
<b>Total</b>	<b>528</b>

#	Comments	Date
1	as previously stated, there really should not be ANY developement on greenfield sites	4/2/2014 12:03 AM
2	Definately	4/1/2014 9:46 AM
3	I agree as long as the 'identified green space is new and NOT just a dumb 'off-set' ploy which means absolutely nothing.	3/31/2014 4:07 PM
4	No building in Farnham Park.	3/31/2014 3:57 PM
5	SPA conditions must be upheld. WBC cannot keep using Farnham Park for SANGS. As East St. Development is in the SPA zone, where is SANGS for this?	3/31/2014 2:58 PM
6	Yes, developments on green field sites should provide on-site SANG land.	3/28/2014 2:03 PM
7	The SANG concept has been abused in Farnham e.g. Farnham Park (note the unresolved sewage issues). This abuse has allowed significant inappropriate building by developers.	3/28/2014 1:37 PM
8	Leave the Park and forests alone they have historical value and should be maintained as such. Leisure activities within OK by me.	3/27/2014 4:46 PM
9	I understand this to be a legal requirement which will have to be recognised in WBC's Local Plan/Core Strategy, but Farnham's NP should incorporate this.	3/25/2014 11:02 PM

## Neighbourhood Plan for Farnham - Preferred Options

10	However, disagree that any green field site should be used	3/24/2014 2:42 PM
11	And so if the strict definitions cannot be kept, by EU law, the developmnets cannot go ahead.	3/22/2014 8:36 PM
12	Why replace one green space for another?	3/19/2014 5:09 PM
13	Some local green spaces may be important for wildlife which should not be put at risk, but if such development included enhancing habtats creating opportunites for the public to benefit from the enjoyment of wildlife then it would be worthy of serious consideration.	3/19/2014 2:03 PM
14	"Sangs" are highly dubious - there is no evidence that they work. Furthermore, to offer a space that is already in regular use as a "sang" is chicanery. If it is to be of any value at all a "sang" must be a new site.	3/19/2014 10:59 AM
15	Although I am against any building on green field sites.	3/19/2014 8:53 AM
16	Definately	3/18/2014 11:47 PM
17	I feel there enough brownfield areas to accommodate any new housing required. There should not be any reason to loose further greenfield land	3/18/2014 2:11 PM
18	Waverley BC represents developers not local residents.	3/18/2014 12:01 PM
19	Nothing to be built on Green Field areas. Why call it a green site if it is to be built on? Surely its all the name - Green Field.	3/18/2014 10:03 AM
20	Strongly agree.	3/17/2014 3:17 PM
21	Destruction of habitats in SPAs should not take place, so planning permission should not be granted. If there is alternative green space, why is the development not taking place there?	3/17/2014 11:44 AM
22	But this is rubbish. You cannot replace established habitats and leaving it ti developers is life leaving chickens in the care of a fox.	3/16/2014 5:28 PM
23	Developers and councils must follow the rules otherwise we will have uncontrolled developments, planning permission is part of the critical path in maintaining the character of our unique area.	3/15/2014 10:44 AM
24	As long as every effort is made to protect the green-field site and that the alternative natural green space is not suitable for development and is a suitable alternative green space.	3/11/2014 4:20 PM
25	I don't believe that there should be any development on green-field sites.	3/10/2014 8:41 PM
26	See comments in above para.	3/10/2014 4:15 PM
27	Just don't think this should be an option see earlier comments about wildlife.	3/6/2014 1:03 PM
28	I do not understand why "developers" - whose motive may not be compatable with the community good, should make their own proposals. The lead must be by the Town Council.	3/6/2014 11:22 AM
29	This is a matter Natural England in their role as the relevant Statutory Authority with respect to SPA's although we would agree that it is likely any Greenfield developments are going to have to make provision for on site SANGs. Clearly Coxbridge Farm is well placed in this respect as it can make provision for its own on-site SANG.	3/5/2014 10:59 AM
30	Should noteven be considered any sang will be manufactured plastic nature	3/4/2014 8:03 PM
31	No opinion	3/4/2014 5:00 PM
32	No planning permissions should be given for green-field site developments. SANGS merely serve to "whitewash" land grabs!	3/4/2014 4:42 PM
33	Yes, new areas for SANG must be identified before planning permission is given.	3/4/2014 4:14 PM
34	No opinions	3/4/2014 2:55 PM
35	But I would like this to be included within a development site.	3/4/2014 2:44 PM
36	Not quite sure how a developer would provide a SANG. This may support the use of brownfield sites.	3/4/2014 1:05 PM
37	Identified is insufficient in itself to presume a potential for permitted development. Any development of SPA's should be strongly resisted.	3/4/2014 12:00 PM
38	and Farnham Park should never have been counted as part of this as it was in the gift of the townsfolk anyway - a classic bureacratc "double count" worthy of "Yes Minister"!	3/4/2014 10:49 AM
39	And I hope a SANG can't be used over and over again for different developments ....	3/3/2014 4:01 PM
40	Agree	3/3/2014 3:22 PM

## Neighbourhood Plan for Farnham - Preferred Options

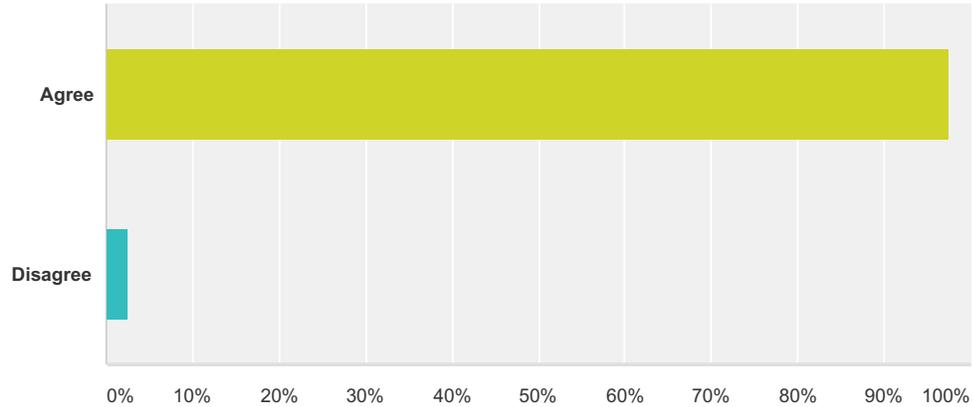
41	... not just identified but made available as a condition of planning permission.	3/3/2014 1:33 PM
42	Again - difficult to answer - alternative green space where, in and around Farnham that isn't already being used as a green space... the Bourne Woods, Frensham Ponds.	3/3/2014 12:10 PM
43	Fine but where are such spaces to be found ?	2/23/2014 6:22 PM
44	As long as this did not mean that the green space was further and further out.Who decides if it is a suitable replacement to the green site already defined?	2/22/2014 12:26 PM
45	Due to the action of Waverley Borough Council over Farnham Park, developers have got off very lightly in recent years on this issue.	2/14/2014 3:52 PM
46	Totally and absolutely.	2/14/2014 2:34 PM
47	No development at all as Farnham is already overcrowded.	2/10/2014 5:48 PM
48	But consultation regarding this with whole community vital	2/10/2014 11:18 AM
49	This is just pointless. Shifting protected land around for the sake of it to please developers.	2/9/2014 7:18 PM
50	But a replacement natural green space must have the same habitat as the one it is replacing.	2/7/2014 2:14 PM
51	I do not believe that they should even be considering building on any greenfield site, let alone a SPA	2/6/2014 6:30 PM
52	No development should be allowed on Farnham Park.	2/5/2014 8:43 PM
53	SNAG is very much seen as a tax on development - the money must be seen to be used for the environment	2/5/2014 6:17 PM
54	Greenfield development should not be allowed	2/5/2014 11:38 AM
55	The questions says that this is already to rule. Why is this question here?	2/4/2014 8:17 PM
56	I do not agree that any green-field site should be developed.	2/3/2014 6:13 PM
57	I agree in the strongest possible terms. Absolutely.	2/2/2014 5:37 PM
58	SANG has little actual value. It is no good a developer using our green spaces then say we can use some farm land 2 miles away!	2/1/2014 6:10 PM
59	builder to find and fund these	1/30/2014 5:09 PM
60	strongly	1/30/2014 2:30 PM
61	The new green sites --- is it stated that they would have to be in this area or would some loop hole identify some out of the way area hundreds of miles away.that ploy is used to providing affordable housing	1/30/2014 12:33 PM
62	Make the developer provide the completed SANG before building starts	1/30/2014 10:48 AM
63	This is the law – surely the special protection areas must be protected!	1/29/2014 4:21 PM
64	Too easy for developers to 'forget' or be unable to find suitable space after they have permission	1/29/2014 3:29 PM
65	I agree but I am sceptical of any developers ability to provide 'a suitable alternative natural green space'.	1/29/2014 12:56 PM
66	This is essential - but I totally disagree with the principle as this does not provide a true alternative - you cannot duplicate a habitat overnight	1/29/2014 9:10 AM
67	The SANG requirements are overly proscriptive	1/28/2014 10:07 PM
68	As long as it has been identified and provided .	1/28/2014 6:45 PM
69	Again, your question is smartly worded so by agreeing then it can be implied that there is approval to developing green fields	1/28/2014 6:00 PM
70	There in lies the problem. There are very few if any alternative spaces that could be used as a SANG	1/28/2014 5:19 PM
71	I don't believe developers should ever be given access to build on green space in and around Farnham, as the town and its environs are already over developed.	1/28/2014 3:17 PM
72	There shouldn't be ANY destruction whatsoever, let alone further destruction!!	1/28/2014 1:23 PM
73	Let's be realistic - you can't just magic them up out of thin air!	1/27/2014 10:28 PM
74	We don't want alternative green space, we want to keep the ones we already have that have always been there.	1/27/2014 10:08 PM
75	Developers should NOT be given this option	1/27/2014 9:47 PM
76	Greenfield should not be traded as a commodity	1/27/2014 9:17 PM

## Neighbourhood Plan for Farnham - Preferred Options

77	yes but it must be sensible and accessible	1/27/2014 6:14 PM
78	NO FUTURE DEVELOPMENT IS AS SAID BEFORE Farnham is FULL AND CANNOT COPE	1/27/2014 5:40 PM
79	If there are suitable alternatives- build on them!	1/27/2014 3:15 PM
80	If this is not resolved prior to planning the developer will do as little as possible and makes it more difficult to assure the developer will deliver after the event	1/27/2014 3:14 PM
81	Better still, perhaps the SANG should be the first option for development if the Special Protection Areas are being taken seriously.	1/27/2014 2:02 PM
82	Development should not be taking place on green-field sites. Apart from other considerations, green-field site development increases the risk of flooding by reducing the area available for water to slowly drain away.	1/27/2014 1:58 PM
83	Suitable SANGs hard to find	1/27/2014 1:33 PM
84	However, a replacement is not the same as the destroyed natural green space in terms of wildlife and habitat.	1/27/2014 1:05 PM
85	I think there should be no development on greenfield sites but if forced I agree	1/27/2014 12:30 PM
86	planning permission shouldn't be given anyway!!	1/26/2014 10:52 PM
87	NO DEVELOPMENT ON GREEN FIELD SITES AT ALL	1/26/2014 4:26 PM
88	but only because of the cynical ploys of many developers. Ideally SANG should be dealt with pragmatically, but give them an inch and.....	1/24/2014 1:29 PM
89	no planning permission should be given for green field sites	1/23/2014 5:09 PM
90	Greenfield sites were assigned to prevent over-development. We now seem to be over-riding our protection of lands. Why? We have enough housing in this country. It's just in the wrong place.	1/23/2014 1:46 PM
91	But will the locals before any decision is made?	1/22/2014 4:30 PM
92	Natural green spaces are absolutely vital to maintain the character of the area	1/22/2014 9:27 AM
93	And Farnham Park has been fully utilised.	1/20/2014 11:35 PM
94	No planning permission should be granted at all. NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
95	But there should not be developments on green field sites	1/20/2014 12:45 PM
96	but this has never been effective in past and would need to be inside area defined...	1/20/2014 12:04 PM
97	There should be no further SANGS. They are a right to build scam.	1/20/2014 11:27 AM

**Q20 Do you agree or disagree that every development must respect the character of the local area in terms of scale, density and design of houses and construction materials?**

Answered: 549 Skipped: 26



Answer Choices	Responses
Agree	97.45% 535
Disagree	2.55% 14
<b>Total</b>	<b>549</b>

#	Comments	Date
1	Yes, there are too many examples where the above is not absorbed.	4/1/2014 9:46 AM
2	Of course it should - otherwise you ruin, pollute and destroy the area in terms of scale, density and design. The answer's in the question!	3/31/2014 4:07 PM
3	Thye roads must also be an important factor.	3/31/2014 3:57 PM
4	Definitely.	3/31/2014 2:58 PM
5	Especially the Georgian nature of a small market town.	3/30/2014 10:59 PM
6	Too vague - the building must not look out of place not necessarily the same.	3/27/2014 4:46 PM
7	In terms of building materials (which reflect the diverse geology unique to Farnham) how will this be checked and enforced? Case in point: Brightwells was given planing permission with knapped flint cladding even though nodular flint is the norm in Farnham.	3/27/2014 2:10 PM
8	Potential problem is that character of some local areas is already changing; e.g. the large blocks of flats in Shortheath area and the new 'footballers' houses' in Moor Park should not be allowed to define the character of these local areas.	3/25/2014 11:02 PM
9	I accept that total compliance is not always possible.	3/23/2014 3:42 PM
10	Yes, wherever feasible	3/21/2014 4:46 PM
11	I agree the the scale and density should be in keeping with the area, although I am open to different types of architecture, as I don't think Farnham needs to be a quaint toy village.	3/20/2014 10:39 AM
12	The density of 140 houses on 11.2 acres at Weybourne, is totally unacceptable.	3/19/2014 5:09 PM
13	Absolutely	3/18/2014 11:47 PM

## Neighbourhood Plan for Farnham - Preferred Options

14	Agree very strongly	3/18/2014 5:08 PM
15	Goes without saying - unless you want to build a facsimile of Croydon, Camberley, etc. in a Georgian market town surrounded by protected countryside	3/15/2014 10:44 AM
16	But it doesn't at the moment!	3/13/2014 6:48 PM
17	Seems so patently obvious and without question.	3/10/2014 4:15 PM
18	As approved by residents.	3/10/2014 3:24 PM
19	I think that this is necessary to enforce for all developments, because once one developer is exempt, it becomes harder to argue that future developments should respect the character of the local area.	3/8/2014 3:00 PM
20	But not to exclude design innovation if it fits other criteria.	3/6/2014 11:22 AM
21	We would agree with this approach	3/5/2014 10:59 AM
22	Yes, especially for brown-field sites. "Character" for green-field sites is much less easy to qualify and define, which gives developers far too much latitude.	3/4/2014 4:42 PM
23	Most important. Look at Potters Way Wrecclesham to see what can be done.	3/4/2014 4:14 PM
24	Totally. It will completely undermine the character of our environment if this is not the case.	3/4/2014 2:44 PM
25	I would have thought this to be a priority as far as respect is concerned, but one could consider design and construction materials especially in view of new and advanced building, etc.	3/4/2014 1:57 PM
26	Up to a point. We need a mix of housing so that first time buyers can also purchase properties.	3/4/2014 1:05 PM
27	Very important.	3/4/2014 10:31 AM
28	Makes sense!	3/3/2014 4:53 PM
29	Although see Q3. Construction should also be greener - really green not just squeezing by on the latest conditions. Let's make Farnham really green!	3/3/2014 4:01 PM
30	Density can be increased if handled correctly Design and construction materials must be environmentally sound - see comments to Q13. Further information can be found in 'Natural Building a Guide to Materials and Techniques' by Prof. Tom Woolley ISBN 1861268416	3/3/2014 3:26 PM
31	Agree	3/3/2014 3:22 PM
32	Very strongly. No more East Street concrete jungle disasters please.	3/3/2014 1:33 PM
33	Design yes; Scale not always - see my comments on Q3 re affordable houses	3/3/2014 12:35 PM
34	I would refer again to what happened in Bearners Road. 6 family 1930's single storey house pulled down, mature gardens destroyed and 2 storey long row of town houses erected - all wrong for character of local area in terms of scale, density and design - loss of provenance of original housing and looking like a pastiche of Victorian, Edwardian, Georgian architecture.	3/3/2014 12:10 PM
35	Clearly this is more important in some more sensitive areas than in others.	2/26/2014 2:54 PM
36	You cannot put blanket rules irrespective of size. What applies to a development of one house need not be the same for a development of 500 houses.	2/23/2014 8:12 PM
37	Answered under 3.	2/23/2014 6:22 PM
38	Agree, all Town centre development should be sympathetic to the current architecture and look and feel of the town centre with the aim of adding to the vibrant nature of the town centre, providing additional community areas.	2/16/2014 1:38 PM
39	Part of the attraction of Farnham is the separate identities of the former villages of which it is comprised.	2/14/2014 3:52 PM
40	Totally. There are examples of builds on residential roads in Farnham that are inappropriate in terms of character/scale and should not have been passed by WBC.	2/14/2014 2:34 PM
41	No room for more houses. Farnham's roads and services cannot cope with any increase in population.	2/10/2014 5:48 PM
42	Within reason but this must not stand in the way of people reasonably extending their homes	2/5/2014 6:17 PM
43	Strongly agree	2/5/2014 3:44 PM
44	There are already homes from all number of designs, from many different years. We don't say that everyone has to live in the mud-huts of early settlers, did we? So why should all the homes have to look like they are from any other era? Modernisation is essential.	2/4/2014 8:17 PM

## Neighbourhood Plan for Farnham - Preferred Options

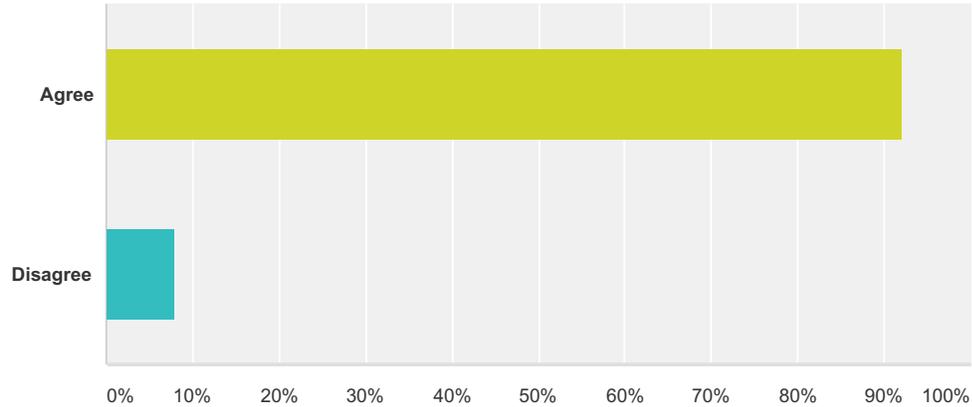
45	I agree in the strongest possible terms. Absolutely.	2/2/2014 5:37 PM
46	generally agree but, as already stated, density can be higher than current if properly designed, etc.	1/30/2014 2:30 PM
47	Obviously the introduction Of some new designs and materials would be progressive but it isn't either Re in keeping to the spirit offarnham	1/30/2014 12:33 PM
48	must be eco friendly	1/30/2014 10:48 AM
49	We have to ensure that developments are well designed. We must avoid pastiche. I am not sure current planners have the aesthetic qualifications to make the right decisions.	1/30/2014 12:08 AM
50	The current plan for East Street (Brightwells) is too large and not wanted.	1/29/2014 5:40 PM
51	A logical conclusion	1/29/2014 4:21 PM
52	Absolutely	1/29/2014 9:10 AM
53	Although at Compton Fields there is no particular character. It ranges from tiny 60s bungalows of no architectural merit to large Arts & Crafts houses.	1/28/2014 10:07 PM
54	But this needs to be respected - there are too many people building before obtaining planning and no penalties in place for such activity. The threat of a substantial financial penalty might stop this.	1/28/2014 9:56 PM
55	This is absolutely essential. Lots of towns are ruined not by development per se but by badly thought out or out of character development and insufficient green space.	1/28/2014 8:12 PM
56	This especially applies to the East Street redevelopment which the current plans indicate will be totally out of keeping with the rest of Farnham both in architectural design and materials used.Crest Nicholson building designs are no better than those of the Woolmead and the materials used equally unattractive.	1/28/2014 6:45 PM
57	Adequate parking facilities must be provided by developers. It is very noticeable that with any new development this is not the case and cars end up having to park in the roads most of which cannot accommodate them thus causing obstructions and problems for emergency vehicles and refuse lorries. More should be done to make developers and house builders build better quality housing with adequate interior storage, parking and outside space.	1/28/2014 5:19 PM
58	It is certainly preferable most, but not all, of the time	1/27/2014 10:28 PM
59	Absolutely.	1/27/2014 10:08 PM
60	Absolutely Agree. Farnham is bursting at the seams, the traffic pollution is out of proportion to the size and layout of the town centre.	1/27/2014 6:52 PM
61	this is very important-many recent developments have not done so	1/27/2014 6:14 PM
62	NO DEVELOPMENT IS NECESSARY DUE TO ALREADY OVERCROWDING OF SERVICES, TRAFFIC SCHOOLS HOSPITALS ETC	1/27/2014 5:40 PM
63	I would accept higher densities of development on brownfield sites within the town area	1/27/2014 4:52 PM
64	I would largely ignore the moans of the developers who are wanting a profit and listen to local residents who will continue to be living there	1/27/2014 4:11 PM
65	Very strongly agree with this point.	1/27/2014 2:50 PM
66	The additional houses just finished by Farnham Hospital are a good example of this.	1/27/2014 2:02 PM
67	Really key	1/27/2014 1:03 PM
68	Yes, but you're not doing this with East St , are you ?	1/27/2014 9:25 AM
69	very important	1/27/2014 8:23 AM
70	As I say above I would prefer development to take place within existing boundaries even if it meant increasing the density in areas which are currently of low density	1/24/2014 5:40 PM
71	If we are looking to a Prince Charles town that is fossilised, no. But, any design must be coherent in its setting - that doesn't mean just pastiche	1/24/2014 1:29 PM
72	YES	1/23/2014 1:46 PM
73	All new homes must have off the road parking of at least one car per bedroom.	1/22/2014 4:30 PM
74	100% agree. This is what gives the town its character. The scale, density and design of the proposed East Street development is totally inappropriate and should be modified at once.	1/22/2014 9:27 AM
75	Can this be prevented? eg Farnham Cloisters in Shortheath Road	1/21/2014 11:10 AM

## Neighbourhood Plan for Farnham - Preferred Options

76	This survey does not take into account the wishes of Farnham residents who do not want ANY new development, whether good or as had been in the past bad design. The Planners and Councilors have done enough damage, and if you don't want to believe this, go and look at Folly Hill. NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
77	Strongly agree	1/20/2014 3:09 PM
78	high rise flats should not be built but don't let this rule be used to prevent modern well designed homes being built just because they look 'different'	1/20/2014 12:04 PM

**Q21 Do you agree or disagree that large gardens in Farnham are not only an essential part of the town's green infrastructure but are also part of the character of many areas within the town?**

Answered: 537 Skipped: 38



Answer Choices	Responses
Agree	91.99% 494
Disagree	8.01% 43
<b>Total</b>	<b>537</b>

#	Comments	Date
1	and they are important for wildlife which also needs green corridors	4/1/2014 9:46 AM
2	They also form wildlife corridors and refuge for wildlife and many create oxygen. Photosynthesis is a process used by plants and other organisms to convert light energy, normally from the sun, into chemical energy that can be later released to fuel the organisms' activities. Then we (humans) breathe and live. This is what green infrastructure provides - life.	3/31/2014 4:07 PM
3	Dep3ends on how you define large. Acres? Ther answer must lie in the density allowed.	3/31/2014 3:57 PM
4	Fed up with garden grabbing.	3/31/2014 3:07 PM
5	Definatly.	3/31/2014 2:58 PM
6	Yes Green spaces in the town centre should be retained as they provide an attractive and unique setting for Farnham. Development on the edge of the town should be encouraged.	3/28/2014 2:03 PM
7	Variety of size to suit residentis needs but separation from the road gives any area a more prosperous look. & trees. .	3/27/2014 4:46 PM
8	"Gardens' should include wooded areas and paddocks as well as (more or less) well-tended cultivated areas. The vulnerability of the BE3 area of the Bourne/South Farnham has been recently demonstrated by an allowed appeal. This should be addressed more explicitly in the NP than in the current draft. Surely this area should be a protected area as well as the Hop Fields etc? Development of large gardens often takes the form of 'executive' family homes which are too large for their plots- does Farnham really need more of these kind of houses?	3/25/2014 11:02 PM
9	They are not necessarily to be preserved.	3/23/2014 3:42 PM
10	New developments frequently do not provide adequate garden space for the size of house, and there has been a move towards gardens in Farnham being given planning permission, substantially reducing the amount of green space.	3/20/2014 10:39 AM

## Neighbourhood Plan for Farnham - Preferred Options

11	Unfortunately such gardens are often paved/part paved which conservation organisations say is harmful to the environment, or sold for infilling with more houses. How will this be managed?	3/19/2014 2:03 PM
12	But each case needs to be considered on its own merits	3/19/2014 11:44 AM
13	Absolutely.	3/18/2014 11:47 PM
14	Agree but this should not be a blanket no, there are areas where road infrastructure can support it, that could be sympathetically developed	3/18/2014 2:11 PM
15	Waverley has allowed the destruction to too many hedges that provide biodiversity.	3/18/2014 12:01 PM
16	Large gardens are historically part of Farnham, and the reason many people are attracted to the town. But many people today also do not want large gardens, so there should be a combination of both.	3/17/2014 11:44 AM
17	Agree - but consideration should be given for the housing requirements of the area.	3/11/2014 2:28 PM
18	Of course. Or do we xxx for a concrete jungle!	3/10/2014 4:15 PM
19	Large gardens add to green areas, and their loss will be detrimental to character of Farnham.	3/10/2014 3:24 PM
20	I think that large gardens, whilst lovely, are a luxury and not as high a priority as ensuring there is enough housing in the area to meet with demand. House-building in large gardens is often an effective use of under-used space, and when done sympathetically in character with existing properties, and in a way in which local infrastructure can cope, can often be a good way of providing more housing. This is because a one-off development, of one individual house, on a small scale, seems more likely to produce an end product in keeping with the area than a large development by a corporate organisation. In terms of the town's green infrastructure, I believe any development should ensure that enough space is given over to provide areas for gardens and planting. One could also argue that paving over front gardens for driveways to house multiple cars is just as damaging for wildlife as is building houses in large gardens. (On a side note, I think encouraging residents in any area to commit to green infrastructure is important, and to plant their gardens with wildlife in mind!) Ultimately however on this issue, the decision to propose building comes from individual house-owners and not large development companies, so is perhaps more considerate of the character of the town by virtue of being instigated by an existing resident.	3/8/2014 3:00 PM
21	It could be the thin end of the wedge.	3/6/2014 11:22 AM
22	But some infilling in gardens can be good if still providing houses with (big) gardens.	3/5/2014 2:51 PM
23	One has only to look at the re-development of Beavers road housing to see the effects of taking larger gardens for higher density housing.	3/4/2014 5:12 PM
24	"Garden-grabbing" and al similar "in-filling" should be prohibited.	3/4/2014 5:00 PM
25	Large gardens should be kept but more use of them could be made with owner's permission - e.g, vegetable growing groups	3/4/2014 4:53 PM
26	Very large gardens are a thing of thepast.	3/4/2014 4:14 PM
27	Large gardens should not be jeopardised because of greedy builders.	3/4/2014 3:59 PM
28	Totally disagree with back filling or garden grabbing except in special areas such as The Long Road.	3/4/2014 2:44 PM
29	This is how this town has developed over the years, each generation bringing its own ideas, etc. to the whole.	3/4/2014 1:57 PM
30	The development of large gardens for new housing development should be discouraged to protect the Town's Green infrastructure.	3/4/2014 1:37 PM
31	Garden sizes vary.	3/4/2014 1:05 PM
32	It is not a god-given right of first time buyers or newcomers to live in Farnham. If protection of the character entails Farnham becoming an aspirational area for those who work towards higher prices, so be it.	3/4/2014 10:49 AM
33	Maintain large gardens for 'heritage' housing stock as this is part of the character. I'm less sensitive about using gardens of newer/more recent stock.	3/4/2014 10:31 AM
34	They are part of the Town!	3/3/2014 4:53 PM
35	Large gardens - no. Some are enormous! Gardens, yes, vital in so may ways but large? No.	3/3/2014 4:01 PM
36	The gardens can be smaller and roof areas used as green roof to maintain or increase the green infrastructure of Farnham.	3/3/2014 3:26 PM
37	Agree	3/3/2014 3:22 PM
38	Yes. A blanket ban on garden grabbing developments.	3/3/2014 1:33 PM

## Neighbourhood Plan for Farnham - Preferred Options

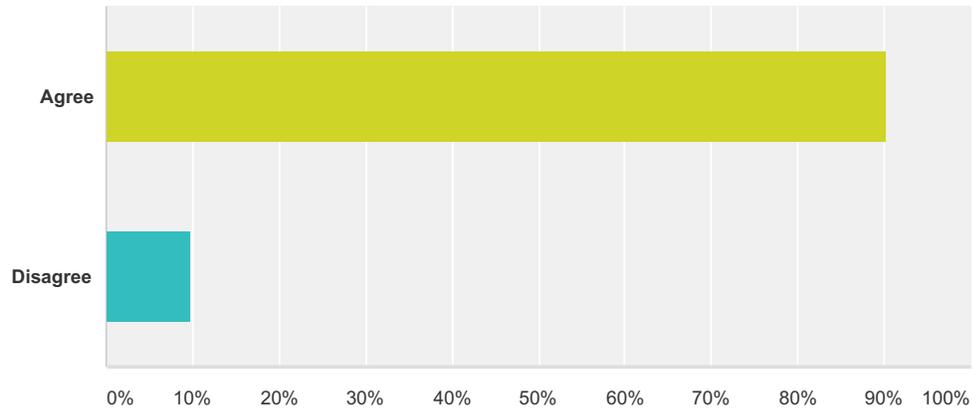
39	Many of these large gardens have already been built on - refer to Great Austins, a protected area - in years when "infill housing" was used, often housing 'shoe-horned' in between existing housing.	3/3/2014 12:10 PM
40	As a general principle.	2/23/2014 6:22 PM
41	many also provide essential additional habitat for wildlife	2/23/2014 5:57 PM
42	Farnham's large gardens are vital to the town's green infrastructure	2/15/2014 11:17 AM
43	Farnham's large gardens are vital to the town's green infrastructure	2/15/2014 10:58 AM
44	Strongly agree this one. Perhaps a quarter of the land area of the town is made up of gardens and estates. They are thus a considerable element in the green infrastructure and vital to wildlife. The contribution made by these spaces to the town's successful entries in the Britain In Bloom competition illustrates their role in shaping the local communities.	2/14/2014 3:52 PM
45	The demolition of large houses on Shortheath Rd and the building of flats if not halted will change the character of shortheath rd completely. there is already too much congestion around the local shops at the Ridgeway so more flats and cars is the last thing needed.	2/14/2014 12:28 PM
46	Not an over-riding factor. Inner town properties have small gardens if at all. The building design is more important. Modern housing is fine but should not clash too sharply with older builds.	2/11/2014 10:36 PM
47	It creates the housing density which gives each neighbourhood its individual character and provides a wider market of housing for sale.	2/11/2014 9:10 PM
48	Large gardens offer shelter to wildlife and maintain the character of the area.	2/10/2014 5:48 PM
49	I think large gardens are nice but it should be down to the individual owner to whether or not they want to develop their garden.	2/9/2014 9:47 AM
50	In the future we believe people will value space and rely on gardens to help produce local fruit and veg. Too many houses now out of proportion to the plots, mainly due to greedy developers, eg Ramsdale buildings etc.	2/9/2014 8:30 AM
51	I assume you mean parks and gardens? If so, yes, they are important.	2/4/2014 8:17 PM
52	And also a very valuable corridor for wildlife etc	2/2/2014 5:58 PM
53	Agree strongly.	2/2/2014 5:37 PM
54	If managed properly and sensibly, a number of large gardens are suitable for single house/bungalow development	1/31/2014 11:17 AM
55	I think we have to make some sacrifice somewhere, but my concern is that Farnham is becoming somewhere people don't want to come because of the traffic!	1/31/2014 8:21 AM
56	To cram houses together is detrimental to people's mental health and well being. Farnham is a market town people often choose to live here as they are attracted to houses that have some outside space.	1/31/2014 8:17 AM
57	Necessary highways to insect life etc too	1/30/2014 12:33 PM
58	Depending on definition of large	1/30/2014 9:47 AM
59	Up to a point.	1/30/2014 12:08 AM
60	Yes, gardens contribute powerfully to the character of the town	1/29/2014 4:21 PM
61	Garden development still generates extra need for schools, health services and more traffic.	1/29/2014 3:29 PM
62	In general we agree. However, if the town is to grow but also remain concentrated, it is inevitable that some garden space will be lost.	1/29/2014 12:05 PM
63	No more development of gardens. Enough is enough	1/29/2014 7:41 AM
64	absolutely essential for character of town and for wild life	1/28/2014 10:47 PM
65	However building on large gardens is less bad than building on greenfield sites if done sympathetically and not over dense or too many flats.	1/28/2014 8:12 PM
66	garden grabbing is insidious	1/28/2014 6:00 PM
67	We are in danger of destroying the local flora and fauna and also harming the local wildlife, badger, deer, bats, birds etc by destroying their local habitat. Wildlife corridors need to be protected. These can be easily traced around the Bourne and neighbouring villages.	1/28/2014 5:19 PM
68	but not all of them	1/27/2014 6:28 PM
69	yes-but again each case has to be considered on its merits-such gardens are a resource which could be considered before greenfield sites	1/27/2014 6:14 PM

## Neighbourhood Plan for Farnham - Preferred Options

70	LARGE GARDENS SHOULD NOT BE BUILT ON AS FARNHAM IS FULL	1/27/2014 5:40 PM
71	I would rather that gardens get developed than green fields	1/27/2014 4:52 PM
72	I like my garden but I would not want to be categorical about every other garden in Farnham.	1/27/2014 4:11 PM
73	Too vague a question. If someone's home is on a large plot and building small quantities of homes (with agreement) does not negatively impact on said property, there maybe an argument for this but I cannot imagine any developer wanting just the odd one or two properties as the revenue they can achieve on larger sites is so much more beneficial for them!!	1/27/2014 3:55 PM
74	Gardens must be protected	1/27/2014 1:25 PM
75	Although if permission is requested for a garage thereby reducing parking on the road, I think it should be given	1/27/2014 12:30 PM
76	There has been too much infilling in the past at the expense of the town's character	1/26/2014 12:10 PM
77	Also large open garden spaces help with natural drainage.	1/26/2014 11:50 AM
78	Same argument as Q 20	1/24/2014 5:40 PM
79	The exploitation of gardens is rapidly changing the Shortheath road area. Building on a garage site, on the other hand, materially improved things	1/24/2014 1:29 PM
80	BUT I live in Mead Lane and the large garden next door now has a TOO large house growing on it.	1/23/2014 1:46 PM
81	Decline garden grabbing schemes, they will destroy the character of farnham, and create a steady creep of demand for services, not included in the original plans. Gradually water, sewage, traffic systems will get to breaking point.	1/22/2014 5:01 PM
82	it's a bit late to be asking this given the cavalier attitude of planning to such development over the past few years	1/21/2014 2:41 PM
83	wildlife need open spaces	1/21/2014 10:04 AM
84	Stop more blocks of flats on Shortheath road.	1/20/2014 7:45 PM
85	planning restrictions should prevent developers from acquiring such sites to develop more than one property.	1/20/2014 5:58 PM
86	garden grabbing has gone far enough!	1/20/2014 12:04 PM

**Q22 Do you agree or disagree that development in gardens is unacceptable, where such development would destroy the distinctive character of a residential area?**

Answered: 545 Skipped: 30



Answer Choices	Responses
Agree	90.28% 492
Disagree	9.72% 53
<b>Total</b>	<b>545</b>

#	Comments	Date
1	Strongly agree (see 21)	3/31/2014 4:07 PM
2	Only if it does. Few families now have the time to spend on large gardens - so infilling on a low scale could work, without adding to traffic congestion.	3/31/2014 3:57 PM
3	See above.	3/31/2014 3:07 PM
4	It is mostly unacceptable although there are instances where this can be tastefully done.	3/31/2014 2:58 PM
5	This is a leading question. There are some very large gardens that are no longer sustainable and could provide additional housing that would maintain the character of the area.	3/30/2014 5:55 PM
6	I think it can work if done in a limited and sensitive way.	3/30/2014 1:54 PM
7	New residential development should be focused on green field sites that provide community benefit.	3/28/2014 2:03 PM
8	Within reason	3/27/2014 10:56 PM
9	And where it intrudes on existing neighbours.	3/27/2014 4:46 PM
10	Not all development in gardens is, in itself, unacceptable, but the problem is the precedent that may follow from allowing schemes in a given area.	3/25/2014 11:02 PM
11	On the whole I agree but occaional exceptions may be considered e.g. a small development in a garden to accommodate and elderly relative. If it was a choice of building in gardens or building on green spaces I would choose to use gardens.	3/19/2014 2:03 PM
12	Comment as for 21	3/19/2014 11:44 AM
13	Absolutely.	3/18/2014 11:47 PM
14	completely unacceptable	3/18/2014 5:08 PM

## Neighbourhood Plan for Farnham - Preferred Options

15	As answer in 21	3/18/2014 2:11 PM
16	Many areas have already suffered from this form of inappropriate development, every effort must be made to protect the remainder.	3/17/2014 3:17 PM
17	But not necessarily in every single case. It also has implications in terms of development on greenfield sites which might be needed is there is insufficient capacity within the town	3/17/2014 12:31 PM
18	If there are few objections to the planning, it should be allowed, as this is currently housing land and not an open or green space.	3/17/2014 11:44 AM
19	Strongly.	3/16/2014 5:28 PM
20	This is quite unacceptable.	3/10/2014 4:15 PM
21	Would depend on location in respect of Farnham Town.	3/10/2014 3:24 PM
22	Totally unacceptable!	3/10/2014 12:37 PM
23	As above, I think that small one-off developments are more likely to yield results that are more in keeping with local areas than big anonymous building developments of multiple houses done by companies who will then move on to the next thing. I live in a house which was built in someone's large garden, but the style of the house was designed with great respect to the existing house, and they share similar architectural features, such as slate roofing, similar brick patterns, height and scale etc. This does not destroy the distinctive character of the area but respects and conforms to it. Where this is not done, however, development could be deemed unacceptable.	3/8/2014 3:00 PM
24	Infill can only be judged on its own merit. Such judgement could be via a sensitive Town Council.	3/6/2014 11:22 AM
25	That must be decided on an individual planning application decision.	3/5/2014 4:33 PM
26	But if done carefully it can be good leaving individual houses with gardens, not groups of houses with no gardens.	3/5/2014 2:51 PM
27	Single dwellings in larges gardens could be acceptable , but not a 'Close' of 3 or more.	3/5/2014 10:39 AM
28	Comments as above. No 21	3/4/2014 5:12 PM
29	see above	3/4/2014 5:00 PM
30	With careful planning development of large gardens can be acceptable.	3/4/2014 4:14 PM
31	As above.	3/4/2014 2:44 PM
32	Yet again, what does it mean by 'unacceptable'. if it means 'filling in spaces' it would certainly destroy the character of the residential area.	3/4/2014 1:57 PM
33	but where such development was carefully planned and designed to integrate into the existing I would not object.	3/4/2014 11:08 AM
34	See above	3/4/2014 10:49 AM
35	Dependant on size - if large - very large garden, quite in order to build on.	3/4/2014 9:07 AM
36	People moved to Farnham because of the layout of the town and its atmosphere.	3/3/2014 4:53 PM
37	See Q3 & Q20 Do you have a vested interest in this, you keep asking a similar question?	3/3/2014 4:01 PM
38	See comment to Q21 above.	3/3/2014 3:26 PM
39	Agree	3/3/2014 3:22 PM
40	Yes, as also Q21 above. Beware of the domino effect of creeping planning permissions which erode a good policy.	3/3/2014 1:33 PM
41	I thought our local MP, Mr Jeremy Hunt, had stopped this practise. Unfortunately not in time to prevent Beavers Road development - I think it has destroyed the distinctive character of our road! Too late,	3/3/2014 12:10 PM
42	Seems to be much the same point as made uin 21.	2/23/2014 6:22 PM
43	We must resist the "Garden grab" mentality, that has ruined other UK towns, at all costs. It can ruin a town in a very short space of time.	2/16/2014 1:38 PM
44	Such developments may look innocuous but they lead to loss of trees and other habitats, more fences, more garages, more driveways and urbanisation by stealth.	2/14/2014 3:52 PM
45	Particularly if it is piecemeal, i.e. when allowed only on one property in a row of similar houses, such as the houses opposite Potters' Gate school.	2/14/2014 2:34 PM

## Neighbourhood Plan for Farnham - Preferred Options

46	See comment on Shortheath Rd above as in illustration of the point. I used to live on Shortheath Crest and moved in the end because of all the infilling,the construction of overpriced flats and the demolition of bungalows and replacement by oversized mini-Mansions by developers.	2/14/2014 12:28 PM
47	Comments for section 21 apply.	2/10/2014 5:48 PM
48	Definitely	2/9/2014 8:30 AM
49	each large house and garden should be looked at individually	2/7/2014 10:30 AM
50	Development of gardens destroys wildlife habitat and reduces biodiversity and shouldn't be permitted.	2/5/2014 8:43 PM
51	Strongly agree	2/5/2014 3:44 PM
52	development can be done in character.	2/5/2014 1:46 PM
53	I feel we need community areas - old ones or new ones, I don't care.	2/4/2014 8:17 PM
54	It is possible that some very large gardens could sustain some additional development providing it was controlled and didn't fundamentally alter the "norm" for property/plots size in the area	2/4/2014 2:29 PM
55	Agree strongly.	2/2/2014 5:37 PM
56	It depends on the extension/impact of such development.	2/2/2014 12:38 PM
57	See above.	1/31/2014 11:46 AM
58	This is used to prevent a large number of potentially suitable required development. Each case should be considered on its merits	1/31/2014 11:17 AM
59	Yes but we have to move a bit with the times and some infilling has to happen	1/30/2014 12:33 PM
60	this is subjective	1/30/2014 10:48 AM
61	The current plan for East Street (Brightwells) is too large and not wanted.	1/29/2014 5:40 PM
62	If the distinctive character of the area would be destroyed – then planning permission must be refused. It could be permitted where the character of the town is protected and where the neighbourhood concerns are respected	1/29/2014 4:21 PM
63	No more development of gardens. Enough is enough	1/29/2014 7:41 AM
64	Depends on the size of the garden. I think gardens of 1 acre and above should be able to be developed as that would not adversely affect the character	1/28/2014 10:07 PM
65	Again though less bad than building on greenfield land.	1/28/2014 8:12 PM
66	Back gardens should remain gardens and not be allowed to be converted into parking lots for trucks or covered in sheds the size of a small bungalow.	1/28/2014 6:45 PM
67	I am undecided on this one. If a property lies in more than an acre it would seem perfectly reasonable to be allowed to build on part of it. If a new property is crammed onto a small plot of land which was part of a small garden this should not be allowed.	1/28/2014 5:19 PM
68	Small development (single house) in large gardens has been permitted in the past, and I agree, however multi-home developments should be avoided.	1/28/2014 1:18 PM
69	But who is to say what the distinctive character of an area is and whether it would be destroyed? Very subjective	1/27/2014 10:28 PM
70	Should not be permitted under any circumstances!	1/27/2014 10:08 PM
71	We purchased our house because it had a large garden	1/27/2014 9:47 PM
72	but destroy is a strong word . I believe there will be examples where the 'distinctive character' can be preserved or even improved	1/27/2014 6:28 PM
73	see above	1/27/2014 6:14 PM
74	AS ABOVE	1/27/2014 5:40 PM
75	I would rather that gardens get developed than green fields	1/27/2014 4:52 PM
76	Some of the houses were built at a time of servants and gardeners;they are no longer practical for modern living.Let local people have a voice in decision-making	1/27/2014 4:11 PM
77	Could 'Disagree' even be a consideration - who drew up this questionnaire?	1/27/2014 3:55 PM

## Neighbourhood Plan for Farnham - Preferred Options

78	There has already been far too much of it over the last 30 years, with all the consequent problems with traffic and parking.	1/27/2014 2:02 PM
79	also destroy wild life habitats	1/27/2014 1:33 PM
80	We must stop this practice. Green space and large gardens are a special feature of Farnham and must be protected	1/27/2014 1:03 PM
81	But clearly viewed individually, some garden development may be allowable.	1/27/2014 12:55 PM
82	Development in gardens is acceptable where the garden is unused and would make an acceptable building in the town centre rather than just a wilderness!	1/26/2014 4:01 PM
83	Same arguemtn as Q20	1/24/2014 5:40 PM
84	Development in large gardens is acceptable BUT must be compatible with the enironment. NOT life the house next door to me in Mead Lane.	1/23/2014 1:46 PM
85	Home-offices in the garden should be approved as they provide a spur to employment and massively reduce commutes. A new residential plot in the garden is invariably negative in impact.	1/21/2014 12:01 PM
86	But sometimes they work well	1/20/2014 11:35 PM
87	see above	1/20/2014 5:58 PM
88	Development within gardens is unacceptable under any conditions.	1/20/2014 5:07 PM

## Neighbourhood Plan for Farnham - Preferred Options

### Q23 Please feel free to add further comment on any aspect of the Plan.

Answered: 168 Skipped: 407

#	Responses	Date
1	Only idiots would even consider building houses on Compton Fields. Waverley lane, the level crossing and Hickleys corner cannot even support existing levels of traffic. Congestion is already a total nightmare that is blighting lives now. God help us if traffic levels were increased further at the level crossing.	4/1/2014 12:46 AM
2	Farnham is an historic and lively market town set in a beautiful environment. This is why many people live in Farnham and why it attracts wildlife. Without double yellow lines it has potential for increased tourism. "The Neighbourhood Plan seeks to maintain these qualities. The Plan has been prepared with regard to the aims of the Localsim Act 2012, and aims to give local people more say about the development of their town."	3/31/2014 4:07 PM
3	As a whole the plan is well thought through. You have highlighted the problems with the services and road links. We note the traffic problems through Heath End and Hale are not worthy of comment. They continue to cause congestion.	3/31/2014 3:57 PM
4	2.15 - Bullet points 8&9 are the same: - The poor state of roads, should be mentioned 2.16 - Bullet point 5 on flooding should be enhanced based on recent experience. 3.19 - Add that parking provision needs to be increased. Vision in general: - There is no comment on the need for 'out of hours' buses. - There is no comment on the development of employment. - There is no comment on the influence of the changing aspects of retail and internet shopping. - 4.3 Include the need for high speed Broadband access. - 4.7 Include need for greater parking provision and sewage capacity. This is a very good and important document. Well Done!	3/31/2014 2:58 PM
5	Develop the town, not spoil the green spaces around it.	3/31/2014 1:48 PM
6	Infrastructure is as previously stated already overloaded. Farnham and surrounding area must not be abused by here today gone tomorrow developers and politicians. It is we the people, tax and rate payers, who must decide and our opinions must be democratically followed.	3/31/2014 10:16 AM
7	Housing HO1: The final policy must include ruling out specific green sites (such as the Beavers Hop Fields) rather than relying on separate notes suggesting this. The final policy must make clear that, as permitted under the NPPF, THIS Neighbourhood Plan, or necessary updates, (NOT Waverley) will define where new Greenfield houses required by Waverley's Core Strategy are located. The proposed policy 'Large developments on the outskirts of the town should be avoided' is vague. There should instead be a reference to the importance of ease of access to new developments and the avoidance of the creation of problems for existing residential areas. Leisure LE1, LE2: The general shortage of playing pitches should be located to particular areas (eg North West Farnham has no publicly accessible pitches west of Castle St or North of the River Wey). LE2 should be changed to read: 'The shortage of publicly accessible playing pitches (in particular localities) and swimming-pool space should be addressed'; and also 'Larger developments should incorporate sports / playing pitch provision especially in areas where an identified shortage exists'. Leisure LE6 and Environment EN1: NWFRA very much support these policies. However the Plan has ignored the NWFRA's suggestion that the NPPF's new 'Local Green Spaces' designation should be used to help strengthen these policies. In line with this, EN1 should be extended using words from the NPPF to read: 'Protect and enhance all important green spaces in the town, particularly those demonstrably special to the local community and holding a particular local significance, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife' Environment EN1: The policy 'The core Green Infrastructure of the entire town must be defined, mapped, assessed and revised regularly, so that it can be protected and enhanced for the community' will be ineffective until these spaces ARE mapped and identified. This mapping must therefore be scheduled before the Neighbourhood Plan is completed and the policy become: 'All green infrastructure identified on Farnham Town Council's green spaces map should be preserved'. Environment EN3: There should be a policy: 'There should be no more use of Farnham Park to provide SANG's'. In addition there would be a real additional issue where areas used for extensive dog walking at present are developed and a policy to address this is required such as: 'New development which removes existing dog-walking areas should take this loss into account and provide new SANG as part of the new development'. SHOPPING There should be a policy which prevents pubs being converted into Tesco's (or other minisupermarkets) as is happening elsewhere (by exploiting present planning usage categories). SH5 This includes 'monitoring the recent trend for units on industrial estates to provide retail units' - but also says such use should be blocked. Suggesting monitoring undermines the policy of blocking ENVIRONMENT EN2 Need to 'flesh out' what 'strict landscape conditions' actually means: a major issue is enforcement in the future where plants die ( eg Beavers Close development some years ago: screening was required, but it died and has not been replaced). EN3 Need to 'flesh out' how trees, woodlands and hedgerows are protected. Is this more than Tree Preservation Orders (and other hedgerow protection)? If so, as in EN2, how will ongoing enforcement be carried out?	3/31/2014 12:17 AM

## Neighbourhood Plan for Farnham - Preferred Options

8	The size of the internal rooms of a property is in need of strict regulation. More bugalows without gardens for elderly who do not want flats or gardens. (growing need)	3/27/2014 4:46 PM
9	Bias towards motor transport issues (no mention of Greenways or national and regional trails to the town). No mention of transport electrification to improve air quality. No mention of the considerable renewable potential for the town or other means of reducing CO2 emissions.	3/27/2014 2:10 PM
10	Draft plan is excellent in many respects, but if it could be made more specific in its aims and principles, give more emphasis to the NPPF requirements of heritage and environmental strategy (including air quality and traffic issues) across the whole town council area, it would be even better.	3/25/2014 11:02 PM
11	Farnham already overcrowded and the surrounding area!	3/24/2014 3:36 PM
12	Please please reconsider east street and come up eith a plan that loses the hideous woolmead	3/24/2014 2:42 PM
13	Farnham is a beautiful old market town, it is so important that it is not allowed to become an overdeveloped congested mess. Our green spaces are vital to the very character of the town, and therefore should be protected.	3/21/2014 5:07 PM
14	Why was UCA not involved in discussion of whether Farnham should be a 'craft town'. Needs a glossary of abbreviations. Some repetition in plan, vague in places. Quality of photocopying is poor. poorly-designed questionnaire in places - too simplistic.	3/21/2014 4:46 PM
15	As you can see from our comments, we obviously have a particular interest in Badshot Lea. Has anybody given thought to the infrastructure, school places ( we understand that the school is currently full), amenities - very little, bus route - spasmodic. Therefore cars are going to be a necessity. Our peaceful village life will be spoilt for ever, plus loss of much appreciated green spaces, so necessary to the quality of life.	3/19/2014 5:09 PM
16	Para 3.9 is limited to Farnham park & Bishop's Meadow. The other important area mentioned under "Environment " are not mentioned. Woodland adjacent to Alton Road Sandpit is occupied by the hazel dormouse, a Euoropean Protected Species. in the concluding paragraphs e.g.para 3.13 Farnham or Farnham town centre is mentioned but the surrounding villages seem to have lost their significance. Please amend this to "Farnham and surrounding villages" Para 4.6.should also include SSSI's alongside SPA's.	3/19/2014 2:03 PM
17	We have experienced immense flooding this year and Farnham has managed to escape reasonably well, with few homes being flooded. If we continue to build flooding will become more common	3/19/2014 8:53 AM
18	Farnham is getting spoilt with ever increasing traffic through the town and ever increasing development taking place around the area.	3/18/2014 11:47 PM
19	Appropriate development is essential to help address the chronic shortage of housing in the area.	3/18/2014 10:46 PM
20	This is a badly written, biased questionnaire that has a pre-determined outcomes built in. This is not a way to gain residents views in a meaningful way	3/18/2014 7:22 PM
21	Farnham is a well known market town throughout the UK. Whenever I visit areas and I am asked where I am from, I say quite proudly that I am from Farnham. However, even in my short lifetime I have seen much destruction of open spaces and local character from outsider who do not respect the town and our way of life. This needs to stop and even if it means protesting and camping on these green areas to stop development, I WILL do what I can to stop you from ruining the heritage of the town. Just look at Aldershot, a town with a proud history turned into a town with one of the highest percentages of people living on benefits. I do not want to see Farnham turn into another chav town. Please don't destroy our national identity by allowing developers to build on these areas simply because you are hungry for money.	3/18/2014 5:18 PM
22	Waverley's responsibility for providing additional houses should be found away from Farnham. Increased payment to upgrade infrastructure should be provided by any development, whether one house (unit) or more than one house (unit) to improve all facilities, roads, paths, signage, landscaping maintenance, lighting, cycle ways, water, drainage, doctors, dentists, etc	3/18/2014 5:08 PM
23	If housing is to be provided then roads into town need to be restricted to local residents (no through traffic). Public transport needs to be improved and a direct train link to Guildford is a necessity.	3/18/2014 3:39 PM
24	Please do not destroy the small community feel to Farnham. It is a beautiful town with much history and a friendly culture. To enlarge the town with high concentration developments would destroy its character completely.	3/18/2014 12:41 PM
25	Until all residents have equal access to the Law, including Judicial Review and local authorities are obliged to comply with planning law, they can do as they wish. A Local Government Commission is required to ensure statutory compliance.	3/18/2014 12:01 PM
26	Would infrastructure be damaged by overlarge development. But first, sort out the traffic before it destroys the town. Who, in the right mind, would want to come shopping here. The choice of shops is abysmal.	3/18/2014 10:03 AM

## Neighbourhood Plan for Farnham - Preferred Options

27	<p>The CPRE Surrey Waverley District Committee applauds the work of Farnham Town Council and the working groups in producing what is in our view a sensible and sustainable draft Neighbourhood Plan for Farnham. It is a requirement of the legislation that Neighbourhood Plans should conform to the Local Plan. Waverley's Local Plan having been withdrawn leaves Farnham's Plan somewhat in limbo so there is some uncertainty whether an Inspector would approve the Farnham Plan before Waverley has at least reintroduced its revised Local Plan. The principal area of potential conflict between the Farnham Plan and the Local Plan relates to housing provision. There is clearly a risk that the new Local Plan may need to provide for a significantly higher number of new homes than was provided for in the withdrawn Core Strategy. The NPPF and ministerial pronouncements provide for very strong protection to be given to the Green Belt and AONB. Indeed, the Housing Minister in his recent Ministerial Statement made clear that "unmet housing need is unlikely to outweigh the harm to the Green Belt and other harm to constitute very special circumstances justifying inappropriate development." This could leave Waverley with the difficult task of satisfying the obligation to satisfy unmet housing need in accordance with Paragraph 47 of the NPPF from the c 20 per cent of the Borough not within protected areas. The effect is to increase the pressure on areas such as Farnham and Cranleigh to take a greater share of the new homes which could be imposed on Waverley. The Inspectorate's interpretation of objectively assessed needs in the light of the most recent draft G.L.Hearn SHMA and new Guidance gives rise to considerable uncertainty and therefore reservations as to whether an Inspector would find the draft neighbourhood plan, as it stands, sound. We support the statements in the Neighbourhood Plan that brownfield sites must come first but there are not enough brownfield sites in Waverley to satisfy the likely level of new homes that Waverley will be required to provide. Although a Planning Inspector categorised the whole of Dunsfold Park (now re-named Dunsfold Airport) as brownfield land, he concluded that it was not a sustainable site for a major housing development. Whilst the land on which the airfield buildings stood (and where the present industrial units stand) is brownfield land, most of the rest of the site is indeed green fields and woodland and we believe that it should be treated as greenfield land. CPRE supports the need to protect the SPAs and SACs as provided in the draft Neighbourhood Plan but questions whether the Inspector would support any similar provisions in the Local Plan given the stance taken by Natural England that adequate mitigation can be provided by suitable SANGS."</p>	3/17/2014 6:28 PM
28	<p>The context of the Local Plan is clearly vital. To make this plan work for Farnham ( and to reduce pressure elsewhere), Dunsfold Park has to be part of the strategic mix. We must also tackle infrastructure difficulties and upgrade the street environment of the Town Centre.</p>	3/17/2014 12:31 PM
29	<p>In my experience, consultations are mis-named.</p>	3/16/2014 5:28 PM
30	<p>I await with interest the outcomes of this survey - to see if the people of Farnham can persuade local officials that Farnham does not need a modern shopping centre - it needs sympathetic developments reflecting the rural nature of the market town, with appropriate sized housing sites placed on brownfield sites , or utilising unused retail space (which will become more available as the retail industry moves online). A realistic setting of business rates (and resolving the traffic issues in town centre) would encourage small independent retailers, back into the centre of town - thus maintaining it's market town feel.</p>	3/15/2014 10:44 AM
31	<p>Next time please add ref for easier location of land referred to in your questions</p>	3/13/2014 6:48 PM
32	<p>I am horrified that the Planners should even contemplate erecting housing developments on greenfield sites. How can anyone justify the destruction of an environment that makes an area (any area) less attractive. Just licensed piracy.</p>	3/10/2014 4:15 PM
33	<p>Farnham has been a town of individuality and market character which is being eroded. Please protect what we currently have.</p>	3/10/2014 3:24 PM
34	<p>Why is Dunsfold aerodrome excluded from planning considerations? It would accommodate a huge development, whilst removing the threat to our local greenbelt/green fields.</p>	3/10/2014 12:37 PM
35	<p>It is my understanding that should houses be built on the hop fields, then a school and doctor's surgery will also be provided, but this is not the case for land near Coxbridge farm. This could therefore be the preferred option but does not totally alleviate the same traffic problems, although being nearer to the town centre, people may be more inclined to walk, thus easing the parking problems. Dunsfold aerodrome would be a much better place to develop a much larger housing estate than Farnham to meet the housing needs and the infrastructure could be provided.</p>	3/10/2014 11:57 AM
36	<p>I think that creating more affordable housing for first-time buyers should be a key priority for Farnham - whilst focus on things like developing gardens is important, the plan should also take account of the development of much smaller homes, which Farnham seems to be lacking in comparison to large family homes. The police station development proposal into retirement living is an interesting case. This building/site could have been converted into a range of more affordable flats and apartments targeted at first-time buyers, who would appreciate the easy access to the station for work (thus relieving pressure on commuter parking, etc). The ageing population must of course be provided for, but part of that provision should surely be enabling their families to continue to live nearby, not to be priced out of the area, as is the case for many young people who have grown up in the area and may want to stay for access to nearby jobs, to care for elderly relatives, to be near their parents when they have children themselves. It is certainly not a case of pitting one generation against another, but thinking about all age groups together for their mutual benefit.</p>	3/8/2014 3:00 PM

## Neighbourhood Plan for Farnham - Preferred Options

37	Only if objectives are clear, and pursued in an open and honest manner can the Town survive in any recognisable form. The draft - though complex, seems a fair effort to achieve this. Councillors, though with a wide range of skills may sometimes be, understandably dependent in part in good professional opinion via the content of the draft, planning and architecture. An advisory committee might well find any gaps.	3/6/2014 11:22 AM
38	This survey was not publicised well by the council in order for people to be able to reply to it. It is also not clear whether the proposed development at Badshot Lea is on green field sites.	3/5/2014 8:42 PM
39	It is better to build a new small town at dunsfold which could soak up a lot of the new housing needed, rather than any development that compromises the character of existing towns and villages, which should themselves be allowed to decide how much and where any new houses/offices etc should be built in their localities	3/5/2014 5:19 PM
40	Would any additional housing be supported by extra, schools, hospitals. doctors and recreational facilities, which is essential to the basic infrastructure of the town.	3/5/2014 1:09 PM
41	It is vital that affordable and social housing is built for our young people who cannot afford the high prices for first and family homes. Self interest and nimbyism must not trump other people's justifiable needs	3/5/2014 12:42 PM
42	This has been sent in by letter by WYG Planning who act on behalf of Sentinel Housing Association, who together with Mr and Mrs kennward and Surrey County Council control land at Coxbridge Farm, farnham	3/5/2014 10:59 AM
43	I have left some questions blank because I accept that some development is required and it is difficult to qualify some 'agree' or 'disagree' answers without sounding NIMBY	3/5/2014 10:39 AM
44	I have studied th draft plan and I agree with all the main options	3/5/2014 10:16 AM
45	Car traffic on roads in Farnham is already at maximum capacity, with associated pollution. How will more cars be accomodated if housing increases? The towns infrastructure is stretched with schools & medical services utilised to capacity.	3/4/2014 10:34 PM
46	Farnhamcan not sustain more housing, roads are already to busy, the air quality is one of the poorest in the Country, i still don't inderstand why a housing development is not put on dunsfield	3/4/2014 8:03 PM
47	While I appreciate the opportunity to complete this survey, I am sorry to say that I am confident that my opinions will make no difference to the planned outcome. Having moved to Farnham 40 years ago, contributing to employment and supporting local schools and services, I am saddened by the thought of yet more erosion of the Farnham town character. I dare say there is little Farnham representatives can do given the downward pressure the force yet more people into the South / central England. Perhaps we should just concrete over any land between Farnham and London and have done with it!!	3/4/2014 5:12 PM
48	How strong will our views prove to be? many of us have signed the petition to restore Farnham's Independant Administration. See your paragraph EN3 - Brightwells is a Disaster.	3/4/2014 4:53 PM
49	Plan is OK so far as it goes, but tends to give overmuch emphasis to minority considerations and no weight to building some half decent roads!	3/4/2014 4:42 PM
50	I am a resident of Badshot Park and we feel our lovely area is to be spoilt if too much building is allowed.	3/4/2014 3:59 PM
51	My general feeling is that population should be contained as more and more people and in turn building more and more houses will only add to climate change and with it more flooding. As a result of the bedroom tax any Council places should be built smaller. Flats or small dwellings for the elderly should be buiult with their own exits and not communal which avoids the spread of illness.	3/4/2014 3:32 PM
52	Some comments on specific areas are not possible without some more information on infrastructure improvements.	3/4/2014 3:12 PM
53	I do not feel the Wavereley Lane/Comton area is physically suited for further developmet. The roads/Lanes are unsuited for handling additional traffic which will be incurred by commerce, schools and residents. Recent experience has shown flooding will occur in this area.	3/4/2014 2:03 PM
54	Housing in Waverley must use Brownfield sites first to protect the character of Farnham.	3/4/2014 1:37 PM
55	Farnham is already overcrowded. Any major increase in housing would ruin the character of the area.	3/4/2014 12:54 PM
56	The Hopfields need to be protected especially as the recent flooding has illustrated that the excess water needs to be soaked up somewhere. If there was a big estate built there my property would be more liable to flooding in the future. Beavers close gets very flooded on the footpath and at one point was almost impassable and our private road is difficult to negotiate too. We do not need any more excess water adding to our problems. Also I am concerned about the loss of this habit for our local wildlife. It should be kept as farming land as it has been for many years.	3/4/2014 12:43 PM
57	We pay some of the highest Council Tax in the country and a history of Local Councils ignoring our needs and requirements. Resident for 10 years.	3/4/2014 11:31 AM

## Neighbourhood Plan for Farnham - Preferred Options

58	Brownfield sites should be targetted and developed, like the land at the rear of the Princess Pub; (and landfill). Like the many dis-used semi-derelict looking properties over shops in Farnham; (as referred to in 6 above)	3/4/2014 11:08 AM
59	Why not just develop on every single inch of greenspace and be have done with it - Ruin what is left of what was once a beautiful market town!	3/3/2014 4:39 PM
60	- Points 1.1 & 1.2 end with virtually the same words. - Point 2.5 refers to rail services being limited (which they are). Point 2.15 complains of the level crossing being shut too often. You can't have it both ways! If we have more trains (great) it will be shut even longer ... hopefully most of the cars wouldn't get held up as the drivers would be on the train. - 2.15: The A31 does not bisect the town, it is on the edge. - Point 2.15; bullets 8&9 repeat themselves. - Point 2.15; last point - and the busy traffic! - Point 2.32 has the title twice. - Point 3.4 makes no sense. - Overall there is no consistency in Green infrastructure, capitalised, not capitalised or as initials. - Point 3.19 - such as? - point 4.4. - 'expanse? ... or expansion? - H02: can one be 'encouraged' through a 'condition'?! - EN1: last point is not specific enough - how big is 'larger'? - IN1: where could the station parking be expanded to?/how? - IN3: the statement about a 'western bypass' is unclear. What does this mean? - There is no mention of the proposed development of the Alton Road Sandpit. Does this fall within Farnham Town Council's area? If so, it should be included. If not, it still needs a mention, and I hope the Council have opposed it, as it will have a huge impact on both the town and Wrecclesham village. Please keep me informaed of future developments of the Farnham Neighbourhood Plan	3/3/2014 4:01 PM
61	Farnham has an opportunity with this plan to create an environmentally sound town, enhancing the quality of the air and general well being of its citizens. Think of GDH (Gross Domestic Happiness) when putting the plan together.	3/3/2014 3:26 PM
62	The final version of FTNP should deduct the numbers of housing agreed in planning applications prior to publishing the final FTNP. Developers should be required not to sit on land where planning has been granted. The number of houses for Badshot Lea should be given as not more than 180 (still far too many) and the wording should be changed to community would accept development only when brownfield sites have been exhausted. Developers in Badshot Lea must be required to put in place flooding controls to ensure existing residents are not further impacted by flooding. The strategic gap should be protected. The plan should state that its contents will hold for 20 years and that should be adhered to.	3/3/2014 3:22 PM
63	Referring back to our comments on point No.9. There is such a danger that over-development is going to totally destroy all the things that make Farnham such a special place. It is a market town with semi-rural environs. Once the essential character has been built over and destroyed there is no going back. Of course a town must evolve, but not at the cost of losing its unique qualities. Already the proposed East Street/Brightwells development threatens to turn us into a clone of Aldershor or Camberley, both of which have similar developments. The "Design Statement for Farnham" seems to be completely ignored and superfluous.	3/3/2014 2:56 PM
64	1. REf. Policy LE6. Include: Byways Open To All Traffic. In the Network of Footpaths, Bridleways and Cycle-ways. To be protected and extended. 2. Ensure infrastructure policies are given priority before too much development takes place. Especially, sewage and drainage, traffic problems, parking spaces, school places, etc.	3/3/2014 2:12 PM
65	There is no mention of flood plains or areas vulnerable to flooding in the plan. If there are none say so; if there are we need a policy. Solve the parking cost problem. For us, and many we know, going to Farnham is now a "last resort destination" as is no longer a "destination of choice".	3/3/2014 1:33 PM
66	I repeat my comments in answer to Q8 that my comments include supporting all in the Case for the Hopfields document <a href="http://www.farnham.gov.uk/uploads/media/Hop_Fields_1.pdf">http://www.farnham.gov.uk/uploads/media/Hop_Fields_1.pdf</a>	3/3/2014 12:35 PM
67	Farnham is not alone - we know the last government and this present one is concentrating on the South East - in an ideal world the poorer areas of the UK should be given more help to develop thier industries and therefore housing.	3/3/2014 12:10 PM
68	I was born in Farnham and have seen a lot of changes (not all for the better) I think it would be a mistake to ruin what is probably one of the best towns in the country for the sake of bad planning to fit in more houses than it can take. Development needs to be in keeping with the character of the town.	3/1/2014 6:18 PM
69	We are worried about school places in South Farnham and the impact of development on this aspect of the town's infrastructure. We are also worried about the traffic on the roads around the station/level crossing, in particular, Waverley Lane.	2/24/2014 8:38 PM
70	The Draft Plan is full of repetition on, for example, the environmental aspects under each section of the document. This makes for tedious reading. The document needs significant editing to give it more focus and punch. Much emphasis is given to maintaining the semi-rural character to parts of S & SW Farnham. More emphasis should be given to maintaining open spaces to the N & NE in view of the extent of building that has already taken place in this area and the proximity of large scale prospective developments across the border in Hampshire. Maps showing SPA's. SSSI's etc would be useful.	2/23/2014 6:22 PM
71	The current population of circa 40,000 is already putting a large strain on this small market town with high traffic congestion & infrastruture issues	2/23/2014 5:57 PM

## Neighbourhood Plan for Farnham - Preferred Options

72	I feel very strongly that no development should take place in or near the town unless the whole infrastructure of the area is sorted first, especially schools and doctors and maybe a tunnel under the railway crossing!	2/18/2014 3:33 PM
73	Why is there NO mention anywhere of the increased demand for water if additional dwellings are planned NOR any mention of how it is going to be sourced????	2/15/2014 11:17 AM
74	I despair of what has happened in Mulberry Place and in the Wey corridor east of Boelli Walk, and I fear for the future of the town if East Street/Brightwells goes ahead. Very strongly enforced policies for the future are essential.	2/14/2014 3:52 PM
75	Regarding to no. 22, depending upon garden size ,one additional home per 1/2 acre could be accommodated if designed appropriately to compliment local architecture.	2/14/2014 3:10 PM
76	I moved to Farnham 30 years ago when there was still a Redgrave theatre and a tennis court on the Redgrave Site. I would rather spend my money in Farnham but without a theatre or cinema I go to Guildford. The whole eastern approach to the town is a disgrace and I hope a redevelopment decision is made before I am too old to enjoy it.	2/14/2014 12:28 PM
77	Other potential areas for development have been highlighted by Waverley- eg Baker Oates at Gardeners Hill Road, land at SSE works in Weybourne and land at 35 Frensham Vale - where do we comment on their suitability? Land at Weybourne seems suitable.	2/12/2014 3:31 PM
78	Farnham should be maintained as a characteristic market town and any development of this already crowded town would completely ruin the area.	2/10/2014 5:48 PM
79	Other considerations such as access roads - the level crossing and schools need to be taken into account when looking at where to build. The level crossing and station are already a complete bottleneck - more traffic there would be dangerous and short-sighted.	2/9/2014 6:28 PM
80	Infrastructure has been highlighted as a major issue. Further development should not take place until the infrastructure is improved to cope with the current situation.	2/9/2014 4:32 PM
81	The road infrastructure of farnham, particularly concerning The station area, is in desperate need of improvement. Before any more development takes place funds have to be allocated to address the MAJOR problem for Farnham.	2/9/2014 8:30 AM
82	Please build houses in more northern areas, there are already too many here for school capacity, transport capacity and employment capacity.	2/8/2014 5:56 PM
83	Waverley Lane cannot take more traffic. The blockages at the level crossing and the a31 traffic lights is already unacceptable.	2/7/2014 10:52 AM
84	The roads around town and station already suffer too much from congestion and heavy traffic and school places are a problem.	2/7/2014 10:30 AM
85	Please please ensure Farnham park is protected from development.	2/5/2014 8:43 PM
86	I understand that development is required for the increase in population that the country as a whole is experiencing. However I believe that frequently developers are taking advantage of the requirement for further housing to build low cost, poorly designed housing that only serves to generate them maximum profit. As a young person I often hear the government stating that we need more developments to allow people like myself to buy a house and generate a community; and that towns like Farnham have a part to play in this. I and many of my friends do not want to live in these characterless blocks of flats or towering brick houses with tiny windows that seem to be springing up all over the country. These developments all look exactly the same, with huge numbers of houses/flats slotted into a tiny area. If you do pay over the odds for a "garden" you end up with a postage stamp of grass that is completely overlooked by the other houses. I do not believe that this is a way of providing sustainable housing for the future, and it also serves to ruin an area. For example, where do us "young people" go to buy our pleasant houses when we are not so young? Will there be any market towns with real character left in the country? I'm sure we can all think of areas around the South of England that used to be very pleasant but have been spoilt by developments of one sort or another, it would be a shame to see my home town go down this route. In conclusion I think with tougher planning regulations or at the very least, a more realistic approach to how we all want to see Farnham grow over the years. Developments can be constructed that compliment the area, appease those that have to live alongside the development and also take care for our natural environment. Ultimately i would want to see developments that provide accommodation that people desire to own, rather than own through force of circumstance.	2/5/2014 3:44 PM

## Neighbourhood Plan for Farnham - Preferred Options

87	<p>One of the major problems is parking at the station. The car park is not adequate and often full. The bus service is very limited. I often have to go up to London to look after my grandchild and have a real problem parking as I take a train at 9.28. I understand that parking in the streets may be restricted further. I live in Wrecclesham which is a 30 mins walk from the station which is difficult esp at night in winter. I am not that well off and adding a taxi fare to my travel expenses is an issue. Some of the bus times fit but not sure I can rely on the bus coming on time to get to the station.. also last bus back is 20.29 from the station to Wrecclesham. I know it is difficult to improve bus services but maybe another one to add to the 2 per hour would help. We definitely need more station parking- this must be a priority even though it is expensive to park in the week- maybe they could promise to keep the cost as it is. Wrecclesham bypass mentioned- of course needed- is land blighted because of this? There is land at the top of Wrecclesham hill- old Stephenson works site that is delapidated...could be used for housing?</p>	2/5/2014 1:46 PM
88	We must not build on green fields sites	2/4/2014 8:55 PM
89	These questions are extremely leading, and can only have been written by a Daily Mail reader.	2/4/2014 8:17 PM
90	Considering the recent flooding of Farnham by the River Wey, urgent attention must be given to the siting of any future development. I am very concerned that we might be steamrollered into taking too many extra housing by higher government despite the Town Council's efforts to restrain them and use only brown field sites.	2/3/2014 8:43 AM
91	Thank you for asking for the views of residents.	2/2/2014 5:37 PM
92	Thank you for getting the Neighbourhood Plan to this stage and good luck for the rest of the process.	2/2/2014 5:27 PM
93	Large developments will completely destroy the character of the town.	2/2/2014 2:38 PM
94	The Blackwater Valley, with its significant brown field sites has been designated as an area for future development. In 2014 redevelopment will start on the Montgomery Lines Site (AUE) with 3,850 new homes, 2 new primary schools, 2 new pre schools the extension of 2 secondary schools together with associated infrastructure. Retaining Farnham's Green Spaces is essential, therefore the development on Farnham's brown field sites becomes pivotal	2/2/2014 7:41 AM
95	We must use/reuse our brown spaces FIRST, whether they be ex-factory space (such as Waterside Mews) or old housing stock	2/1/2014 6:10 PM
96	Consideration MUST be given to the problem of restricting further movement over the level-crossing to avoid town gridlock	1/31/2014 4:24 PM
97	Homes for the elderly should have a higher priority. This is not just retirement homes but suitable properties for the independent elderly, small with gardens. Major shortage in Farnham	1/31/2014 11:17 AM
98	A theatre is not mentioned but Farnham needs one, ideally the Redgrave should be re-opened, but if this is not possible the number of cinema screens should be reduced in the East Street development and a theatre included instead. A theatre would thrive in Farnham, 2 petitions have shown great support for it. It would provide educational opportunities and a much needed performance space. It is disgraceful that a town like Farnham does not have a theatre, it is a creative place and should have a theatre as well as the University of the Creative Arts. Why is there no mention of it in this plan?	1/30/2014 9:41 PM
99	The Compton/Waverley Fields would be a poor choice for extra housing, not least because of the challenging problems of the railway crossing. Local residents know too well the nightmare this causes at times. Also the schooling situation is a serious issue, with all local schools being oversubscribed. Even if the authorities intended to develop the infrastructure to accommodate the extra housing, I struggle to see how this could be done. Far better to choose a brownfield site, or another site at least with better road access.	1/30/2014 2:14 PM
100	It is essential that the character of Farnham is preserved	1/30/2014 11:54 AM
101	The problems with the A31 bypass, level crossing and poor bus and rail service don't even get into your list of questions whereas it's the most important part of the plan and should be on the top of any action to improve Farnham.	1/30/2014 11:53 AM
102	generally status quo	1/30/2014 10:48 AM
103	Very little concern in the survey for protection of north Farnham. Infrastructure must be provided (schools, doctors, sewage etc).	1/30/2014 9:47 AM
104	If proposals to build on Waverley lane and other green belt sites are granted Farnham will lose its unique characteristics and charm by being over developed and over populated! We for one would move to another location as would many others in our area	1/29/2014 7:12 PM
105	no pedestrianisation of Farnham town centre - would be disastrous!	1/29/2014 6:49 PM
106	The current plan for East Street (Brightwells) is too large and not wanted.	1/29/2014 5:40 PM
107	Maintaining Farnham's distinctiveness as a market town identified in 8.1 is key to the success of the future of the town.	1/29/2014 4:21 PM

## Neighbourhood Plan for Farnham - Preferred Options

108	I am moving shortly so have no axe to grind, but, as a Farnham resident for over 30 years, I feel there is a need for vastly improved infrastructure before more housing is allowed. Traffic (esp round the station) station car parking, schools, health services and pollution are all problems which will be made worse by more housing. They need to be addressed before any large scale development is approved. Thank you.	1/29/2014 3:29 PM
109	It seems to me that adequate water supply and pressure, adequate sewerage capacity, and surface water drainage should figure more prominently in the debate.	1/29/2014 12:56 PM
110	I do not know whether any of the former hop fields behind the UCA and adjacent to the Beavers Road fields have been designated as GI. I would be happy that my land is considered part of the town's GI.	1/29/2014 12:56 PM
111	We wonder whether additional retail space is required in E Street (considering the significant increase in online shopping); this area could be used for additional low-cost housing. The station area needs to be redeveloped to improve traffic flow and could include more housing (flats and townhouses) and increased parking (underneath).	1/29/2014 12:05 PM
112	I haven't commented on the other areas of potential development because I haven't yet read all the responses and wanted to make sure I had responded with reference to Waverley lane. Without visiting each of the sites I don't feel able to judge, but would imagine that the potential traffic congestion on Waverley Lane would also be the case for the Hop Fields. I do not know the sites in Rowledge or Badshot Lee well enough to comment.	1/29/2014 11:22 AM
113	Congratulations to the Town Councillors and Council Officers for their hard work in trying to protect Farnham.	1/28/2014 11:56 PM
114	I think that Compton Fields and the area south of Farnham should be prioritised for development as it represents the area with the most space. Development to the north risks compromising the strategic gap. I recognise the traffic constraints, but changes to the feeder school arrangements for South Farnham (by removing for instance Tilford and Churt) would mitigate some of this as would the creation of some local school buses to bus children from the Bourne up and down from school. Any development on Compton Fields would need to address local schooling issues, but this again could be helped by firming up the catchment of St Andrew's Infants to include South East Farnham only and improving the quality of Pilgrim's Way so that it captured a greater number of the south west Farnham children. An alternative would be to also add St Andrew's as a feeder to Waverley Abbey. If the catchments were adjusted in this way the traffic from the Bourne, Tilford and Churt would diminish and general car traffic would reduce as those living in Compton Fields would undoubtedly choose to walk to South Farnham, which represents an increase in sustainability.	1/28/2014 10:07 PM
115	1. Infrastructure - schools, roads. 2. Town centre. Refocus on more than rich retired. For example, there is virtually nowhere to buy kids clothes. A cinema is desperately needed. And all the old people can do is argue. Start talking to each other for goodness sake!	1/28/2014 9:56 PM
116	I hope Farnham, Waverley and Surrey Councils take heed of the comments provided in the answers to this questionnaire provided by the people of Farnham.	1/28/2014 6:45 PM
117	Let Farnham choose it's own fate and tell Godalming to see to itself	1/28/2014 6:00 PM
118	On talking to friends, many said when looking at the NP on the website they found it all too confusing and repetitive and gave up reading it.	1/28/2014 5:19 PM
119	Pressure of traffic along West Street is already very high.lets Pressure of traffic along West Street is already very high. Let's use up our brown field sites before we destroy irrevocably our children's heritage and our green lung.	1/28/2014 1:23 PM
120	Plans for the centre of Farnham are wrong ,are against the wishes of the vast majority of Farnham residents, are being driven by outside interests who know nothing about our town and care less.Recent weather events make clear the ignorance of Waverley Borough Council as far as Flood Plain constraints are concerned. The project should be cancelled and replaced by one suited to the character of of our town.	1/28/2014 1:18 PM
121	Farnham must keep its character and NOT be spoilt by over-development.	1/28/2014 11:06 AM
122	I hope this consultation isn't going to become like the East Street consultation - costing thousands and getting nowhere...	1/27/2014 10:28 PM
123	Sth Farnham is unable to cope with the traffic situation at the moment, let alone adding extra houses with 200 plus cars clogging up our already congested roads, it is bad enough now let alone adding more vehicles to an already clogged up system.Have you ever tried to get across the level crossing gates to get onto the bypass. Please read the SOFRA report regarding this, you must be out of your mind to even think about putting houses at the top of Waverley Lane.	1/27/2014 9:47 PM
124	Protecting Compton Fields is my priority as this is potentially dangerous.The road system down to the station passes two school, a hospice and a nursing home all of which have vulnerable pedestrians.The traffic at school run is already getting entangled with the level crossing. Big construction traffic let alone 200 homes is likely to lead to accidents for which any members of a planning committee that have approved such an unsuitable development should be held personally accountable as they have been warned.	1/27/2014 6:28 PM

## Neighbourhood Plan for Farnham - Preferred Options

125	I have put forward my views on a number of occasions regarding the development of green field sites around Farnham - Please leave us our lovely fields which have been a feature of the town for many years and hopefully will remain for future generations to enjoy	1/27/2014 6:21 PM
126	AS BEFORE FARNHAM IS FULL AND CANNOT ACCEPT ANY MORE DEVELOPMENT	1/27/2014 5:40 PM
127	Farnham has quite enough traffic problems and it will become nigh impossible to get over the railway crossing when even more cars drive down Waverley Lane. And, where are all the children going to go to school? There is a terrible traffic problem at present around South Farnham School and St. Polycarps at certain times of the day and what would happen if an emergency service was not able to get up Waverley Lane because of the c ongestion. These are just a few of the problems that must be considered before more houses are built at the top of Waverly Lane.	1/27/2014 5:01 PM
128	The roads to the south of farnham are heavily congested due to the level crossing and the A31 traffic lights. any further development in these areas would lead to massive traffic jams in rush our and increased pollution. development around badshot lea has to be preferable due to much better road access	1/27/2014 4:26 PM
129	As long as the problem of the bottle neck traffic jam at the station level crossing has not been resolved their should be no more developments in south Farnham	1/27/2014 4:05 PM
130	The suggestion of building anything in any quantity in these areas is completely foolhardy without any consideration being given to the infrastructure which is now beyond breaking point having witnessed gridlock and roadrage on Waverley Lane at the junction with Menin Way last week due in part to illegal and inappropriate parking coupled with arrogant and inconsiderate/illegal driving manoeuvres I fail to see how increasing housing and therefore traffic will enhance this situation.	1/27/2014 3:55 PM
131	We have to have new homes built but not at the price of wrecking local neighborhoods simply to meet targets. Local input and wishes with regard to the selection of potential building areas should be a priority.	1/27/2014 2:50 PM
132	We moved to Farnham recently to be closer to family. We chose Farnham as it is a compact English market town....something that is in decline in this country and it should not be ruined by thoughtless housing developments that would congest the already problematic traficc issues and cause major issues with the already oversubscribed local schools.	1/27/2014 2:42 PM
133	Can FTC provide data for the increase in the number of dwellings in Farnham over the last 20/30 years, especially compared to other Waverley towns? If it is not to become a sprawl with no character or space, development should be placed where less has already occurred.	1/27/2014 2:02 PM
134	So many small towns in the South have been swamped by development. Don't let's do it to Farnham. Improve national communications to relieve pressure on the South.	1/27/2014 1:33 PM
135	Expansion of Farnham should be limited. Additional housing in the Borough should be provided by establishing a new town in the Dunsfold area.	1/27/2014 1:28 PM
136	Farnham needs improving its infrastructure (e.g. an under-pass to take away the dangerous traffic splitting the town centre from south Farnham) before considering new houses!	1/27/2014 1:25 PM
137	I am hoping that you get a move on with the East Street Development. This town has been procrastinating for far too long. Enough surveys, just get on with it!	1/27/2014 12:18 PM
138	The east street development needs to happen as soon as it can to ensure Farnham still has something to offer families with young children and teenagers - not just for 'older' residents.	1/27/2014 10:57 AM
139	The character of Farnham must be protected	1/27/2014 8:23 AM
140	The towns heritage and that which makes it attractive to visitors and residents must be protected. It should also remain distinct from Aldershot and not joined by housing...	1/26/2014 9:09 PM
141	The Town Council should actively work to prevent WBC continuing with its ridiculous plan for Brightwells and the south side of East Street. A smaller redevelopment of the old cinema/health centre site (similar to the Lion & Lamb Yard and Borellis Yard), and the conversion of the Redgrave to a cinema or social centre, would be a much more sensible and certainly more preferable approach, compared to the lunacy of Adam Taylor-Smith's monstrosity. Let's keep Brightwells as the lovely gardens/tennis courts/bowling green that it used to be before WBC destroyed it.	1/26/2014 5:04 PM
142	I think it is vitally important to regenerate the centre of towm whilst retaining the character. I like the idea of developing above shops to offer accomodation, I also feel that something needs to be done to curb the rental demands of the landlords which to me is the primary cause of the demise of independent retailers in Farnham, but I doubt this is within the power of the council.	1/26/2014 5:01 PM
143	Farnham has been subjected to a large increase in housing lately, causing congestion, and in Rowledge, extra development has put pressure on the sewage system in the recent rains. Looking at the area overall, increased housing, out of town shopping centres is increasing traffic by causing more people to travel out of town for their shopping, leading to the demis of town centres.	1/26/2014 4:41 PM

## Neighbourhood Plan for Farnham - Preferred Options

144	It is good to see this survey being taken but I wonder how much notice you will take of the feelings of local residents. You will not find a single person in Rowledge or Frensham that thinks any sort of development is acceptable except for the person that stands to make money out of selling land.	1/26/2014 4:26 PM
145	The Plan can only advance once the Core Strategy has been through Examination. This could be some time as the Borough Council failed to address its housing needs adequately first time round.	1/26/2014 12:10 PM
146	How will far the roads in Farnham town centre be adapted to cope with the additional traffic that will come with additional homes?	1/25/2014 5:16 PM
147	Farnham is listed as Georgian Market Town that now has a University but no adequate facilities for the 1sy year students to enjoy. If you are under 25 or on an income lees than £20k you are clearly not welcome in Farnham any more. My accestors have been here since 1643 & 1735 & contributed to the building of the place. I thought it was a limited place when I was 13 & now I'm an OAP I feel it is a soleless posh commuter outpost & a soleless place to live.With a Parish Church that resembles an Ikea showroom.	1/24/2014 2:20 PM
148	I am broadly supportive of the aspirations. But, in 22 years living here, I'm still utterly incredulous we haven't sorted the traffic. Farnham would really bloom if we did! Bon courage!	1/24/2014 1:29 PM
149	I support the Neighbourhood Plan and its proposals. The Councillors that have delt with the project have acted with the best interests of the community at heart.	1/24/2014 1:04 PM
150	1) Water drainage and sewage infrastructure in the town must be improved before additional development takes place, applying SuDS principles, including retrospectively where possible. All developers should contribute to fulfilling this need. 2) EN3 Biodiversity - diversity of wildlife and habitats must be maintained. This means that ANY development should incorporate mitigation/compensation/creation of new habitats, since even a plain grass field provides feeding habitats for birds, badgers, raptors and other European Protected Species. This would make a very attractive feature of the town's future.	1/24/2014 8:47 AM
151	Please turn Downing street into a pedestrianized road.	1/23/2014 5:10 PM
152	any new housing should only be allowed once the infrastructure (roads, parking) has been addressed. Farnham cannot cope with more traffic. More housing should be restricted to the minimum as too many new houses will destroy the character of the town. As a fist step, the town center (cinema and housing in East Street) should be developed.	1/23/2014 5:09 PM
153	So glad you are doing this survey. I do hope people respond. Obtaining relevant information e.g. boundary of FTC would have helped me answer questions.	1/23/2014 1:46 PM
154	Any plan should have as its first consideration that we are planning for our children and future generations.	1/22/2014 7:40 PM
155	It is vitally important that Farnham Town Council be given authority to control and develop the plan, and not be dictated to by Waverley. The way that the East Street Development has been allowed to proceed is outrageous, and this must not be allowed to happen again.	1/22/2014 9:27 AM
156	I just ask that all aspects are looked into thoroughly and sensible people make sensible judgments.	1/21/2014 10:43 PM
157	ANY development will lead to more congestion in and around the town in an already overcrowded area	1/21/2014 2:41 PM
158	All of the plans that I have seen from Waverley have been far too big for Farnham. Too many flats/houses and a cinema way too big. Please put residents views before commercial interests.	1/21/2014 1:23 PM
159	there are good & bad points to all of this ,Farnham is liked because of how it is now ,but obviously in years to come it will have to change	1/21/2014 10:04 AM
160	Please fight for Farnham. Waverley don't seem to, and I wonder if SCC even knows where Farnham is!	1/20/2014 7:45 PM
161	I agree in principal with the plan but would like to see some definite - workable - proposals for the road system to accommodate any development that may occur. This would obviously require some major (practical) 'bypass' road strategy as well as considerable internal town road system improvement	1/20/2014 5:58 PM
162	Questions in this survey seem leading	1/20/2014 5:38 PM
163	Please listen carefully. I shall say this only once. NO NEW DEVELOPMENT!	1/20/2014 5:07 PM
164	Having to agree or disagree without qualification is wrong.	1/20/2014 4:10 PM
165	the design of any new building in thed area should be in keeping with the town. The new building in East Street opposite Swain & Jones is both cheap and nasty, but there are many examples of sensitive design. The new houses in front of Farnham Hospital are the latest which are in keeping.	1/20/2014 3:09 PM
166	I doubt that the housing demand figures are valid. All new houses in my area have been occupied by incomers from London. Is that our role?	1/20/2014 12:45 PM

## Neighbourhood Plan for Farnham - Preferred Options

167	new infrastructure is required to allow any further development or population increase otherwise the town and key trunk roads will be at gridlock.	1/20/2014 12:04 PM
168	Waverley are likely to ignore it all.	1/20/2014 11:27 AM

**Questionnaire****About you**

This survey consists of 56 questions. Please allow 15-20 minutes to complete.

\* 1. Name

\* 2. Postcode

3. Email address

4. Telephone

5. I am a:

Resident  Service provider/user

Other (please specify)

6. Gender

Male  Female

7. Age group

Under 16  35-44  65+  
 16-24  45-54  
 25-34  55-64

More details on the matters relating to these questions can be found:

- online at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)
- within the draft Farnham Neighbourhood Plan which can be inspected at the Town Council offices, South Street, Farnham

## Questionnaire

### Vision

8. The vision is for Farnham to continue to thrive, meeting the changing needs of the community by ensuring new development fits well with the character of the distinctive areas of the town and is supported by improved infrastructure.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

### 9. Comment

## Questionnaire

### Environment: Natural and Built

10. New development should:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
be high quality and respond to the distinctive heritage and character of the area in which it is located	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Follow guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect and sensitively incorporate any natural features such as trees, hedges and ponds that are within a particular site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Be well integrated into the existing landscape by existing and new landscape buffers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Not be at an unacceptable risk of flooding itself, or result in an increased risk of flooding elsewhere	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Not result in unacceptable levels of light, noise, air or water pollution.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. New development within the Farnham Town Centre Conservation Area or its setting should:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Be designed to a high quality and preserve and enhance the character of the conservation area and its setting;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retain those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect open spaces and views important to the character and setting of the area;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintain alleyways or passages and yards and incorporate them into new development;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Follow guidance set out in the Farnham Town Centre Conservation Area Appraisal and Management Plan; and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Where appropriate, make provision for the enhancement measures included within Farnham Town Centre Conservation Area Management Plan and the Farnham Design Statement.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

12. Within Farnham Conservation Area and its setting, proposals for new shop fronts, or alterations to existing shop fronts should:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
not result in the loss of a traditional shop front or features and details of architectural or historic interest;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
be in sympathy with the architectural style, materials and form of the building(s) of which they would form part, except in cases where the building itself is architecturally incompatible with the character of the area;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
be in sympathy with the predominant architectural style and materials of the surrounding area;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
be related to the width of the property or a logical vertical sub-division created by the upper storey; and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
where a fascia is to be applied, not be internally illuminated and be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. Within Farnham Conservation Area and its setting, proposals for an advertisement should:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
not be obtrusive in appearance, cause visual clutter or lead to a proliferation of signs, appear dominant or overbearing in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of its siting, size, design, construction or materials;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ensure level of illumination would cause no significant harm to residential amenity; and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
not endanger highway or public safety.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. New development in the South Farnham Arcadian Areas should:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
maintain the informal rural character and the well wooded appearance of the area;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
retain and reinforce trees and hedged boundaries which are important to the character of the area; and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
fit unobtrusively with the house, surrounding garden and the street scene and not appear cramped on the site.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Questionnaire

### Environment: Natural and Built

15. The effect of a proposal on the significance of Buildings of Local Merit will be taken into account in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

16. Outside of the Built up Area Boundary, priority should be given to protecting the countryside from inappropriate development. A proposal for development should only be permitted where it:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
would be in accordance with Policies FNP13, FNP14 and FNP16 in the Neighbourhood Plan or other relevant planning policies applying to the area,	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
would conserve and enhance landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
would not have a detrimental impact on areas shown as having high landscape value and sensitivity; and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
would enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. Development should not be permitted outside the Built Up Area Boundary, if it would result in increasing the coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclisham and Rowledge and Rowledge and Frensham or reducing their separate identity by reducing the gaps between them.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

18. New residential development which is likely to have a significant adverse effect on the Thames Basin Heath Special Protection Area beyond 400m and within 5km of the SPA boundary (in a straight line) must provide:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
in the case of brownfield sites, appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) at Farnham Park (or other appropriate SANG); or	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
in the case of greenfield sites, adequate mitigation measures on site or in a suitable off site location to avoid any potential adverse effects; and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
a financial contribution towards wider Strategic Access Management and Monitoring (SAMM).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19. Are you aware of sites which could be brought forward as suitable alternative natural greenspace to prevent over usage of the Thames Heath Basin Special Protection Area? Please specify site location and ownership.

20. Proposals for new development should protect and enhance biodiversity by:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Protecting designated sites, protected species, ancient woodland, veteran or aged trees, and species-rich hedgerows;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserving and extending ecological networks, in particular those defined, to assist the migration and transit of flora and fauna, including within the built up area of Farnham; and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas where appropriate.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. The Green Belt should be extended up through parts of Moor Park and Runfold, as identified by Waverley Borough Council (WBC Proposed extension)

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

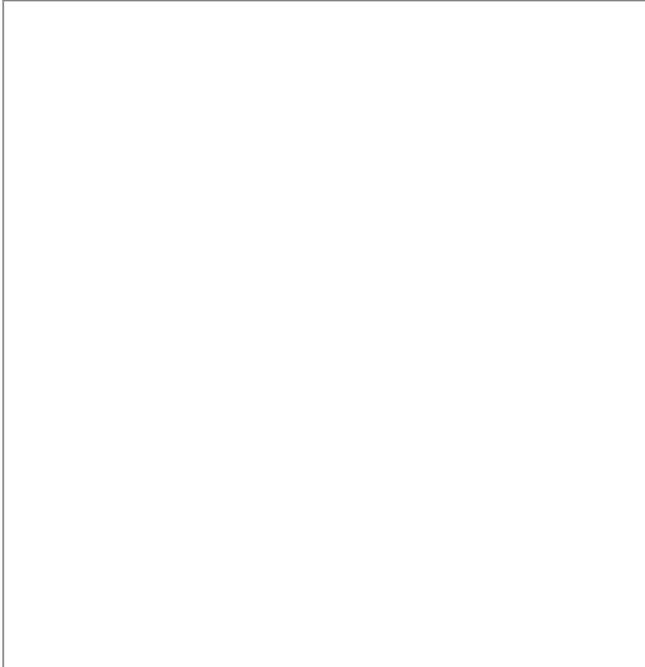
22. If you agree with the above, do you also agree that the Green Belt should be extended around the east and north of Badshot Lea, as identified by the Farnham Neighbourhood Plan (NP Green Belt Extension Proposal).

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

23. The Surrey Hills Area of Outstanding Natural Beauty should be extended as proposed by Natural England.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

24. Other comments related to the Natural and Built Environment



## Questionnaire

### Housing

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

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Within the built up area boundary of Farnham	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land rear of Viners Mead and Colemans, Wrecclesham Road (Site Area: 0.42ha; Approximate Density 35 dwellings per hectare; approximate capacity 15 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stephenson's Engineering site, 66 Wrecclesham Hill (Site Area: 0.32ha; Approximate Density 25 dwellings per hectare; approximate capacity 10 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land (Site Area: 3.3ha; Approximate Density 30 dwellings per hectare; approximate capacity 90 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Part of Farnham College (Tennis Courts), east of Firgrove Hill (Site Area: 0.45ha; Approximate Density 30 dwellings per hectare; approximate capacity 15 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Woolmead, (East Street) – see Policy FNP17 – The Woolmead (Site Area: 0.8ha; Approximate Density 125 dwellings per hectare; approximate capacity 100 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Dairy, Weydon Lane (Site Area: 0.44ha; Approximate Density 30 dwellings per hectare; approximate capacity 15 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wellingtons, Folly Hill (Site Area: 0.22ha; Approximate Density 30 dwellings per hectare; approximate capacity 5 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Brethren's Meeting Room, West Street (Site Area: 0.46ha; Approximate Density 20 dwellings per hectare; approximate capacity 10 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land between Hale Road and Guildford Road (Site Area: 0.2ha; Approximate Density 50 dwellings per hectare; approximate capacity 10 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Coal Yard, Wrecclesham Hill (Site Area: 0.48ha; Approximate Density 50 dwellings per hectare; approximate capacity 25 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
West of Switchback Lane, Rowledge (Site Area: 2.3ha (reduced for on-site landscape retention) Density 10 dwellings per hectare; approximate capacity 10 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land to the south of Monkton Lane (Site Area: 3.06ha; Approximate Density 20 dwellings per hectare; approximate capacity 60 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land at South East Badshot Lea off Georges Road (Site Area: 2.9ha; Approximate Density 30 dwellings per hectare; approximate capacity 80 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land west of Green Lane, Badshot Lea (Site Area: 7.9ha (reduced for on-site SANG and as only northern part of the site suitable for development); Approximate Density 30 dwellings per hectare; approximate capacity 80 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land at Little Acres Nursery and south of Badshot Lea (Site Area: 4.45ha; Approximate Density 30 dwellings per hectare; approximate capacity 130 dwellings) SANG to be provided immediately to the south of the site on land within the control of the promoter of this site.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coxbridge Farm, off Alton Road (Site Area: 14.2 ha (reduced for on-site landscaping, open space and SANG); Approximate Density 20 dwellings per hectare; approximate capacity 200 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land off Crondall Lane and rear of Three Stiles Road (Site Area: 11.24ha (reduced for on-site SANG); Approximate Density 20 dwellings per hectare; approximate capacity 160 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garden Style, Wrecclesham Hill (Site Area: 4.9ha (reduced for on-site landscape retention and provision of SANG); Approximate Density 25 dwellings per hectare; approximate capacity 70 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comment

Are there other sites which should be considered for housing development? If so please complete the proforma available at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)

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

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

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

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

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

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

29. Building extensions should be permitted where they meet the following criteria:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
The scale, height and form fit unobtrusively with the existing building and the character of the street scene;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Spacing between buildings would respect the character of the street scene;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Materials are compatible with the materials of the existing building;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The traditional boundary treatment of an area is retained and, where feasible, reinforced; and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

30. Other comments related to housing

## Questionnaire

### Business

31. The following sites, will be retained in business use unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Neighbourhood Plan period.

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Guildford Road Council Depot (0.95ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coxbridge Business Park (8.7ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Riverside Industrial Park (0.6ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Riverside Business Park (0.3ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farnham Business Centre (0.5ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hurlands Business Centre (0.53ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farnham Trading Estate (10.78ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Monkton Park (1.01ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bourne Mill Business Park (rear part only) (0.46ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grove Bell Industrial Estate (0.99ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farnham Business Park (Broadmede) (1.9ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hone's Yard, Waverley Lane (0.38ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Abbey Business Park (1.4ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Century Farm, Badshot Lea (0.61ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Factory, Crondall Lane (0.5ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Surrey Sawmills (0.86ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bridge Court, Wrecclesham (0.41ha)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

32. Land at Water Lane, Farnham, as defined, should be identified as a potential business use.

Strongly agree
  Agree
  Neither agree or disagree
  Disagree
  Strongly disagree

Are there other sites which should be considered for business development? If so please complete the proforma available at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham).

33. Outside the Built Up Area Boundary and Land for Business sites, the following proposals should be permitted:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
The change of use of a rural building to business or tourist uses;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A well-designed new building for business or tourist uses;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A proportionate and well-designed extension of an existing building in business or tourist use.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

34. The scale and form of any proposal for rural buildings should not adversely affect the character and appearance of the countryside, the locality and the amenities of local residents and other countryside users.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

35. Land at the Woolmead, East Street, should be allocated for retail development (ground floor) and residential development (upper floors).

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

36. Other comments related to Business.

## Questionnaire

### Shopping – Town Centre and Local Centres

37. Within the Town Centre boundary, proposals for Classes A1, A2, A3, A4, A5, B1, C1 and D1 (retail, offices, banks, hotels, libraries, clinics, galleries, public halls, etc.) should be permitted where the proposal would not result in:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Non-retail (A1) uses becoming the dominant uses within West Street and Downing Street;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
such a concentration of non-retail (A1) uses as to lead to a significant interruption of the shopping frontage;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
the loss of smaller units (150sqm); or	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
the loss of hotel accommodation unless sufficient evidence is provided to the Council to demonstrate that the continued operation is no longer economically viable.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

38. Within local centres, as defined, a range of shops and services should be maintained.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

39. Within local centres, appropriately located additional retail or service floorspace will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

40. Within local centres, change of use between shop use (A1) and non-retail uses should not be permitted where this would lead to the loss of a retail unit able to serve the day to day needs of the community.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

To define local centres, the distance between facilities has been measured.

Two options are being consulted on; distance between facilities being 50m and distance between facilities being 100m.

41. The distance between facilities in a local centre should be 50m, to include:

- Heath End
- Farnborough Road
- The Street, Wrecclisham (not inc pub)
- Frensham Road
- Ridgway Parade
- Station Hill
- Firgrove Hill

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

42. The distance between facilities in a local centre should be 100m, in order to include:

- St Mark's Place, Sandy Hill
- Upper Hale Road
- Willow Way
- Cumpsteys Corner, The Long Road, Rowledge
- The Street, Wrecclisham

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

43. Other comments related to the Town Centre and Local Centres

## Questionnaire

### Leisure and Wellbeing

44. The site as identified, Sita, former tip site in Runfold, is suitable for consideration as a site for sports pitches.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

45. The site as identified, former tip site, Brambleton Park, Weydon Lane, is suitable for consideration as a site for sports pitches.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

46. Public open space, as defined, should be retained and, where appropriate, be enhanced. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

47. Are there other sites which should be considered for new sports pitches? If so please provide details of location and ownership.

48. Residential development proposals should be expected to provide for new public open space either through on site provision or a financial contribution to off site provision.

- On larger sites, amenity greenspace and children’s and young people’s equipped space will be provided on site.
- Provision should include arrangements for maintenance of the open space.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

49. Buildings which provide indoor sports facilities, including community halls and schools, will be retained and, where appropriate, enhanced to provide a high standard.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

50. New development should contribute to increased indoor sports facilities.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

51. Buildings which provide cultural attractions or facilities including community halls should be retained and, where appropriate, enhanced.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

52. Proposals should be permitted where they meet the following criteria:

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Safely located vehicular and pedestrian access with adequate visibility exists or could be created;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development proposals would ensure sustainable transport links are provided to the principal facilities including the town centre and the nearest Local Centre; primary school; secondary school and public open space;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development proposals would not significantly add to traffic congestion in the town or inappropriate traffic on rural lanes;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development in areas of poor air quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level. Permission will be refused where unacceptable impacts cannot be overcome by mitigation;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development proposals would maintain or enhance the existing local footpath and cycle network and where possible extend the network through the site and connect the development to them.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

53. Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan, which should be provided in a timely manner, or through developer contributions subject to an appropriate assessment of viability.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

54. Other comments related to Leisure and Wellbeing.

## Questionnaire

### Equal opportunity

55. Additional comments related to the Neighbourhood Plan, but not related to the above questions.

Completion of the following equal opportunities questions is optional.

56. Do you consider yourself to have a disability as defined by the Equality Act 2010?

Yes  No  Prefer not to say  Don't know

**57. Ethnic origin**

- |                                   |   |                                       |
|-----------------------------------|---|---------------------------------------|
| <input type="radio"/> Bangladeshi | <input type="radio"/> Chinese                   | <input type="radio"/> Irish           |
| <input type="radio"/> Indian      | <input type="radio"/> White and Black African   | <input type="radio"/> European        |
| <input type="radio"/> Pakistani   | <input type="radio"/> White and Black Caribbean | <input type="radio"/> Arab            |
| <input type="radio"/> African     | <input type="radio"/> White and Asian           | <input type="radio"/> Gypsy/Traveller |
| <input type="radio"/> Caribbean   | <input type="radio"/> British                   |                                       |

Other (please specify)

**58. Religion or belief**

- |                                   |                                 |                             |
|-----------------------------------|---------------------------------|-----------------------------|
| <input type="radio"/> No religion | <input type="radio"/> Christian | <input type="radio"/> Hindu |
| <input type="radio"/> Buddhist    | <input type="radio"/> Muslim    |                             |
| <input type="radio"/> Sikh        | <input type="radio"/> Jewish    |                             |

Other (please specify)

**59. Sexual orientation**

- |                                      |                               |                                |
|--------------------------------------|-------------------------------|--------------------------------|
| <input type="radio"/> Rather not say | <input type="radio"/> Lesbian | <input type="radio"/> Bisexual |
| <input type="radio"/> Heterosexual   | <input type="radio"/> Gay     |                                |

Other (please specify)

## Questionnaire

Thank you!

**We appreciate you taking the time to complete the Farnham Neighbourhood Plan Survey.**

**Please keep in touch via our website [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham) as we review all the comments received and publish a revised Farnham Neighbourhood Plan in the Spring of 2015.**

## Appendix 17

### Farnham Neighbourhood Plan Consultation Statement

#### List of Regulation 14 Consultation Events

<b>Date from</b>	<b>Date to</b>	<b>Location &amp; timings</b>	<b>Area</b>	<b>Audience</b>	<b>FTC Staffing</b>
Tues 4.11.2014	Tues 4.11.2014	<b>Hale Institute - 4.00 -7.00pm</b>	Hale	Local Residents	Rachel Aves Carole Cockburn
Sat 8.11.14	Sat 8.11.14	<b>Pop up café - Castle Street 10-4</b>	Town Centre	Shoppers	Rachel From 12pm: Roger Paddy
Tues 11.11.2014	Tues 11.11.2014	<b>Gostrey Centre – All day (from 9.30am)</b>	Town Centre	Local Residents	Carole Paddy
Weds 12.11.14	Weds 12.11.14	<b>Town Council Chamber Workshop 7-9pm</b>	Town Centre	Local Residents	Carole Cockburn Roger Steel Paddy Blagden
Thurs 13.11.2014	Thurs 13.11.2014	<b>Wrecclesham Community Centre- 4.00 – 7.00</b>	Wrecclesham	Local Residents	Carole Cockburn 4-5pm Roger Steel 5- 7pm
Tues 18.11.2014	Tues 18.11.2014	<b>St George's Hall, Badshot Lea</b>	Badshot Lea	Local Residents	Carole Cockburn Roger Steel Paddy Blagden Iain Lynch

<b>Date from</b>	<b>Date to</b>	<b>Location &amp; timings</b>	<b>Area</b>	<b>Audience</b>	<b>FTC Staffing</b>
Wed 19.11.2014	Wed 19.11.2014	<b>Sandy Hill Community Bungalow, training room 4.00 – 7.00</b>	Hale	Local Residents	Carole Cockburn Paddy Blagden
Thurs 20.11.14	Thurs 20.11.14	<b>Residents' Associations Meeting Council Chamber 7- 8.30pm</b>	All	RA's	Iain Lynch Carole Cockburn Roger Steel Paddy Blagden
Mon 24.11.2014	Mon 24.11.2014	<b>Indigo Café, Lower Bourne – 4.00 – 7.00pm To be set up all day</b>	Bourne	Local Residents	Carole Cockburn
Thurs 27.11.2014	Thurs 27.11.2014	<b>Farnham Maltings entrance porch To be set up all day</b>	All	Local Residents	To be manned only from 5-8pm Carole Cockburn Roger Steel Paddy Blagden
Sat 29.11.2014	Sat 29.11.2014	<b>Rowledge School, School Road 11.30 - 1.30</b>	Rowledge	Local Residents	Carole Cockburn
Sat 29.11.2014	Sat 29.11.2014	<b>South Farnham School, Junior Site, Menin Way 12.30 - 3.30pm</b>	Firgrove	Local Residents	Roger Steel
Sun 30.11.14	Sun 30.11.14	<b>Potters Gate School Christmas Fair 12-3pm</b>	Wrecclesham	Local Residents	Paddy Blagden

<b>Date from</b>	<b>Date to</b>	<b>Location &amp; timings</b>	<b>Area</b>	<b>Audience</b>	<b>FTC Staffing</b>
Sat 6.12.2014	Sat 6.12.2014	<b>Pop up café - Castle Street</b> 10-4	Town Centre	Shoppers	All day: Rachel Julie Roger Steel AM - Iain Lynch Carole Cockburn 10-2
Sat 6.12.2014	Sat 6.12.2014	<b>St Andrew's School</b> 11.30 - 1.30	Castle	Local Residents	Paddy Blagden
Sat 6.12.2014	Sat 6.12.2014	<b>South Farnham School, Infant, The Bourne site, School Lane, Lower Bourne</b> 3.00 - 5.00pm	The Bourne	Local Residents	Carole Cockburn
Weds 10.12.14	Weds 10.12.14	<b>Town Council Chamber Workshop</b> 5-9pm	All	All	Rachel Julie Carole Cockburn Roger Steel Paddy Blagden



## Notes

### Infrastructure Planning Task Group

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#### **Time and date**

10.00am on Thursday 18<sup>th</sup> December 2014

#### **Place**

Byworth Room, Farnham Town Council, South Street, Farnham

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### **Farnham Neighbourhood and Surrey County Council Education**

#### **Attendees:**

Kathy Beresford, Surrey County Council (KB)

Cllr Carole Cockburn, Lead Member IPG, Farnham Town Council (CC)

Cllr Roger Steel, Task Group Member, Farnham Town Council (RS)

Cllr Paddy Blagden, Task Group Member, Farnham Town Council (PB)

Introductions were made and CC gave KB an update on the progress of the Farnham Neighbourhood Plan (FNP) and explained that the meeting was to inform the team on how to plan for future development, specifically in relation to the associated need for school places with new development.

KB explained that SCC had a statutory duty to provide school places and described the process of analysing and ranking school applications. She explained that Surrey children were ranked higher than Hampshire children and would get first places available in Surrey school. She also explained that parental choice for school is considered but that there are sometimes compromises as it was challenging to meet everyone's first preferences.

KB explained that when allocating children to schools, it is not usual for a child to have to travel to the other side of the town for a school place. She also advised that 22-23% of Surrey children attended independent schools and that Hampshire had a catchment area that ended at the Surrey border, which meant that although some Hampshire children could apply for Surrey schools, children from Surrey could not apply to Hampshire schools.

RS asked what was being planned for expanding schools, without taking account of the new development planned.

KB explained that SCC factored in current permissions, based on projections of children coming to school age and that there was not a current need to expand any of the schools. She explained that new projections were due in January 2015 which would be used to inform future plans.

CC asked if there would ever be a need for a new secondary school in Farnham. KB said that there was scope within the existing provision to expand.

KB explained that SCC regularly liaised with WBC and developers on new permissions and planned new development. She also said that CIL and Section 106 contributions are made towards education provision but said that WBC were currently using PIC structure.

KB said that market research was done on how many children come with new development and that there was a formula that is used. This assumed 25 primary and 18 secondary age pupils to every 100 new dwellings. She explained that as the LA SCC could not open new maintained schools and that new schools would need to be free/academy schools. It was noted that SCC can only think about opening a new maintained school if a tender for a free/academy was unsuccessful.

CC asked if KB thought that with the possible changes in government, that the push for free/academy schools would change. KB said that she felt it may not, as it had come a long way and predated the existing government.

KB said that the timing of a new school was considered to be very important and that until planning permission was granted, a new school could not be built.

It was noted that RS asked if the SCC education had the power to stop development if the schools could not accommodate the new pupils. KS said that impact of development can only be mitigated if the demands made by SCC education were satisfied. It was noted that SCC education starts planning as soon as a number of large-medium scale developments are planned/permitted. KB said that there were some ideas to expand the existing provision.

CC asked if there was a point that SCC education could say that new development cannot be permitted without new provision and if SCC had to identify new provision. KB said that they could be quite specific about needs, such as area and size of new provision, but that more specific details could not be discussed until the developers were involved.

It was agreed that following receipt of the new projections in January 2015 KB would provide some further feedback on the numbers of new dwellings planned in the FNP.

The meeting closed at 11.45am.



## Notes

### Infrastructure Planning Task Group

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#### Time and date

10.00am on Thursday 13<sup>th</sup> March 2015

#### Place

Byworth Room, Farnham Town Council, South Street, Farnham

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### **Farnham Neighbourhood and Surrey County Council Highways**

#### **Attendees:**

David Stokes, Surrey County Council (DS)

Richard Cooper, Surrey County Council (RC)

Cllr Carole Cockburn, Lead Member IPG, Farnham Town Council (CC)

Cllr Roger Steel, Task Group Member, Farnham Town Council (RS)

Cllr Paddy Blagden, Task Group Member, Farnham Town Council (PB)

Introductions were made and CC gave DS and RC an update on the progress of the Farnham Neighbourhood Plan (FNP) and explained that the meeting was to inform the team on how to plan for future development, specifically in relation to the associated need for highway improvements with new development. CC thanked SCC for their response to the Neighbourhood Plan Reg 14 consultation and explained that some further, more detailed local information was required.

DS explained that the response to the consultation was done by the strategic policy team, who look at a high level. He explained that he and RC were from the Transport Development Team and that they looked specifically at planning applications and new developments and their specific impacts on local highways.

The sites were discussed in turn in detail:

#### **Switchback Lane**

RC advised that pre planning application advice had been given in relation to this site and that at that time the developer was looking to deliver around 70 homes. CC explained that the FNP was seeking to retain character of areas in relation to density and that the allocation was for 10 homes only.

RC said that typically they wouldn't look in detail at proposals under 60 new homes as the impacts would be deemed to be as such that they could be absorbed by current provision. It was noted that the cumulative effect of smaller developments was looked at when this occurred.

DS said that the key tests when assessing a site were safe and suitable access, seeking to actively promote sustainable travel and cumulative effect.

### **Monkton Lane**

It was agreed that the SCC Highways response to the 2014 planning application would inform the FNP for this site.

DC explained that SCC used a system that calculates average trip rate information such as ingress and egress patterns in residential developments. It was noted that the software used information collated from surveyed sites which were surveyed over a whole day and focused specifically on peak periods.

It was also noted that for any sites in the Farnham area, mitigation for strategic highways improvements would be required.

### **Land at South East Badshot Lea**

RC noted that any development in Badshot Lea would affect the cross roads and main junction in the village, which were under pressure.

DS explained that SCC was aware of possible implications of development in Badshot Lea on the Old Guildford Road junction at peak times, especially in the mornings. It was noted that this junction was being considered and alongside new development, should be assessed.

It was also noted that there would be a desire to improve pedestrian and cycle access through St Georges Road and that there is a constraint for development to the north of Badshot Lea where it meets Aldershot, where the junction at the north of Low Lane could become dangerous.

### **Land West of Green Lane**

It was noted that Green Lane access was poor at its junction with Badshot Lea Road and that this improved at the Lower Weybourne Lane point, where the lane was wider and with better sightlines on to Lower Weybourne Lane. It was noted that the narrower half of Green Lane (south) could be upgraded to a bridleway.

It was noted that any development in Badshot Lea would need to be cumulatively assessed in order to ascertain impacts on junctions such as Farnborough Road crossroads. RC suggested the FNP team review the Bewley Homes application in Badshot Lea to consider the highways feedback on the Farnborough Road and upper Weybourne Lane junction, as these considerations would be applicable to any development in Badshot Lea.

### **Coxbridge**

DS said that the impact of this development on traffic in the town centre and the A31 roundabout would need to be assessed when reviewing this allocation.

RC noted that the site would be able to achieve acceptable access from West Street, subject to appropriate and agreed sightlines.

### **Hop Fields**

It was agreed that the SCC Highways response to the 2014 planning application would inform the FNP for this site.

### **Viners Mead**

It was agreed that the SCC Highways response to the refused planning applications would inform the FNP for this site.

### **Garden Style**

RC said SCC highways would need to be satisfied in relation to acceptable and safe pedestrian access to the site and that there would need to be sustainable transport measures such as new bus stops as part of any development.

It was noted that vehicle access would probably be good for this site.

CC asked if the A325 could cope with the increase of vehicles associated with new development in Farnham and Whitehill/Bordon. DC said that SCC was in liaison with Hampshire CC in relation to the effects of the Whitehill/Bordon regeneration plans.

It was noted that the same considerations would need to be made for all allocations in Wrecclesham.

### **Tennis Courts, Weydon Lane**

It was agreed that the SCC Highways response to the 2014 planning application would inform the FNP for this site.

### **Woolmead**

RC said that the impact on town centre traffic would need to be assessed and noted that only the net impact of development on was assessed on brownfield sites, meaning that the present traffic generation of the present planning use (even if derelict) of a site is deducted from the total foreseen generation associated with new development.

DS added that the effect of development at the Woolmead would need to be assessed in the context of the current planning permission for the Brightwells, East Street regeneration/.

It was noted that the access for servicing for any retail would need to be considered carefully.

RC said that generally the traffic generated from a town centre development was less than that in rural locations.

### **Hale Road/Guildford Road**

RC said that the pedestrian permeability on this site would need to be carefully considered.

### **Weydon Lane Dairy**

It was agreed that the SCC Highways response to the 2014 planning application would inform the FNP for this site.

### **Business Site Allocation at Water Lane**

It was noted that there was potential for access to the site to join from the roundabout by Sainsbury's.

DC said that offices would have a greater impact of traffic than light industrial and that this should be considered if seeking to allocate the site for business use. It was also suggested that light industrial use, such as a storage facility or modern workshop space, would mean less potential HGV movements in and around the site.

It was noted that SCC would encourage improvements by way of a cycle lane off of the carriageway which would be set back from traffic and allow cycle access to the site.

### **Broader impacts of development in Farnham**

DC advised that SCC had worked with WBC on transport modelling based on the four scenarios and that this was available online.

The meeting closed at 11.45am.

**Notes of Meeting on Farnham's Draft Neighbourhood Plan (Regulation 14)**

**27 March 2015**

**Byworth Room, Farnham Town Council Offices**

**Present:** Cllrs Cockburn, Blagden and Steel  
Mark Matthew, Town Planning Manager, Thames Water  
Ginny Gordon – FTC Officer

Cllr Cockburn introduced Cllrs Steel and Blagden and explained that all 3 Councillors were dual hatted (WBC & FTC Councillors) and they had been spear heading the Farnham Neighbourhood plan for 18 months – 2 years.

Previous consultations with other agencies such as Surrey Highways had been very helpful. The Planning Consultant, Tony Fullwood, had suggested inviting someone to look at the specific points as FTC needed to show that they had sought collecting as much information as possible.

The NP may have far more houses than currently in the plan – what flexibility is built to cope this?

Mark Matthew gave a brief outline of Thames Water:

Thames Water interacts with the National Planning Framework – water and waste water focusing on supply and sewage network, but mainly protecting the amenity ie odour/supplies/resources.

Big Developments can approach OFWAT to appoint someone else to undertake water and sewage such as S E Water. Can be a very complicated process with one network being operated by a different network. This makes planning for the future quite difficult. In most cases the sewage treatment ends up with Thames Water whatever network is used. The complications lie with the networks, but the government want more competition and think this is the best way.

Planning guidance helps to protect local residents by looking at the proposed plans early enough and see where there is significant growth and try to push for early engagement so that a framework of improvements and growth get put into the plans.

Thames Water does not have the ability to hold back developments, but can stall the progress until the necessary upgrades, and conditions are amended and accepted and there are clear plans to go ahead. Some constraints can hold back progress until it is known that the technology is proven. It is the statutory duty of Thames Water to meet the constraints set by the Environment Agency, but they should not set goals that are unreasonable or

technology that has not been previously tested. The way round this is to keep monitoring the growth and trial technology and if this is not viable, then to look at alternative sites.

The business plan for 5 year phases meets the water quality consents. Thames Water knows it has to upgrade and has a set of companies such as SKANSKA, to deliver the upgrades.

### **Farnham**

Thames Water is comfortable with the head room of 20/25% at the moment. They have looked at the proposed housing and how much the head room will narrow. It is a balancing act but Thames Water will be fined if they fail. The 1,120 in the plan is deliverable and Thames Water is comfortable with the figures, but may need an upgrade in the future. The worst scenario of 3,400 will need an upgrade, but they are confident they can deliver the upgrades. The key bit is how well the sewage is treated, keeping down the ammonia levels. It is critical that the head room is comfortable as the load increases to keep the phosphorus and ammonia levels down.

Thames Water does not envisage needing any new sewage stations.

### **Odour**

Residents think the sewage works are not working when there is an odour, but this is not the case. The treating of the sludge is an open process so there is always a slight odour. Thames Water does all that is reasonable to address these problems. Sludge is delivered from other areas, which does not help with the odour. Thames Water has highlighted the concerns and put in place a package of measures to deal with the sludge plant and inlet works where the problem is. Thames Water has to deliver the scope of work whatever the cost.

There have been talks for some time about centralizing the process and the need to build a new plant at Basingstoke.

Within the life of the NP the odour problem should be reduced, but odours will never be completely eradicated. Thames Water will concentrate on addressing the work to do in the next 5 years.

### **Network Sewers**

A developer has an automatic right to connect the water system under the Water Industry Act. The connecting work can be checked by the adoption teams. Drainage strategy is expected to conform to conditions and Thames Water seeks fair and reasonable contribution of costs. Builders do try to stall and save money. Thames Water really relies on planning applications to give notice of applications which are in the pipeline. The planning application is needed for agreement to the connection being made. Agreement might also be needed for a pumping station to be put in depending on the network and how many houses are in the proposed planning application. The planning application

concentrates on the sewage issue, which could be a blockage in the system etc and has to be assessed. It is not necessarily the sewage system breaking down.

### **Local Network**

Developers go to Thames Water to connect to the network and make sure the drainage strategy is sufficient. The Farnham Network might need some upgrading. Pumping stations need upgrading and problems and concerns about the capacity are alright at the present time. There is always a solution available in the network and Thames Water make sure problems are highlighted and addressed, but stress that the earlier that they are involved in the planning process the better the outcome.

The worst case scenario of 3,400 properties the network would cope with an upgrade to the network and pumping stations. Funding is about seeking a fair contribution from the developers with specific water calculation on how much to fund, with some from the developer and some from Thames Water. In a vast majority of cases, some developers try to just connect to the network, but early engagement avoids these problems.

Mark Matthew is to send over some strong words for the NP to make this a strong point in the plan.

### **Sustainable Drainage**

Thames Water completely supports minimising the amount of sewage and re-use of water. The government has said that developers should look at sustainable drainage and it needs to be demonstrated. The type of sustainable drainage and how complete it is needs to be more than just a token gesture and should reduce the risk of flooding. Developers should be looking at large developments and demanding more effective sustainable drainage, highlighting flood risks and water scarcity of the south east. New developments should be re-using water with green roofs, rain butts, permeable paving, use less green spaces, but this is very expensive. Water going into sewage creates flooding.

**Notes of meetings with landowners and developers**

<b>Date</b>	<b>Site</b>	<b>Agent/Landowner</b>	<b>Page No.</b>
5 Feb 2015	Land at Cedar House, Byworth Road	Mr Martin Allen	2
5 Feb 2015	Land at Coxbridge Farm	WYG Planning	
10 Feb 2015	Land at Waverley Lane	Genesis Planning	
10 Feb 2016	Land at Hale Road	CMGS Consulting	
10 Feb 2015	Land south of Frensham Vale Road	Boyer Planning	
10 Feb 2015	Land at Hawthornes	Bell Cornwall	
11 Feb 2015	Land at Little Acres Nursery, Badshot Lea	Harlequin Group	
11 Feb 2015	Land at Gardeners Hill Road	Boyer Planning	
11 Feb 2015	Land off Crondall Lane	Woolf Bond Planning	

**Farnham Town Council attendees:**

- Cllr Carole Cockburn
- Cllr Roger Steel
- Cllr Paddy Blagden
- Tony Fullwood (Consultant – Tony Fullwood and Associates)
- Rachel Aves (Farnham Town Council Lead Officer)

**Date of Meeting: 5<sup>th</sup> February 2015**

**Site: Land at Cedar House**

**Agent/Landowner: Mr Martin Allen**

Mr Allan described his ownership of the land and advised that although it is privately owned, he had covenant control over Blackbirds property on Byworth Road.

Mr Allan described the possible access to the proposed development site and explained that he had been in liaison with the landowner on Hazel Road to facilitate this access.

It was noted that discussions were not formal and that the group could not agree changes to the Plan at the meeting.

Mr Allen noted the proposed Built Up Area Boundary and highlighted some inconsistency in the area around his property. This was noted and the team agreed to look in to it.

It was noted that Mr Allen was in the early stages of development plans on the site and that he was considering the possibly of sheltered housing or nursing home development. TF said he did not think the site was suitably located for this type of use.

It was agreed that both the Neighbourhood Plan Team and the agents would keep one another up to date with the progress of the development of the NP and the planning application.

**Date of Meeting: 5<sup>th</sup> February 2015**

**Site: Land at Coxbridge Farm**

**Agent/Landowners in attendance:**

Mr Paul Thomas (WYG Planning)

Ms Zoe Wensley-Smith (Sentinel Housing)

It was noted that the site would be developed as a whole, with a mix of social and private housing spread across the site.

PT advised that the legal processes were in motion, which would conclude in a couple of months, at which time pre application discussions would begin with the borough council.

It was noted that the intention was to provide a SANG at Bishops Meadow, subject to agreement with the Bishops Meadow Trust.

PT advised that the intention would be to provide high quality and well-designed development at around 30dph.

CC asked if there would be at least two parking spaces for each property and PT advised he would be unable to advise on this detail at this stage. It was noted that this would be covered with WBC as part of the pre application discussions.

RS asked who decided on the developer, as there were three landowners for the site. ZW advised that Sentinel and Surrey County Council would have a say and that the agreement between the three landowners was intended to be tied by up the end of spring.

The timetable for the planning application and Neighbourhood Plan were discussed. It was noted that the planning application would be submitted in Summer/Autumn 2015, following public consultation.

It was agreed that both the Neighbourhood Plan Team and the agents would keep one another up to date with the progress of each project, particularly in relation to the proposed SANG at Bishops Meadow.

**Date of Meeting: 10<sup>th</sup> February 2015**

**Site: Land at Waverley Lane**

**Agent/Landowners in attendance:**

Mr Jeremy Farrelly (Genesis Planning)

Mr John Kelly (Wates Developments Ltd)

JK advised that surveys were being undertaken on local roads and infrastructure, particularly concentrating on congestion at Station Hill and Hickleys Corner. It was noted that Wates had met with Surrey County Council to discuss how they might be able to help as Wates had designed a scheme for remodelling Hickleys Corner.

TF asked if this had been agreed, it was noted that it had not and that the plan was for a 5 year solution. TF asked why this was not a 15 year solution and it was noted that this would not have been financially viable.

CC said that the public consultation had highlighted concerns about school capacity. JK said that Wates had spoken with Surrey education, who had indicated a possible extension to Pilgrims Way School. It was noted that Wates had also had discussions with South Farnham Academy.

RS asked about the proposed SANG provision for the site. JF advised that this was proposed to be 5.5Ha and that Natural England had accepted the reduced walk being offered on the site of 2km, as the developer was “over-providing” in terms of the minimum size requirement of the proposed SANG for the number of dwellings in the scheme. It was noted that the size was divided by a road and that the SANG would be accessible to northern site by crossing the road (Waverley Lane), although this was intended to be an informal crossing, rather than a pelican crossing of similar.

It was noted that Thames Water had requested extra storage on the site in order to solve a foul drainage system issue.

CC asked what the current programme for applying for planning permission was. JF advised that the intention would be to apply for outline with access only at present.

RS asked about the piece of land which was privately owned at Abbott’s Ride. JK said that whilst this was privately owned, it was adopted highway. He also said that some of the conifers on the edge of the site were encroaching on the highway and that these would require maintenance rather than removal.

It was agreed that both the Neighbourhood Plan Team and the agents would keep one another up to date with the progress of the development of the NP and the planning application.

**Date of Meeting: 10<sup>th</sup> February 2015**

**Site: Land at Hale Road**

**Agent/Landowners in attendance:**

Mr Spencer Neal (Keeble Brown)

Dominic Fryer (PLOT Farnham LLP/Danescroft Land)

Kevin Goodwin (CGMS)

Lucy Roberts (Keeble Brown)

DF explained the ownership of the site. It was noted that Plot (Farnham) LLP were the owners of the site and that Danescroft Land were a co-investor. It was noted that the company also had an option over the land owned by Regent Memorial Ltd, currently operating at a cemetery.

DF advised that the intention would be to apply for outline planning permission, with only the external appearance to be reserved.

DF said that the planned mix did not include 40% affordable housing, as the site was outside of the urban area, they would argue that affordable housing would not be required. It was noted that if 40% affordable housing had to be provided, the density would increase from 189 to 200.

It was noted that discussions had taken place with Natural England who had agreed, in principle, the proposed SANG – an extension to Farnham Park.

CC asked about the pylons on the site and DF advised that these would be removed as part of the development and placed underground.

RS asked about the plans for sewage connections. It was noted that Plot (Farnham) LLP had paid for a capacity study in respect of sewage and that they were aware there might be potential issues, which were being looked in to. It was also noted that the developers were in pre application discussions with Surrey Highways in respect of highways access for the site.

SN advised that the developer had undertaken their own landscape study and that the existing hotel on site would be replaced by a nursery.

CC asked about the current timetable for the planning application. It was noted that whilst pre application discussions were ongoing at the time of the meeting, the application was pending feedback from Thames Water, which was expected by the third week in March.

**Date of Meeting: 10<sup>th</sup> February 2015**

**Site: Land south of Frensham Vale Road**

**Agent/Landowners in attendance:**

Ms Alison Thompson (Boyer Planning)

Mr Matt Tunley (CEG Land Promotions)

Mr Mike Newton (Boyer Planning – Director)

Ms Ananya Banerjee (Designer)

MT explained that CEG were not a housebuilder or developer, that they were a planning promotor.

AB explained that the landscape qualities for the site had been taken in to account in terms of the proposed design. She then went through the design proposals for the site.

TF said that he thought the connectivity of the site was poor.

MN asked what sort of community facilities would be needed, as they were keen to ensure to include any requested facilities as part of the application, which was in its early stages.

CC explained that there were not many facilities in this area, due to the poor connectivity.

AT asked what the next stages were in terms of the progress of the Neighbourhood Plan. TF explained that the next stage would be redrafting following review of the comments received in the regulation 14 consultation. He then explained that following the redraft, the next step would be the regulation 15 consultation, which would be 6 weeks and was the “submission stage”.

It was agreed that both the Neighbourhood Plan Team and the agents would keep one another up to date with the progress of the development of the NP and the planning application.

**Date of Meeting: 11<sup>th</sup> February 2015**

**Site: Land at Hawthornes**

**Agent/Landowners in attendance:**

Graham Bell (Bell Cornwell)

GB advised that bell's Piece were looking to potentially upgrade their current facilities and develop some land on the site for market housing, to fund improvements desired for the facilities provided the for young adults who live at Bells Piece. It was noted that the project was in very early stages.

GB suggested that some land at the northern edge of the site could be added to Farnham Park, as SANG to support the delivery of housing on the Bells Piece site.

It was agreed that both the Neighbourhood Plan Team and the agents would keep one another up to date with the progress of the development of the NP and the planning application.

**Date of Meeting: 11<sup>th</sup> February 2015**

**Site: Land at Little Acres Nursery, Badshot Lea**

**Agent/Landowners in attendance:**

Mr Norman Gillan (Harlequin Group)

NG updated the group on the progress of the planning application on the site. It was noted that smaller two-bedroom properties would dominate the site.

NG advised that pre application advice had been received from the LPA and that discussions were about to take place with Surrey Highways.

It was noted that the landowners intended to provide land on the site for the improvement of the adjacent recreation ground, such as parking.

CC asked if conversations were taking place with adjacent landowners, such as Devine Homes, who were seeking development of the site directly adjacent (corner site on Runfold St George).

NG advised that at the time of the meeting, there was no mechanism for the two sites to work together, as Devine Homes were more progressed in terms of their plans.

It was noted that Harlequin was looking at two access point modelling for the site and that the application would progress at the end of March.

It was agreed that both the Neighbourhood Plan Team and the agents would keep one another up to date with the progress of the development of the NP and the planning application.

**Date of Meeting: 11<sup>th</sup> February 2015**

**Site: Land at Gardeners Hill Road**

**Agent/Landowners in attendance:**

Ms Donna Palmer (Boyer Planning)

Mr Tony Burden (Boyer Planning)

Mr Derek Legge (Focus Homes)

DP advised that a new planning application for the site was being submitted with some changes in respect of the housing mix, whilst the total dwellings would still be 43.

It was noted that more one and two-bedroom properties were being introduced to the scheme and that there were no objections received from statutory bodies in respect of Highways.

DP advised that indicative schemes for landscaping would be provided with the application documents and noted that no SANG was required for this site.

CC asked about the timescale for the planning application. DP advised that they intended to appeal the initial decision, but would also be making a new application including the above changes.

CC raised concerns in respect of the shared surface footway.

It was agreed that both the Neighbourhood Plan Team and the agents would keep one another up to date with the progress of the development of the NP and the planning application.

**Date of Meeting: 11<sup>th</sup> February 2015**

**Site: Land off Crondall Lane**

**Agent/Landowners in attendance:**

Mr Jerry Woolf (Woolf bond Planning)

Mr David Edwards (Taylor Wimpey)

Mr Keith Oliver (Taylor Wimpey)

RA asked if Taylor Wimpey had liaised with the owners of the Land rear of Three Stiles Road. DE advised that contact had been attempted but was unsuccessful.

RS raised concerns in respect of the cross-county SANG proposed for the site. JW explained that this approach had been agreed with Natural England and that sub-regional SANGs were no uncommon.

CC asked how Taylor Wimpey intended to “sell” capacity of the SANG at Crookham Park. DE said that the SANG at Crookham Park was intended as a long-term resource for Taylor Wimpey, but should they be approached by other developers, they would need to consider a levy for the use of the site.

It was noted that Taylor Wimpey had approached the adjacent University of Creative Arts, to see if they might be able to deliver any student accommodation that might be required, but that they had not had a response.

JW asked the group if they should be waiting for the Waverley Local Plan before proceeding with the Farnham Neighbourhood Plan. CC and TF advised that the Town Council did not intend to wait and that the NP would progress ahead of the Local Plan.

JW asked if the Neighbourhood Plan was working towards a total housing figure for the town. CC advised that the Neighbourhood Plan was working bottom-up, in that sites were being assessed on a technical, basis, subject to public consultation and that the total number of homes being delivered by the plan would arise from appropriate densities being delivered on appropriate and suitable sites. TF said that the NP was not seeking to deliver a number of homes, as the strategic distribution of housing in the Local Plan had not yet been agreed.

RA asked if Taylor Wimpey would consider retaining the north part of the site as open green space, in the absence of any on-site SANG being provided here, which is what the NP would have sought SANG.

DE said that this proposal would be considered. The group reviewed a map of the site and agreed that Taylor Wimpey could consider retaining the northern part of the site as open green space, to limit the impact of development on the landscape.

It was agreed that both the Neighbourhood Plan Team and the agents would keep one another up to date with the progress of the development of the NP and the planning application.

## **Employment Land Review**

### **Summary of comments from commercial agents**

#### **Interviews conducted in August 2014**

##### **Agents contacted**

- Clare & Company
- Park Steele
- Wadham and Isherwood
- Traynor Ryan

*The following feedback comes from the first three commercial agents only. The last company was keen to participate but it was not possible to arrange an interview within the timescale.*

##### **Guildford Road Depot**

- Good location off A31
- Site needs improvement
- Blights Bourne Mill site
- Any change will need careful management of traffic

##### **Coxbridge Business Park**

- Good location off A31
- Mixed use
- Cannot compete with Business Parks in Farnborough
- Lack of parking – not allowed to park on estate roads

##### **Riverside Industrial Park**

- Popular
- Easy to let
- Good town access
- No room for expansion
- Traffic congestion sometimes a problem

##### **Riverside Business Park**

- Easy to let
- Sells well to owner occupiers
- Good office and storage space
- No room for expansion

### **Romans Retail Park**

- Provides economic units for larger goods, which are not suited to town centre location
- Parking on site

### **Romans Industrial Estate**

- Fully let
- Convenient storage/industrial use close to town centre

### **Farnham Business Centre**

- Good facility in good location
- Secondary space
- Small Starter Units
- Awkward ground leases make units difficult to sell

### **St. Paul's House**

- Outdated offices
- Small units with parking
- Peripheral location
- Flexible leases
- Current demand for small offices improving

### **St. Stephen's House**

- As above
- Difficult to re-configure
- Not very appealing externally

### **Hurlands Business Centre**

- Remote location
- Somewhat dated
- Good occupancy
- Mixed use space
- Sits well with surrounding residential – could be considered for residential use
- Ongoing need for similar space

### **Farnham Trading Estate**

- Ongoing demand for larger warehouse units on outskirts of town
- Little scope for increasing floor-space
- All occupied on long leases

**Grove Bell Industrial Estate**

- Industrial units with quasi-retail use
- Full occupancy in business units
- Large convenience store under construction
- Further unit(S) to be let as part of new-build

**Bridge Court**

- Now fully let
- Good accommodation but slow to let.
- Good access to A31

**Coleman's Yard- Site promoted for alternative use by landowner through call for sites**

- Extremely low grade space in Conservation Area
- Surrounded by residential
- Not a natural commercial site
- Should be considered for residential

**Coal Yard, Wrecclisham - Site not promoted for alternative use by landowner through call for sites**

- Mainly open storage
- Difficult for commercial use
- Should be considered for residential

**The Dairy, Weydon Lane- Site promoted for alternative use by landowner through call for sites and included in WBC Farnham sites within settlements (17 dwellings)**

- Difficult site for commercial use
- Residential use should be encouraged

**Farnham Business Park**

- Established Business Park
- Good quality offices with good parking
- Easy to let
- Well located on A31
- Expansion possible, only if adjoining rail site becomes available

**Buildbase - Site not promoted for alternative use by landowner through call for sites**

- Established retail use
- Poor access
- Should be considered for residential

### **Hone's Yard**

- Good site with good parking
- Meets demand for small office space
- Could adapt to mixed use

### **Abbey Industrial Estate**

- Rural location
- Meets need for low-grade accommodation
- Easy to let

### **Millennium Centre**

- Good quality larger office space
- Ideally situated
- Good Parking
- Will probably be let by floors in current market

### **Headway House**

- As above

### **Preymead Farm**

- Tertiary industrial use
- Open storage
- Mainly motor trade
- Meets need, as landlords of modern estates resist motor trade uses

### **Century Farm**

- As above
- Provides cheap industrial space

### **St. George's Yard**

- Ideal for Farnham
- Small, town centre offices in pleasant surroundings
- Adequate parking
- Sell well

### **The Factory**

- Quirky, old-style accommodation in rural location
- Good occupancy
- Short-term leases
- Easily let
- Good parking on site

**Stephenson Engineering - Site not promoted for alternative use by landowner through call for sites but included in WBC Farnham sites within settlements (12 dwellings)**

- Redundant building near residential
- On market for several years
- Adjoins heavy duty electrical sub-station, which may hamper residential development

**Surrey Sawmills**

- Meets need for low-level industrial use
- Caters for uses unwanted on other sites
- Could be part of much larger residential application in future

**Land at Water Lane - Site promoted for alternative use by landowner through call for sites**

- Poor access and location
- Possible low-level storage use

1. Demand for employment land in Farnham

- 2014 has seen steady improvement in demand
- Surprising demand throughout summer
- Too little of right size and quality

2. Marketability of sites

- Strong market across the board but shortage of modern space
- Potential clients seek better space elsewhere
- Shortage of semi-skilled workers in Farnham creates problems
- Lack of parking and inadequate road system are not attractive to businesses
- Steady demand for good quality town centre office space with parking
- All sizes of sites let well – quality provision with parking always marketable
- Most sites are on long leases but freehold market strong at present
- Good market for small, modern office space – 1500 to 2500 sq.ft.
- Ongoing demand for light industrial units of all sizes – 2000 to 10,000 sq.ft.
- Prime location shops always in demand – 1000 sq.ft. approximately
- Storage units in demand but must have easy access and turning-space – 10,000 sq.ft
- No current links with UCA – possibility of internships in design and marketing

**General Comments**

- Lack of supply keeps rents high but does not allow for expansion
- Farnham has traditionally produced highly successful companies, which need space to grow
- Farnham will need to provide more employment space of all types
- The town must cater for the needs of the 21<sup>st</sup> century
- Change to residential use is good for outmoded offices
- Farnham should not compete with Farnborough but complement its provision
- High-tech industries are well-served in Farnborough and good industrial space is available in Aldershot
- Demand for small, well-served office space will remain high
- St. George's Yard and Borelli Yard are good examples of town centre development

## **Notes: Meeting with Natural England**

**Time and Date:**

Friday 6<sup>th</sup> February 2015 at 10.00am

**Location:**

Town Council Offices, South Street, Farnham GU9 7RN

**In attendance:**

Miss Francesca Barker (Natural England)

Mr David Hammond (Natural England)

Cllr Carole Cockburn

Cllr Roger Steel

Cllr Paddy Blagden

Ms Rachel Aves (Farnham Town Council)

Mr Tony Fullwood (Planning Consultant to Farnham Town Council)

It was noted that NE had required detailed information on the proposed SANGs in the FNP as attached at Annex 1 to these minutes.

RS asked what was the minimum size a SANG needed to be. FB said that realistically a SANG needed to be 8-10 hectares. It was noted that none of the proposed bespoke SANGs in the FNP were as large as 8-10Ha and that the largest was approximately 2.94Ha.

FB advised that Waverley BC were looking in to possibilities of extending Farnham Park SANG.

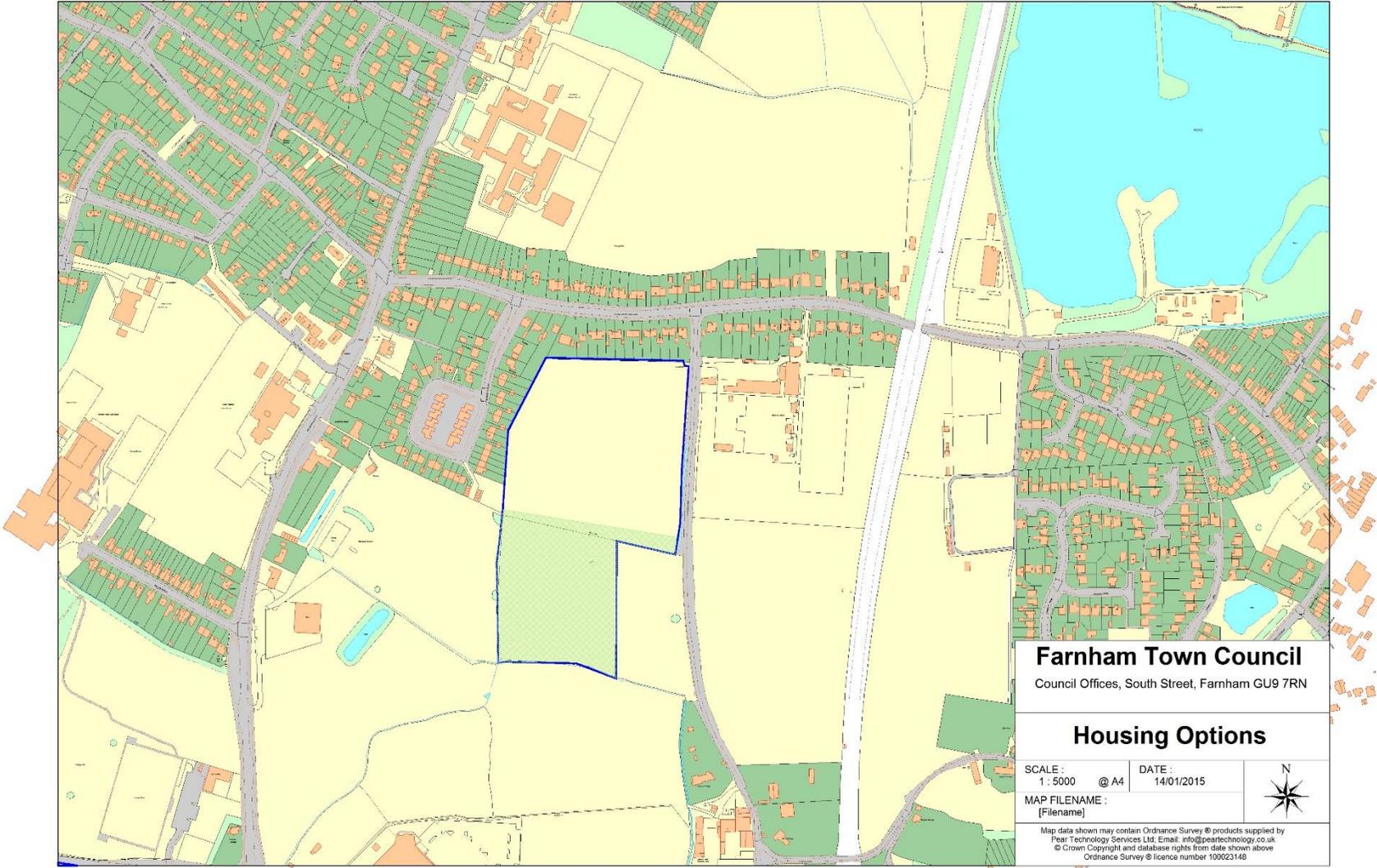
It was noted that there were some other large SANG sites that were being investigated with WBC and NE. These were not discussed at the meeting as the details were commercially sensitive.

## Annex 1

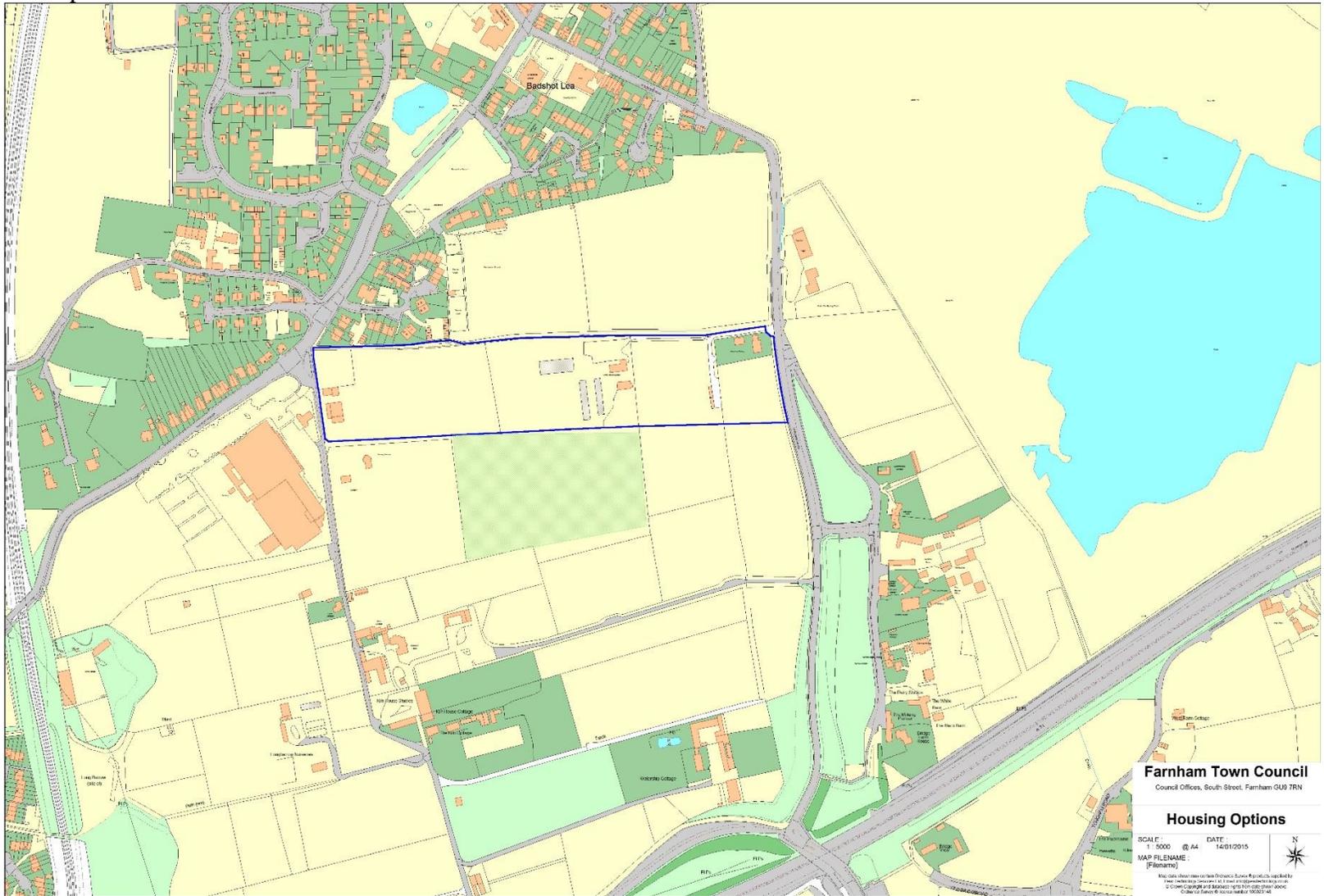
**Greenfield sites with onsite SANG capacity**

<i>Assumptions: 2.3 persons per dwelling Standard for SANG 8Ha p/1000 people Standard for greenspace is as per NP</i>														
		<b>Reductions of developable net site area</b>												
<b>Site Name</b>	<b>Gross site area</b>	<b>Assumed on site SANG</b>	<b>Amenity greenspace</b>	<b>Children open space</b>	<b>Landscape buffer</b>	<b>Listed buildings</b>	<b>Net site area</b>	<b>Density (DPH)</b>	<b>Capacity at Feb 2015</b>	<b>Actual SANG Req</b>	<b>SANG to be provided</b>	<b>Reg 14 Capacity</b>	<b>Notes</b>	
Land west of Green Lane	5.06	2	0.17	0.05	0	0	2.84	30	<b>85</b>	1.57	2.00	80		
Little Acres and Land South of Badshot Lea	4.45	2	0.20	0.06	0.55	0	1.63	30	<b>110</b>	2.02	2.02	130		
Coxbridge Farm	14.21	0	0.46	0.14	0.59	1.87	11.15	25	<b>279</b>	5.13	2.74	200	Sang not included in site - over road.	
Land off Crondall Lane (Hop Fields)	11.24	2.9	0.29	0.09	0.21	0	7.76	20	<b>160</b>	2.94	2.94	160	On site SANG could act as Landscape buffer	
Garden Style	4.9	2	0.13	0.04	0	0	2.73	25	<b>70</b>	2.00	2.00	70		
<b>TOTALS</b>		<b>8.9</b>							<b>704</b>	<b>13.66</b>	<b>11.70</b>	<b>640</b>		

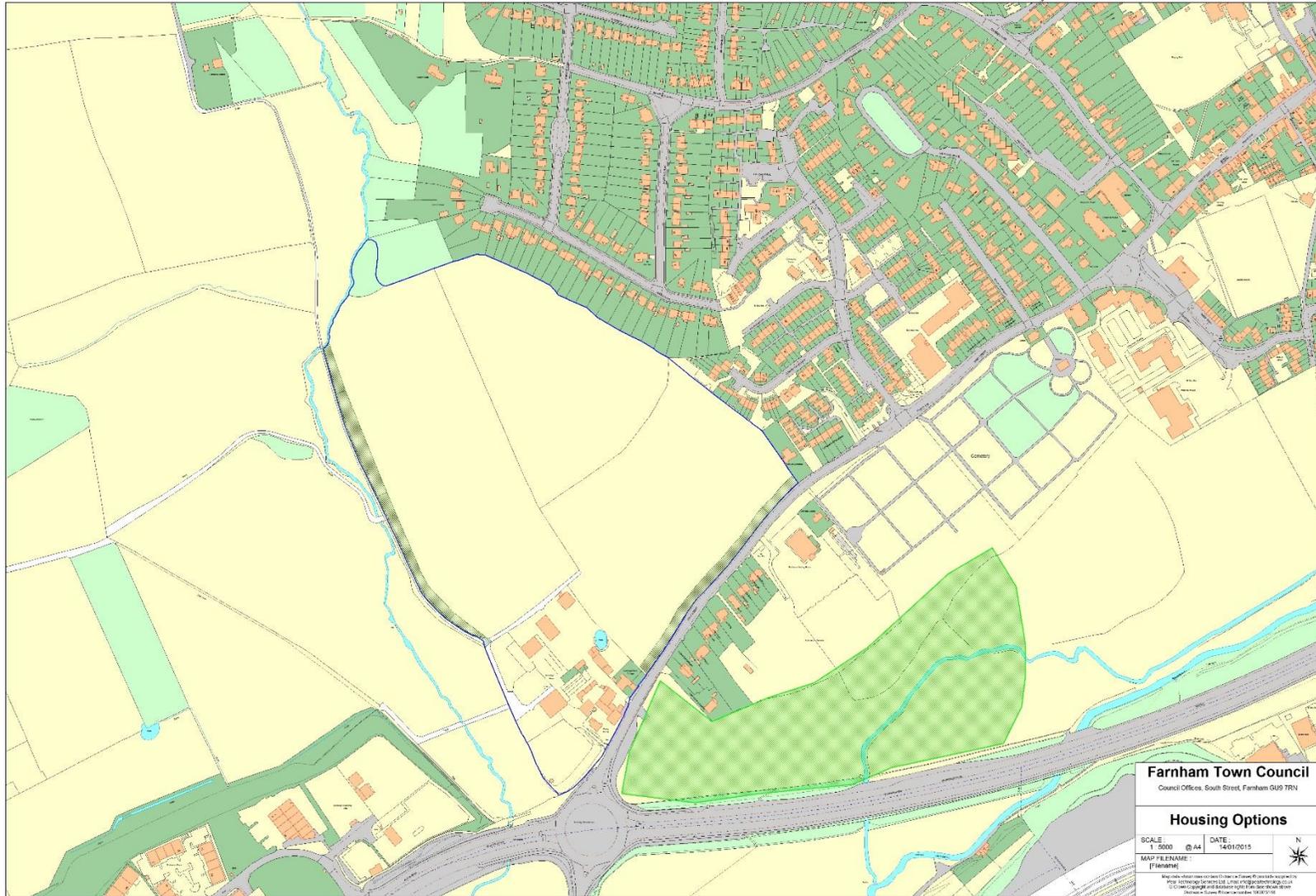
n) Land west of Green Lane, Badshot Lea



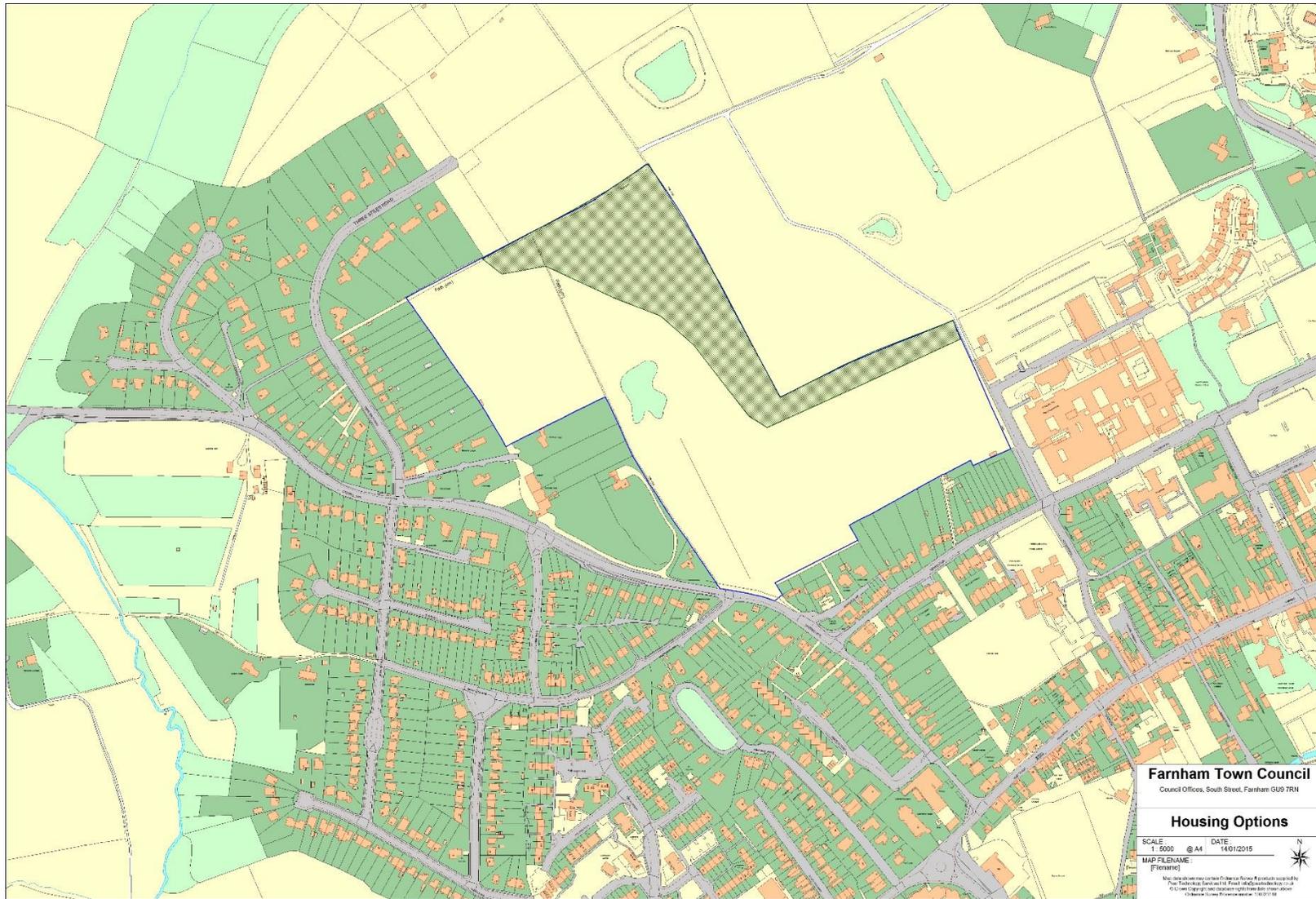
o) Land at Little Acres Nursery and south of Badshot Lea – SANG to be provided immediately to the south of the site on land within the control of the promoter of this site.



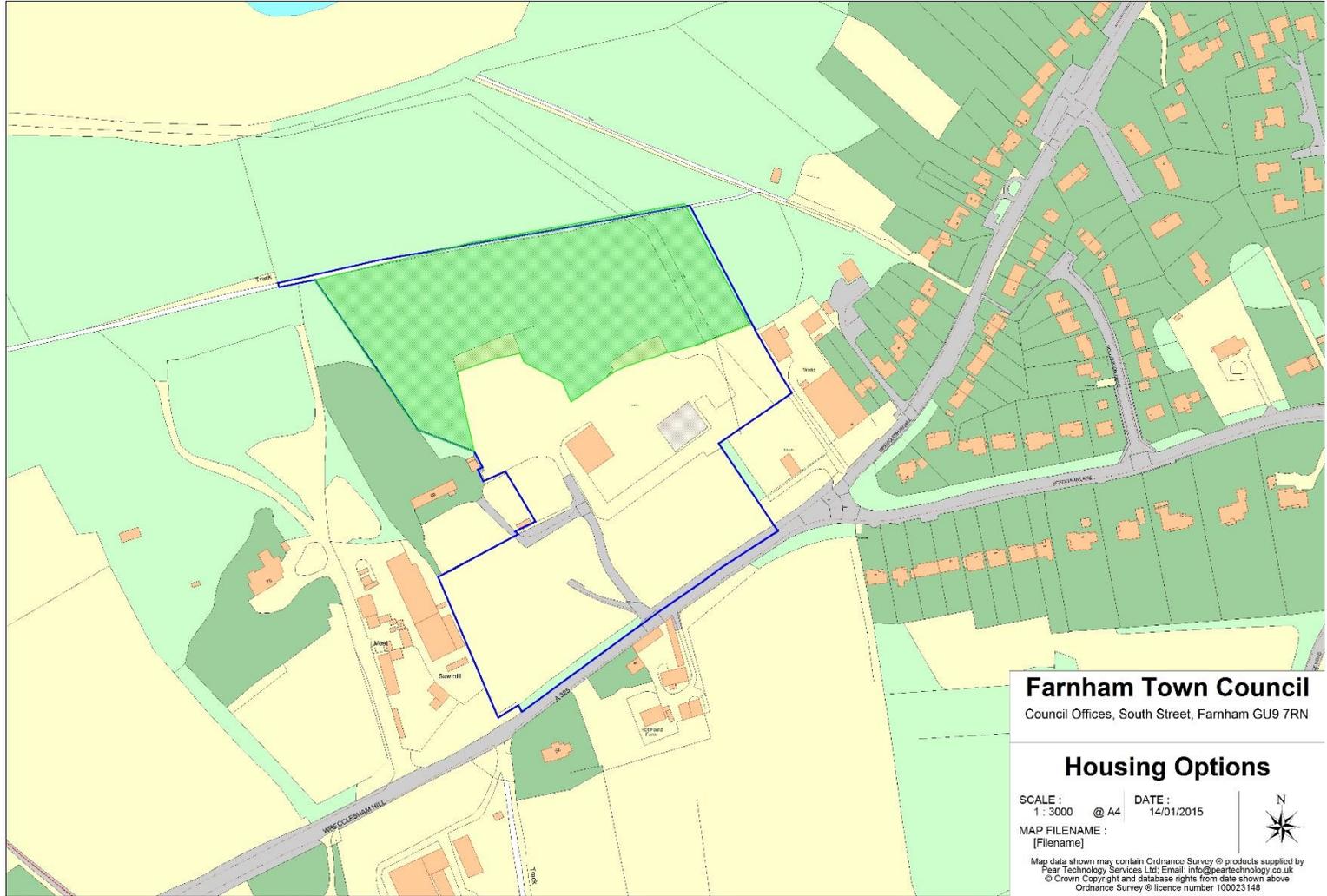
p) Coxbridge Farm, off Alton Road



q) Land off Crondall Lane and rear of Three Stiles Road



r) Garden Style, Wrecclesham Hill



**BROWNFIELD SITES**

A Land rear of Viners Mead and Colemans,  
Wrecclesham Road

0.42

15

**Greenfield sites with no on-site SANG capacity**

K) West of Switchback Lane 2.3Ha Capacity: 10



L) Monkton  
Lane  
3.06Ha  
Capacity: 60

B	Stephenson's Engineering site, 66 Wrecclesham Hill	0.32	10
C	Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land	3.3	90
D	Part of Farnham College (Tennis Courts), east of Firgrove Hill	0.45	15
E	The Woolmead, (East Street)	0.8	100
F	The Dairy, Weydon Lane	0.44	15
G	Wellingtons, Folly Hill	0.22	5
H	Brethren's Meeting Room, West Street	0.46	10
I	Land between Hale Road and Guildford Road	0.2	10
J	Coal Yard, Wrecclesham Hill	0.48	25
	<b>TOTAL</b>		<b>1120</b>

Total additional SANG requirement from brownfield and greenfield allocations with no associated SANG: **21.9Ha** (1190 dwellings – 2737 people)  
 Total additional SANG requirement for Windfall contributions: **13.97Ha** (330 dwellings – 759 people)  
**Total off-site SANG requirement: 35.87Ha**

**Attendees at January 2016 Meeting**

Bryan James	Ian Wallace
Julie Flude	Richenda Wallace
Dianne Kirkwood	Beatrice Remington
Brian Lowe	Jennifer Scott
Norman Foster	Mrs Parkes
David Beaman	Grahame Mulvin
Stewart Edge	Jeffrey Hogg
M Potter	Richard Sandars
Tony Patterson	Celia Sandars
Valerie Nye	Noel Moss
Joe Michel	Libby Ralph
Zofia Lovell	Graham Precious
Pamela Pownall	Bob Blightman
David Howell	Mary Ann Coombes
Cliff Watts	Eric Coombes
Jerry Hyman	Nicola Miller
Derrick Price	Alan Bownes
Michael Hardware	Sue Bownes
Laith Anayi	Wendy Montague
Peter Bridgeman	John Wood
Barbara Jones	Eleanor Wood
Percival Jones	Patrick Webber
Ray Cuckow	Alan Gunner
Mark Cullington	Hugh Hall
Andrew Harland	Tony Goodall
Eleanor Harland	John Ash
David Gill	John Fraser