



FARNHAM TOWN COUNCIL

Mr Roland Potter
Town Clerk

21st September, 2007

TO: ALL MEMBERS OF THE COUNCIL

Dear Sir/Madam

You are hereby summoned to attend an Extraordinary meeting of the **FARNHAM TOWN COUNCIL** to be held in **THE COUNCIL CHAMBER, SOUTH STREET, FARNHAM** on **THURSDAY 27th SEPTEMBER, 2007, at 7.30pm.**

The Agenda for the meeting is set out below.

Yours faithfully

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

Mr Roland Potter
Town Clerk

AGENDA

1 APOLOGIES FOR ABSENCE

TO RECEIVE apologies for absence.

Apologies received from Councillors

2 DISCLOSURE OF INTERESTS

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

NOTES:

- (i) Members are requested to make declarations of interest, preferably on the form previously emailed to all members, to be returned to wendy.coulter@farnham.gov.uk by 12 noon on the day before the meeting. Alternatively, members are requested to make declarations of interest on the form attached to this agenda and to hand to the clerk before the start of the meeting.*
- (ii) Members are reminded that if they declare a prejudicial interest they must leave immediately after having made representations, given evidence or answered questions and before any debate starts unless he/she has obtained dispensation from the Standards Committee.*

3 STATEMENTS BY THE PUBLIC

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

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

Part 1 – ITEMS FOR DECISION

4 TOWN MAYORS ANNOUNCEMENTS

To RECEIVE any announcements.

5 EAST STREET – GETTING IT RIGHT FOR FARNHAM

TO AGREE Farnham Town Council's response to Waverley Borough Council and Crest

Nicholson's new proposals for the East Street regeneration site.

Report attached at Appendix A.

Part 2 – ITEMS TO NOTE

6 ITEMS TABLED

None

7 PUBLICITY

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

Part 3 – CONFIDENTIAL ITEMS

There are no confidential items.

The Town Mayor will close the meeting.

FARNHAM TOWN COUNCIL

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

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

COMMITTEE: FULL COUNCIL

DATE: 27th SEPTEMBER, 2007

NAME OF COUNCILLOR: _____

Please use the form below to state in which Agenda Items you have an interest. If you have a prejudicial interest in an item, please indicate whether you wish to speak (refer to Farnham Town Council's Code of Conduct paragraph 12(2)).

Agenda No	Subject	I am a Waverley Borough Councillor		Other		Reason	Speak?	
		Personal	Prejudicial	Personal	Prejudicial		Yes	No

Signed

Dated

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

² A personal interest includes:

Any matter registered in the register of interests

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

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

⁴ State item under consideration.

East Street – Getting it right for Farnham

Tell us what you think about the new, scaled down scheme



Introduction

We know that there is general support for the principle of new development on the East Street site and there is support for subsidised, affordable housing and large, public open spaces in the redevelopment. You told us over-dense development and tall buildings, a large multi-screen cinema and an underground car park are not supported as they would be out of keeping with the rest of Farnham. We have listened. Whilst we were not able to start afresh with a blank sheet of paper, we have taken on board the comments we received, and we believe that we have met many, if not all, of the issues raised by Farnham people and now have a proposal that, whilst bold and exciting, will complement the rest of the town.

Although the detail is still being worked upon, you will have an opportunity in the planning process to comment on the detail. At this stage we want to know what Farnham residents think

and have invited all households to comment on what they feel about this new, scaled down scheme by completing and returning a comments form that will be sent to them.

Thank you for your time.

Yours faithfully



Cllr Richard Gates
Leader of the Council
Waverley Borough Council



Mary Orton
Chief Executive
Waverley Borough Council

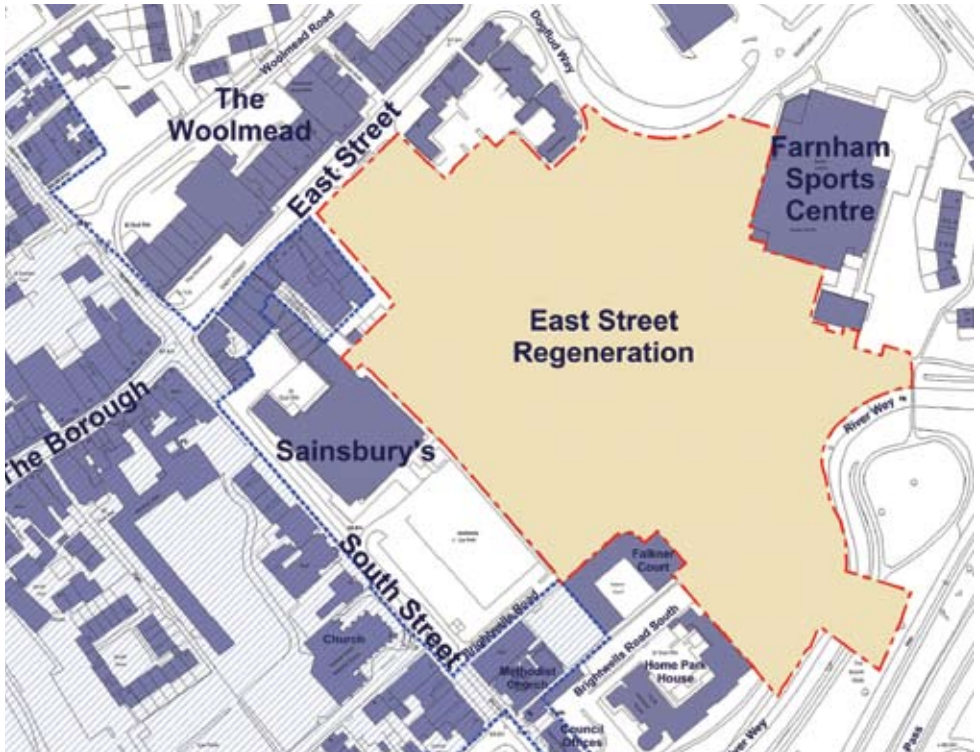


A new approach to street architecture.

Background

The proposed development area known as East Street is an 8.5-acre site, which adjoins the eastern edge of Farnham town centre. The original brief challenged developers to come up with a proposal, that was practical, realistic, commercial, attractive and that would be acceptable to the community.

Crest Nicholson Sainsbury's was selected as the preferred developer in 2002. Since this time, for various reasons, progress has been slower than anticipated and opposition to the current scheme has been quite intense; this is due mainly to the size, architectural style and density of the project. However, the change in political administration at Waverley Borough Council in May 2007 has resulted in fresh negotiations which have led to the achievement of a scaled down scheme that Waverley believes is better suited to Farnham.



What's changed?

Key features of the current scheme that has been submitted for planning permission	You told us
<p>294 homes of which 206 will be one, two and three-bedroom apartments for private ownership and 88 will be subsidised affordable homes.</p>	<p>The residential buildings were too big and out of character.</p>
<p>Basement car park with spaces for 697 cars, of which 400 are for the public, 294 are designated for use by residents and three are Car Club spaces.</p>	<p>The size and unconventional shape of the underground car park raised concerns about security. Traffic congestion on South Street caused by cars exiting from the car park was also of concern.</p>
<p>Eight-screen cinema.</p>	<p>A 1,200-seat cinema was felt to be out of scale and proportion for Farnham's needs. Concerns were also expressed about the traffic that would be generated and the demand for a limited number of car parking spaces.</p>
<p>10,342 square metres of retail, restaurant and café/bar accommodation.</p>	<p>With in the region of 40 places to eat/drink already in Farnham, questions were asked about whether there is a need for more.</p>
<p>Contemporary designed, flat roofed, four storey residential buildings off Dogflud Way and on the land that is currently the Dogflud Way car park and four storey buildings, which are designated for new shops, cafés and restaurants.</p>	<p>Flat roofs and four storey buildings would be out of character with the rest of the town.</p>
<p>Possibility of relocating the Brightwells Gostrey Centre to a community facility within the development and close to Brightwells Road is included as an option.</p>	<p>The centre provides meals, bathing and laundry facilities and is a social outlet for many older people but it needs up to date premises to cater for the requirements of an increasingly older population.</p>
<p>Around 3.7 acres of open space, including Brightwells Gardens, parks, children's play spaces and a riverside walk.</p>	<p>As a largely open space, people do not want to lose this important recreational green space.</p>
<p>Development scheduled to be built in two phases taking more than 48 months to complete.</p>	<p>Shopkeepers expressed concern at the fear that shoppers would be put off from coming to Farnham due to the extra traffic and disruption caused by the construction.</p>

We have negotiated a scaled down scheme...

Result

Around 230ish homes. This will be made up of one, two and three-bedroom apartments for private ownership with the balance being subsidised affordable homes. The largest building has been split up to provide a reduced scale.

Reduction of approximately 60 residential units resulting in the development being significantly smaller. The overall architectural style will be much more in harmony with the rest of the town centre.

The replacement of the basement car park with a multi-storey car park on six split levels with parking for 235 cars. A further 150 spaces will be provided in an undercroft car park below the apartments, while the balance of public car parking spaces remains at the South Street car park.

A reduction in the construction time due to the elimination of the basement car park and an overall reduction of some 20 per cent, in the areas to be built. The car park will be well lit and well ventilated, and will comply with 'Secured by Design' standards which improve security through good sightlines, reduces hidden corners, alleys etc.

A cinema much reduced in size with fewer screens and fewer seats.

A smaller cinema more suited to Farnham's need rather than for a wider geographical catchment area.

Reduction in retail, restaurant and café/bar space of 774 square metres. There will be a focus on providing smaller shop units in addition to the anchor stores.

The smaller shop units should complement the rest of Farnham.

Flat roofs to be replaced by pitched roofs. The main residential buildings adjacent to the sports centre and facing the town square will be largely reduced from four to three storeys. The development will be further reduced by the scaling down of a combined residential/commercial building, near East Street, from predominantly four to largely three storeys.

Many of the residential buildings are now three storeys, although some four storeys will remain with the aim of giving variety to the roofline through the varied building heights and to add places of interest as seen across the rest of Farnham.

Brand new premises for Brightwells Gostrey Centre.

Currently there are 200 visits to the Brightwells Gostrey Centre each day. New premises will enable more people to benefit from the services that will be provided.

Approximately 40 per cent of the scheme will be dedicated to large open public spaces and gardens.

The large areas of open space for public enjoyment remain an integral part of the plans. The scaling down of the development means that the proportion of open space has increased from 34 to 40 per cent.

The smaller scheme will be built in a single phase over a construction period of 24 months.

The elimination of the basement car park will result in far fewer lorry movements and a shorter period of disruption for the residents of Farnham. The long-term improvement to the town centre will have benefits for shopkeepers and shoppers alike.

Benefits for the town



A new approach to the architecture which will complement the rest of the town.

Farnham is preparing for the future whilst recognising its historic heritage. Waverley Borough Council is working to create an attractive town centre, in which to live, work, shop and enjoy a range of leisure and cultural facilities for all population groups. The East Street scheme contributes to this by offering:

Living

- ▶ In the region of 160ish one, two and three-bedroom apartments for private ownership.
- ▶ A first time buyers' initiative, which will aim to make more affordable homes available to first time buyers who have been priced out of the housing market. There will be 70ish subsidised affordable homes.
- ▶ All new homes will be built to the best Eco Home standard.
- ▶ Sustainability issues will be treated as a priority.

Getting around

- ▶ A pedestrianised area between Farnham Sports Centre and the Conservation Area. The Conservation Area covers much of the centre of Farnham with its eastern boundary being on the west side of South Street.

- ▶ A multi-storey car park of six split levels with parking for 235 cars, with entry and exit in Dogflud Way. A further 150 spaces will be provided at an undercroft car park as part of the residential element whilst the existing public car parking spaces at the South Street car park will remain in place.
- ▶ Road and junction improvements will be made in and around town.
- ▶ A Car Club for new and existing residents will enable occasional drivers to book cars for use when needed. This will enable some residents to have access to a car without owning one.
- ▶ New bus stops with real time information.
- ▶ Improved cycle routes and more cycle parking areas.

Leisure time

- ▶ A new town square.
- ▶ Improvements to the design and layout of the restored Grade II listed Brightwell House will enable it to open for business as the location for two new restaurants.
- ▶ Nearly three and a half acres of open space will provide children's play spaces and a park area, as well as Brightwells gardens.
- ▶ A new, smaller cinema with fewer screens and fewer seats.
- ▶ New cafés and restaurants with outside seating will be located facing into the town square.
- ▶ Public art.

A place to shop and do business

- ▶ New shops will connect the square to the rest of the town.
- ▶ Sainsbury's will remain in its current location. To simplify the development, the South Street car park is unlikely to be redeveloped.
- ▶ The smaller scheme will be built in a single phase over a construction period of 24 months.

Community facilities

- ▶ Brightwells Gostrey Centre will move to brand new premises.
- ▶ New public conveniences will be provided.



Architecture of the current submitted scheme which you have told us is out of keeping with the rest of the town.

Ask the Chief Executive



The debate about East Street has now been going on for several years; would it not have been easier to go back to the drawing board and start again?

Over the past six months, Waverley has looked hard at massing, design and architecture, sustainability and other factors that people in Farnham have told us they want from this development. We believe that this new concept plan is a major improvement and resolves many of the previous objections, but we want to know what people in the town think. For contractual reasons and the fact that both Waverley and Crest Nicholson have spent a significant amount of money on the project so far, it made better business sense to work with what we have. By listening to what people have been telling us, we believe we now have a new scheme that will be more acceptable to the people of Farnham, both now and in the future.

With a scaled down scheme, will the finances stack up?

There will be an impact on the financing of the scheme, but Waverley's priority is to find an acceptable scheme. We believe we can make this scheme work financially and we are anxious to bring these benefits to the town without having an impact on the Council Tax.

What if people do not like what is now being proposed?

There has been clear support for development at East Street and to bring the associated services and facilities. We believe we now have the balance right. There are no viable plans for any other scheme.

What are the features that will integrate the old with the new?

The design of the buildings will reflect other parts of Farnham, with an emphasis on the local style of buildings, variety in style and height, alleyways, paving and architectural detail.

The same materials – including slate, knapped flint and the distinctive orange/red bricks – that are already seen in other parts of the town, will be used as part of the East Street development.

Why is there no theatre?

The Council policy is to support theatre provision at the Farnham Maltings and to promote theatre that goes out to people – rather than concentrating on buildings.

When will a new planning application be submitted?

A new planning application for these new plans would be submitted in late 2007. It is likely to be a 'detailed outline' application – the same sort of application as was submitted in May 2007.

What will happen to the applications that have already been submitted?

We would hope that with good progress on this new scheme and many of the previous objections to previous plans now overcome, the existing applications could ultimately be withdrawn. However, until Crest Nicholson can receive firm support from the community and the Council for the revised scheme, they may need to submit a planning appeal to the planning inspectorate on the current scheme as a holding position to protect their contractual rights.

If the scheme is approved, how soon could work start?

All being well, work could begin on site in late 2008.

What steps will be taken to minimise disruption?

This is a key element of the scheme. Whilst not all the changes can be listed here, this is a smaller scheme with a much shorter construction period, which has benefits across the board. With the elimination of a basement car park the amount of spoil to be moved from the site is significantly less and there will be far fewer lorry movements



through town. All materials demolished will be recycled on site and reused as part of the new development. The nationally-recognised Considerate Contractors' scheme will also be put in place, which will include ways for the public to get in touch with the construction team if necessary.

Will any notice be taken of residents' opinions?

Of course – this is a vital part of the planning process. Residents' views have been instrumental in pursuing a revised scheme and we believe that further input is vital in making sure this development is right for Farnham.

What is the difference between an undercroft car park and a basement car park?

A basement car park is entirely underground. An undercroft car park – which in these plans will be private car parking for residents – is underneath buildings and may be partly underground. In this case we expect the undercroft car park to be around 1.5metres below ground, which will have easier entry and exit, and less excavation needed during the construction phase.

As Dogflud Way car park forms part of the development area, what alternative car parking will be provided during the construction phase?

It is intended that 200 additional car parking spaces will be made available at the Riverside car park, a short walk from the Dogflud Way car park.

If the proposal gets planning permission, what will be done to keep shoppers in Farnham?

We will talk to local shopkeepers to look at how we can encourage shoppers to continue to shop in Farnham. Temporary car parks are planned. Longer term, we expect the development to have a positive impact on Farnham; encouraging more people to shop locally rather than go elsewhere.

What will happen next?

Our best estimates so far are:

- › April 2008 Planning consent
- › October 2008 Land assembly and construction procurement
- › December 2008 Site set up (site clearance, service diversions and other preparation)
- › February 2009 Construction starts
- › January 2011 Completion

