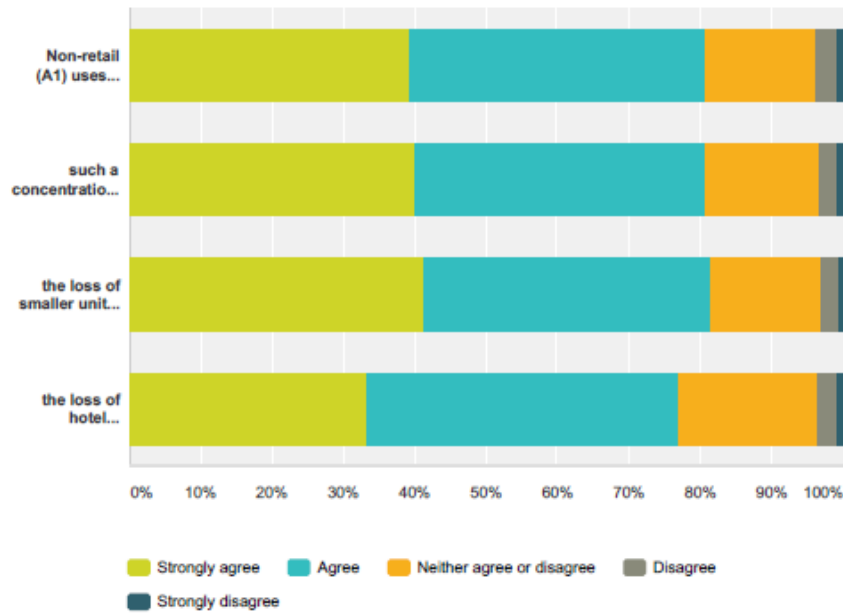


**.DRAFT FARNHAM NEIGHBOURHOOD PLAN
(REGULATION 14)
RESPONSE TO CONSULTATION**

Town Centre and Local Centres

Q37 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:

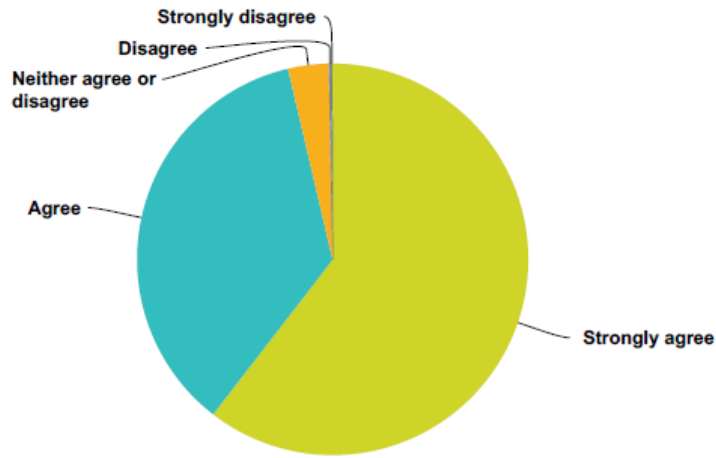
Answered: 923 Skipped: 339



	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Total
Non-retail (A1) uses becoming the dominant uses within West Street and Downing Street;	39.06% 359	41.57% 382	15.56% 143	2.94% 27	0.87% 8	919
such a concentration of non-retail (A1) uses as to lead to a significant interruption of the shopping frontage;	39.98% 365	40.74% 372	15.88% 145	2.63% 24	0.77% 7	913
the loss of smaller units (150sqm); or	41.25% 375	40.04% 364	15.73% 143	2.42% 22	0.55% 5	909
the loss of hotel accommodation unless sufficient evidence is provided to the Council to demonstrate that the continued operation is no longer economically viable.	33.19% 303	43.70% 399	19.50% 178	2.74% 25	0.88% 8	913

Q38 Within local centres, as defined, a range of shops and services should be maintained.

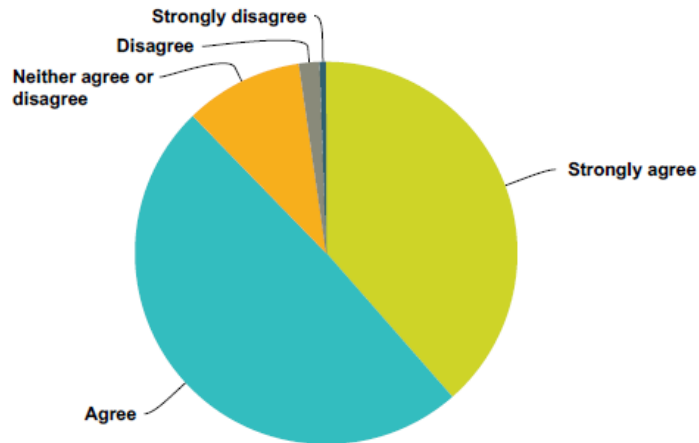
Answered: 931 Skipped: 331



Answer Choices	Responses	
Strongly agree	60.47%	563
Agree	35.88%	334
Neither agree or disagree	3.33%	31
Disagree	0.21%	2
Strongly disagree	0.11%	1
Total		931

Q39 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.

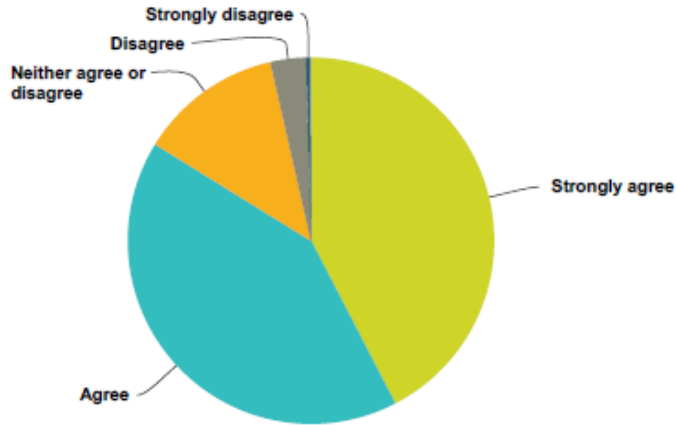
Answered: 921 Skipped: 341



Answer Choices	Responses	
Strongly agree	38.55%	355
Agree	49.19%	453
Neither agree or disagree	9.99%	92
Disagree	1.74%	16
Strongly disagree	0.54%	5
Total		921

Q40 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.

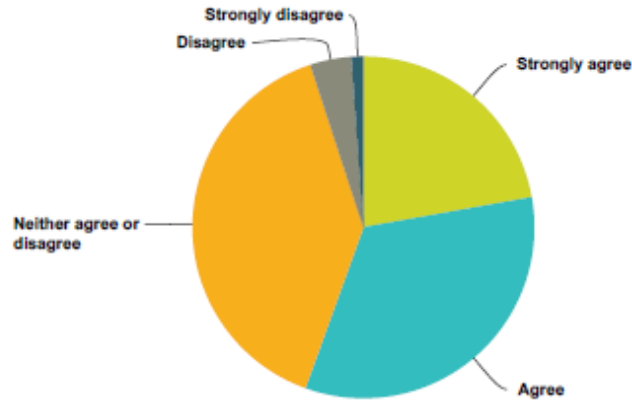
Answered: 927 Skipped: 335



Answer Choices	Responses	
Strongly agree	42.39%	393
Agree	41.42%	384
Neither agree or disagree	12.62%	117
Disagree	3.13%	29
Strongly disagree	0.43%	4
Total		927

**Q41 The distance between facilities in a local centre should be 50m, to include:
 Heath End• Farnborough Road• The Street,
 Wrecclesham (not inc pub)• Frensham
 Road• Ridgway Parade• Station Hill•
 Firgrove Hill**

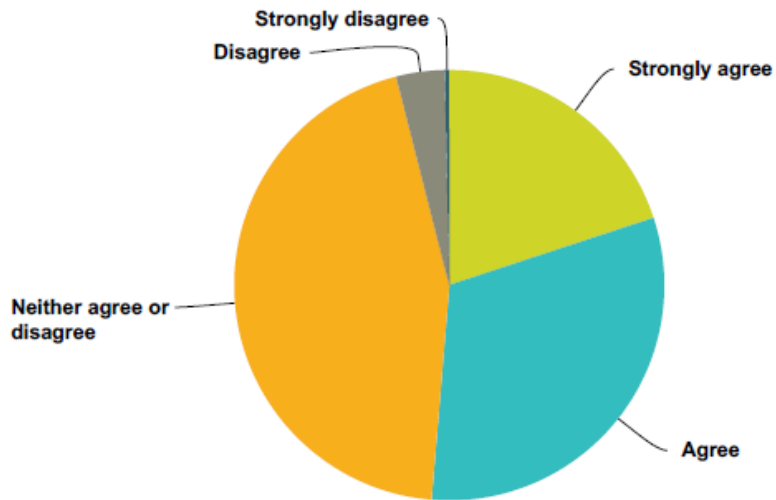
Answered: 897 Skipped: 365



Answer Choices	Responses	
Strongly agree	22.19%	199
Agree	33.33%	299
Neither agree or disagree	39.46%	354
Disagree	3.90%	35
Strongly disagree	1.11%	10
Total		897

Q42 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, Wrecclesham

Answered: 908 Skipped: 357



Answer Choices	Responses	
Strongly agree	19.93%	181
Agree	31.39%	285
Neither agree or disagree	44.71%	406
Disagree	3.63%	33
Strongly disagree	0.33%	3
Total		908

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
Mrs Susan M.M Poole	How do you sort out traffic problem is a town not built to take cars?	The Neighbourhood Plan seeks to work with SCC on future plans for the town centre
Christopher Moorey	to set the land barriers is inappropriate if we wish to maintain local character and environment.	Noted
Mrs Anne Moorey	- All new developments will add to the town centre congestion and add poor air pollution quality in the narrow streets. - The new development in Woolmead and Brightwells should make provision for minimum impact from delivery vehicles and give EASY access for ambulances etc.	The Neighbourhood Plan does seek to improve air quality (FNP22).The Brightwells scheme currently has permission for an access bridge from the A31. If a revised proposal were to come forward, the Neighbourhood Plan should seek to influence an amended scheme through an additional policy. Further detail of development requirements should be included in Policy FNPI7 relating to the development of Woolmead.
Clair Gill	Brightwells and the old theatre/ CAB buildings land are ideal for house building/.	These buildings are all included in the extant planning permission for land at Brightwells
Chris Meade	No more coffee shops!	Noted. Increasingly changes of use are permitted without the need for planning consent. Nevertheless, the Neighbourhood Plan seeks to retain the shopping role of the Town Centre through maintaining a dominant presence of shops in West Street and Downing Street.
Pameka Taylor	Post Office gone in Heath End.	Noted. There are still enough remaining services for the area to be designated as a Neighbourhood Centre.
Robert Gerard Verner-Jeffreys	Bearing in mind the changes in shopping method by the public and reduction in need for large offices it will be difficult to make any firm guidelines for the future keep ideas flexible.	Noted. The Neighbourhood Plan seeks to plan for change over its lifespan and the policies are designed to offer flexibility over changes of use, while retaining the essential character of the

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		Conservation Area.
Tim Clay	For the continuing prosperity of Farnham a range of shops is required to serve the community and avoid inconvenience/traffic/pollution aspects of needing to get to Guildford or further afield. No superstores (Sainsburys Big Heads) or mall-type developments are needed. Internet shopping means that shops are frequently showrooms for purchases to frequent before buying.	The Plan does seek to preserve a variety of uses and small units in the town centre and to protect retail provision in key streets (FNPI8)
Trevor Williams	Priority should be given to pedestrians in West Street, Downing Street and Castle Street and not to vehicles as at present.	The Neighbourhood Plan seeks to work with SCC on future plans for the town centre though pedestrianisation of the existing highway is not a land use matter and therefore cannot lawfully be included as a policy in the Neighbourhood Plan.
Mr d Cook	See previous comment box	Noted
M Ryall	Item 37 seems to be a trick question. My answers are intended to convey I would like to see more and better shop provision in West Street. This will only happen by attracting better and including larger shops by more reasonable rates and parking facilities.	The town centre boundary will be redrawn in the Ref 15 Neighbourhood Plan, to include the western end of West Street. Policy FNP 18 seeks to protect retail provision in West Street.
Joseph David Lambert	May need a local Post Office in S. Farnham	Policy FNPI9 would enable the provision of a post office within the defined Local Centres. However, the Post Office is seeking to put its counters close to shop tills and is insisting on the service being available, as long as the shop is open. Not all shops can offer this facility. Location of facilities will be a commercial decision.
Maurice Hewins	Why not build new shops at Badshot Lea near garden centre and the new housing?	The Neighbourhood Plan seeks to protect local centres. More housing may encourage the provision of new shops in Badshot Lea.
Janet N Binmore	Any development must allow for agree or managed parking facilities	Noted
Jenny Forbes	Get rid of current East Street plan and start again, to INCLUDE Woolmead, a Go's disaster	The Neighbourhood Plan supports the proposed development of the Woolmead and mentions the extant planning permission at

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		Brightwells. As the latter has planning consent, it can be implemented without a new planning policy. However, if a revised proposal were to come forward, the Neighbourhood Plan should seek to influence an amended scheme through an additional policy.
Julian Moxon	The Woolmead should be redeveloped as part of a re-thought East Street scheme	The Neighbourhood Plan supports the proposed development of the Woolmead and mentions the extant planning permission at Brightwells. As the latter has planning consent, it can be implemented without a new planning policy. However, if a revised proposal were to come forward, the Neighbourhood Plan should seek to influence an amended scheme through an additional policy.
Simon Hill	Think of the needs of local indigenous people and not those of any new developments	Noted
Claire Burden	Question 37 asks about retail and non-retail balance in West St and Downing Street; my response was neutral because I do not believe the streets of Farnham can be considered in isolation. This question could equally be asked of the other shopping streets in the centre of town. I am unclear on the proposal to have distances between facilities of 50m in some areas and 100m in others; it seems an arbitrary choice of location. For example, Rowledge is a village and thus one would think the distance between facilities should be short to keep the centre the hub, not the 100m proposed; The Street in Wrecclesham is a ribbon development along a main road, so 100m might be more appropriate there?	Policy FNPI8 seeks to protect retail provision in all streets in the town centre but with particular reference to West Street and Downing Street where the current concentration of retail frontages is located. The Plan seeks to be consistent in its approach but the support for 100 metres is noted.
Heather Hill	The town centre should not have too many residential dwellings unless there is a park and ride as the town cannot take any other cars and traffic It is important that the Retail spaces are used to be in keeping with Farnham's character. This has been managed well in Haslemere where the retail stores are very unique and distinctive and not really chains - its more independent	SCC is looking at changes to traffic patterns in the town centre. The Neighbourhood Plan seeks to protect the variety and size of retail provision (FNPI8). It also seeks good design in all new building (FNPI,2,3 and 4). Whilst the

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	<p>stores. What is needed is another Lion and Lamb walk but where east street was. Having stores like Poundland are useful and viable but it is also important to retain the higher end shops to keep the town's identity and beauty . An example of the best design is the Mark stores down Castle street for the Flowers etc - these add character and make Farnham a nice place to shop as its different and has something that you cant get from the large Supermarkets. Whilst the East street development needs to happen and the wooldmead needs to change - it is possible to build something new, that looks old and in character. The development like a cinema etc is Ok if its in keeping but having too many chains, would just make it like the development that has happened in Aldershot. Instead it needs to be more like Lion and Lamb walk where it is distinctive and in character. Farnham has been triving with some nice shops coming to the town and it is a good place to shop, with stores like elphicks continuing to change with the times, so the affluent shoppers need to be retained in the town and drawn to it by the stores that are chosen - not going down the route of stores/restaurants that you could go to Aldershot or Guildford for but some more unique ones, like the new Bills restaurant that draws families but still keeps l the market town of affluence that it is - like Haslemere and Goldalming, that makes them Surrey towns</p>	<p>two East Street and Woolmead sites are in separate ownership and are therefore likely to come forward at separate times, the Neighbourhood Plan policies should encourage an integrated approach as far as design is concerned. Developers are able to complete the East Street development for which the planning permission has been granted at any time. Nevertheless, should developers wish to vary the scheme from that already given consent, the Neighbourhood Plan should contain a policy which controls development at East Street in such circumstances. Further detail of development requirements should be included in Policy FNPI7 relating to the development of Woolmead.</p>
A McDougall	Keep Brightwells House and garden/ tennis court for local community	As the Brightwells scheme has an extant planning consent, it can be implemented without a new planning policy. However, if a revised scheme were to come forward, the Neighbourhood Plan should seek to influence an amended scheme through an additional policy.
Rob Chandler	Insufficient services in the 'Weybourne and Badshot Lea New Town' that is envisaged by the developments proposed and heavily weighted in volume in this area, which is both distinct as between it's own boundaries and as part of the essential strategic gap. Infrastructure does not exist presently, and certainly will not with the substantial development proposed. Further it is understood that all schools in Weybourne and Badshot Lea are oversubscribed already.	The Neighbourhood Plan seeks to limit development in Badshot Lea and to preserve the gaps between Badshot Lea and Weybourne and between Badshot Lea and Aldershot. Responses to infrastructure requirement comments are set out in the Infrastructure section.

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
Waverley Liberal Democrats (S. Edge Chairman)	There should be a presumption against change of use from public houses to other uses - unless very thorough proof that the facility is genuinely redundant. Included in such a policy should be arrangements to offer premises for local community bids before changes are made.	<p>A presumption against development would not accord with the NPPF. A public house can be listed as an asset of community value, if it fulfils the criteria.</p> <p>The Mulberry public house should be added to the Station Hill local centre in FNPI9 Local Centres as it is located within 100m the other facilities in this centre.</p> <p>Public houses are an important community facility within Farnham, many of which are located within the Town Centre and Local Centres. The change of use of a public house to a shop, financial or professional service or a restaurant/ café can occur without the need for planning permission and such changes may be appropriate with the Town or Local Centres. However, their loss to residential uses would represent a loss of a community facility. A new policy should be introduced into the Neighbourhood Plan protecting public houses from changing to residential premises within the plan area, subject to viability and other criteria. Consequently, FNPII (g) Wellington should be deleted as a potential housing allocation.</p>
North West Farnham Residents' Association (S.Edge)	There should be a presumption against change of use from public houses to other uses, unless very thorough proof that the facility is genuinely redundant (and that it should be offered to local community bids before changes are made)	<p>A presumption against development would not accord with the NPPF. A public house can be listed as an asset of community value, if it fulfils the criteria.</p>

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		<p>The Mulberry public house should be added to the Station Hill local centre in FNPI9 Local Centres as it is located within 100m the other facilities in this centre.</p> <p>Public houses are an important community facility within Farnham, many of which are located within the Town Centre and Local Centres. The change of use of a public house to a shop, financial or professional service or a restaurant/ café can occur without the need for planning permission and such changes may be appropriate with the Town or Local Centres. However, their loss to residential uses would represent a loss of a community facility. A new policy should be introduced into the Neighbourhood Plan protecting public houses from changing to residential premises within the plan area, subject to viability and other criteria. Consequently, FNPI1 (g) Wellington should be deleted as a potential housing allocation.</p>
Christopher Tibbott	Need to provide improved car parking at local facilities - not just on street parking	Noted
Heather Thurston	not sure what you mean by this or what you are getting at. If there is a hidden agenda for the east street development-I think this development should not go ahead. the theatre,tennis club and pub should be retained,the bowling green reinstate,. the green protected.	<p>The Neighbourhood Plan mentions the extant planning permission for the East Street development (Brightwells). As the development already has a planning consent, it can be implemented without a new planning policy.</p> <p>However, if a revised proposal were to</p>

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		come forward, the Neighbourhood Plan should seek to influence an amended scheme through an additional policy.
Tim Wilcock	No more estate agents! Also need to encourage walking and cycling for use of local and town centres.	Changes to permitted development rights mean that it is less easy to control uses in town centres. Nevertheless, the Neighbourhood Plan seeks to retain the shopping role of the Town Centre through maintaining a dominant presence of shops in West Street and Downing Street. The Neighbourhood Plan does encourage better provision for both pedestrians and cyclists in FNP22.
Peter and Penny Marriott	50m is too large. Most people (especially the elderly) cannot walk large distances.	Noted. The Plan seeks to be consistent in its approach but the support for 100 metres is noted.
Joseph Michel	Logic thought and proper planning must be the imperative. Talk to people who live and work in the Farnham Town to see how buildings can be made to work for them - it is Farnham people that predominantly use these buildings. Waverley BC has set its sights on pushing into the future by acting blind and stupid they are not learning from Farnham's history or are just being ignorant by disregarding what Farnham and its people have created over more than a hundred years. If you sweep away the past, the sense of where we are, what we are and how our community fits together it will be that much weaker and begin to fail. Shops will close faster... Invest in our heritage and you invest in our future.	The Neighbourhood Plan does seek to conserve and enhance the distinct built heritage of the area in its section on the Environment. Please see policies FNPI-4.
Helen Michel	Farnham should never become another bland and faceless town. A proper theatre is required to bring vitality to all generations and demographic sectors – a well-managed theatre will give all Farnham tenants a place to see 'live' entertainment. A proper theatre is not what happens at The Maltings. The Arts Council Award given to The Maltings provided Theatre outside of Farnham - this is of no use for Farnham. The Local Plan should provide Farnham with	The Neighbourhood Plan mentions the extant planning permission for the East Street/Brightwells scheme. As the development has planning consent, it can be implemented without a new planning policy. However, if a revised proposal were to come forward,

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	joined-up planning. We need a scheme of proper scale and density for East Street. The Redgrave and Brightwells House must remain at the heart of this new development or a replacement theatre must be funded by Waverley Borough Council. Farnham is just used as a cash cow by Waverley BC and the ratepayers are continually ignored. Waverley does not act in a democratic way - it does not listen to local Farnham people. This has to stop and stop now.	the Neighbourhood Plan should seek to influence an amended scheme through an additional policy.
Eileen Watson	No more estate agencies! reduce parking charges so that the town centre becomes an affordable place to spend a few hours.	Changes to permitted development rights mean that it is less easy to control uses in town centres. Nevertheless, the Neighbourhood Plan seeks to retain the shopping role of the Town Centre through maintaining a dominant presence of shops in West Street and Downing Street. Parking charges are not lawfully a matter for the Neighbourhood Plan.
Stewart Edge	There should be a presumption against change of use from public houses to other uses, unless very thorough proof that the facility is genuinely redundant (and that it should be offered to local community bids before changes are made)	A presumption against development would not accord with the NPPF. A public house can be listed as an asset of community value, if it fulfils the criteria. The Mulberry public house should be added to the Station Hill local centre in FNPI9 Local Centres as it is located within 100m the other facilities in this centre. Public houses are an important community facility within Farnham, many of which are located within the Town Centre and Local Centres. The change of use of a public house to a shop, financial or professional service or a restaurant/ café can occur without the need for planning permission and such changes may be appropriate with the Town or

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		Local Centres. However, their loss to residential uses would represent a loss of a community facility. A new policy should be introduced into the Neighbourhood Plan protecting public houses from changing to residential premises within the plan area, subject to viability and other criteria. Consequently, FNPII (g) Wellington should be deleted as a potential housing allocation.
Patrick Bowes	Planning needs to take into account changes in distribution and delivery of retail products. For example click and collect and delivery to door will become more important than walk to retail outlets of the past.	Noted.
Barry Croucher	Q40 Neither agree or disagree because Retail units will only continue if they are economically viable, not because the Plan will not permit a non-retail use.	Noted
sarah owens	Given the increasing use of the internet for shopping the balance between retail and housing will have to change. I would prefer non viable shops to become housing which may result in a more vibrant town centre .	Taking into account internet spending, the Neighbourhood Plan identifies a retail need over the Plan period to 2031 based on an increased population within the town's retail catchment and increased spend per head. The Neighbourhood Plan plans to meet this objectively assessed need by retaining shops, where feasible, and through two new developments at East Street and the Woolmead.
Stella Houchin	I really don't know what these two previous questions mean.	Noted
Tony Patterson	The Town Council needs to look at how to support and encourage businesses, whether retail or other, in local centres. without such support, businesses may become unsustainable - eg the Community Cafe at Bourne crossroads.	The Neighbourhood Plan seeks to preserve a range of shops and services in all local centres (FNPI9). Rate relief and other non land use measures are not lawfully matters for the Neighbourhood Plan.
W A Woellwarth	Q41 and 42 are not very clear	Noted
brian martin	Where former business unit have been converted to residential use, if a viable	Noted

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	business exists the building could revert to business use.	
K R A Denne	The traffic and pedestrian problems should be sorted out in the town centre. The town centre and local centres should be kept in good order both from a buildings upkeep and tidiness point of view, this particularly applies to Station Hill which is a gateway to the town and not a very inspiring one at that. Shop/restaurant premises should be required to ensure that all obnoxious smells are eliminated e.g the chip shop in Station Hill and the Indian takeaway at the Railway station premises. Businesses should not be allowed to make noises that can be heard outside the building in which they are being performed e.g.loud music on pub premises. The immediate and nearby local inhabitants should be the priority consideration when allowing businesses to undertake noisy and smelly operations/processes.	SCC is looking at improvements to the traffic flow in the town centre. Flues are included in all applications for restaurant or takeaway use and action can be taken in instances of excessive noise. The Neighbourhood Plan seeks to protect residential amenities across the town (FNPI).
Richard Slape	Any further development / changes in these areas should also seek to minimise traffic disruption (such as the chaos outside the shops in The Bourne).	The Neighbourhood Plan seeks to do this in FNP22.
Paula Haldenby	I am not able to give an opinion on the above as it is not plain to me what it all means	Noted
Cliff Watts	Badshot Lea is not listed as a local centre as it lacks the required facilities. This highlights the fact that any development in Badshot Lea, by definition, cannot be seen as sustainable and that areas with these facilities should be the more favoured sites for development.	The Farnham Housing Land Availability Assessment (FHLAA) illustrates access to the nearest facilities which in some cases may be just outside Farnham. The Neighbourhood Plan seeks to limit development in Badshot Lea and retain the separation between Badshot Lea and Weybourne and Badshot Lea and Aldershot. Some development may provide further facilities for the village.
E. Anne. Cooper	There should be adequate provision in the town centre for theatre and cinema to suit local needs.	A cinema is included in the Brightwells development, which has an extant planning consent and can be implemented without a new planning policy. However, if a revised proposal were to come forward, the Neighbourhood Plan should seek to influence an amended scheme through an

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		additional policy.
Jerry Hyman	I strongly object to the wording of the questions regarding the defining of 'local centres'. I am unable to fathom what these questions mean on a practical level. I cannot imagine that the public's responses to these questions will be meaningful.	Noted
Valerie Burch	Business rates are too high and internet competition is unfair. Tax the internet.	The Neighbourhood Plan cannot lawfully set business rates or tax proposals.
Paul Burch	A reduction in business rates in the town centre will help businesses to thrive.	The Neighbourhood Plan cannot lawfully set business rates.
Janet Maines	It is difficult to specify who will occupy retail premises as this is really down to market forces.	Noted
Caroline Cullum	At the current time the town has a great deal of restaurants. Do we need more? The small businesses often don't stay in Farnham town centre for long because of the high rents payable. The town is not Guildford, Farnborough or Camberley, it is not big enough. But it seems that that is what the aim is and this would destroy the heritage and history of the town. I do think we need a cinema and a small theatre in Farnham.	Policy FNPI8 seeks to protect certain streets from too many non-retail uses. The Neighbourhood Plan supports the current provision for theatre at The Maltings and elsewhere and a cinema is included within the East Street (Brightwells) scheme. As this development has an extant planning consent, it can be implemented without a new planning policy. However, if a revised proposal were to come forward, the Neighbourhood Plan should seek to influence an amended scheme through an additional policy.
Graham Precious	Rowledge Village centre is spread out but is still a thriving and vibrant community facility. It should be designated as a "Local Centre"	The support for a 100m distance between facilities in a Local Centre is noted. This would mean the Rowledge Local Centre is designated in the Reg 15 Neighbourhood Plan.
Alasdair Cockburn	The importance of preserving local centres cannot be underestimated. Not only do they help to sustain a community spirit but they provide key services to those who do not have easy access to transport (own or public) and in the recent harsh winters have provided access to key provisions to a wider	The Neighbourhood Plan seeks to protect these centres for all the reasons highlighted.

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	population who had no or difficult access to the main shopping facilities.	
Mrs Michelle Quinlan	The over dominance of Restaurants could have a long term consequences to the retail mix in the town. They produce high rental returns for landlords so will not be change back easily.	Changes to permitted development rights mean that it is less easy to control uses in town centres. Nevertheless, the Neighbourhood Plan seeks to retain the shopping role of the Town Centre through maintaining a dominant presence of shops in West Street and Downing Street.
Mark and Lorraine Wilson	Extensions to natural areas should be allowed if there is housing there already and it is screened. Why prevent an area expanding if it is not going to join up the towns? It doesn't make sense.	See responses to Housing Chapter
Noel Moss	This is a plan for the future. It correctly identifies the importance of the small local centres - vital in my view, especially to old people and in bad weather. But parking is an enormous problem and lack of it leads to the loss of business in these centres eg, the Café premises in The Bourne in which no business has survived for more than a couple of years. Also at the Ridgeway the parking combined with much delivery traffic leads to continuous traffic congestion. Efforts need to be made to create small car parks for the benefit of the businesses and the customers eg, acquiring adjacent properties and converting to car parks	Noted. A local centre should be within easy walking distance and it is considered that a distance of 100 metres between services makes the local centre shops and services accessible to most people on foot. Many centres provide convenient parking and Policy FNPI9 should be amended to seek the retention of convenient car and cycle parking.
Rowledge Residents' Association (Mr R G Precious)	Rowledge village centre is spread out but is still a thriving and vibrant community facility. It should be designated as a "local centre"	The support for a 100m distance between facilities in a Local Centre is noted, this would mean the Rowledge Local Centre is allocated.
David King	I don't know what you mean by distance between facilities means.....	Local centres are not easy to define. Some areas have facilities which are located closely together and others are more spread out. The Neighbourhood Plan seeks to give protection to those clustered centres, which are valued by local residents.
Lydia Zbinden	It is unrealistic to prohibit changing a retail unit to residential. Each case should be considered by the local community - if there is no support for a shop or	In order to help meet the future need for retail space within the town centre, Policy FNPI8

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	local business surely it is better to consider residential use than leave it empty.	seeks to protect a retail use at ground level in certain parts of the Conservation Area.
David and Shireley Wardell	The centre must not be too built up. This is not New York. Let the local shops and houses work as they do already. Allow a little more housing there but also allow the town to grow. Ensure that the extensions provide valuably needed doctors and things for the outskirts of the town. Don't cram it all in the centre.	There are restrictions on development within the Conservation Area. The Neighbourhood Plan seeks to protect the distinctive characteristics of each part of the town (FNPI)
Alexander and Helen Thompson	Try and retain the character of the local town. I am against housing that is right in Farnham town as it shall destroy the character of the existing town, the only exception is if it is modest and in keeping. I liked the Lower Hale site as it is near the town so that one can get the bus in. It adds to the church congregation and they are leaving a buffer around the park which has tall trees so it is ideal.	Policies FNPI and FNP2 seek to preserve the character of the town centre. Noted
Jo Huddleston	Retail should be grouped to represent "a centre" feeling. Non-conforming uses (a single small business in a residential area) should be corrected as funding allows.	The Neighbourhood Plan seeks to retain the shopping role of the Town Centre through maintaining a dominant presence of shops in West Street and Downing Street.
Ian Capon	Ensure alternative transport access is provided...Bikes and Walking infrastructure..Dual Use..Section 101 or equivalent	Policy FNP22 seeks to encourage both walking and cycling
Robert Wilks	Try and keep traffic in the town centre to a minimum.	SCC is working on improving the traffic flow in the town centre. Policy FNP22 seeks to encourage alternative modes of transport.
David Bell	Do not build on coxbridge farm fields	See responses to Housing Chapter
Matt Hieatt	See previous re loss of shop retail premises to estate agents	See previous comments
Beverley Edmondson	The High Street as a retail environment needs to be preserved and encouraged. I suggest business rate reduction would hugely boost the retailers in the town and encourage new tenants. The high street needs to be supported.	The objective of the Neighbourhood Plan is to retain a range of unit sizes to promote a variety of retailers, including independent stores. The Neighbourhood Plan seeks to retain smaller units and an active retail frontage through policy FNPI8. Business rates are not lawfully a matter for neighbourhood plans.
Kathleen Parrish	As a person who is reliant on public transport and not good with walking I	Noted. Shopmobility was included in early plans

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	would welcome shops and facilities not to be too far apart. For instance at the moment there is no bus service all the way to the library. Might I even suggest a place in Farnham to hire a mobility scooter.	for the East Street development.
Tilly Casson	The places listed in 42 above provide local flavour to the area they are located in. Also given the hilly nature of Upper Hale, Weybourne etc it is not always possible for the old or infirm to walk uphill & therefore local shops become even more essential to people who have no other helpers.	Noted
Ruth Scott Plummer	I am in favour of more residential development in the town centre. A greater residential population means more people will use the facilities and shops in the town centre because they can walk there	The Neighbourhood Plan seeks to protect retail uses at ground level but allocated a site for approximately 100 dwellings at The Woolmead.
Ella Burrows	Try and limit housing in the built up town centre.	Housing is an appropriate town centre use. The town centre is protected from inappropriate development by policy FNP2.
Jerome Andrews	Enter your city here	Noted.
Julie Russ	There should be a presumption against change of use from public houses to other uses, unless there is very strong proof that the facility is genuinely redundant. It should be offered for local community bids before changes are made.	A presumption against development would not accord with the NPPF. A public house can be listed as an asset of community value, if it fulfils the criteria. The Mulberry public house should be added to the Station Hill local centre in FNPI9 Local Centres as it is located within 100m the other facilities in this centre. Public houses are an important community facility within Farnham, many of which are located within the Town Centre and Local Centres. The change of use of a public house to a shop, financial or professional service or a restaurant/ café can occur without the need for planning permission and such changes may be appropriate with the Town or

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		<p>Local Centres. However, their loss to residential uses would represent a loss of a community facility. A new policy should be introduced into the Neighbourhood Plan protecting public houses from changing to residential premises within the plan area, subject to viability and other criteria. Consequently, FNPI1 (g) Wellington should be deleted as a potential housing allocation.</p>
Julie Russ	<p>There should be a presumption against change of use from public houses to other uses, unless it is proved that the facility is genuinely redundant. It should be offered to local community bids before changes are made.</p>	<p>A presumption against development would not accord with the NPPF. A public house can be listed as an asset of community value, if it fulfils the criteria.</p> <p>The Mulberry public house should be added to the Station Hill local centre in FNPI9 Local Centres as it is located within 100m the other facilities in this centre.</p> <p>Public houses are an important community facility within Farnham, many of which are located within the Town Centre and Local Centres. The change of use of a public house to a shop, financial or professional service or a restaurant/ café can occur without the need for planning permission and such changes may be appropriate with the Town or Local Centres. However, their loss to residential uses would represent a loss of a community facility. A new policy should be introduced into the Neighbourhood</p>

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
		Plan protecting public houses from changing to residential premises within the plan area, subject to viability and other criteria. Consequently, FNPII (g) Wellington should be deleted as a potential housing allocation.
Leila Cameroon	We need to retain the character and heritage of the area, while stimulating local growth	Policies FNP2 and FNPI8 seek to do this.
David Edwards	Question 39: given the restrictions of ground space within Town Centre and Local Centres does this mean the main option for development is upwards? i.e. potentially 10-storey shopping malls? The question, as so frequently in the Questionnaire, is either ambiguous or leaves open a possibility which the average council tax payer might not be aware of. Clever drafting by FC but dishonest, in my opinion.	The Neighbourhood Plan seeks to protect the character of the Conservation Area in policy FNP2. The main planning policy, FNPI, seeks to maintain the individual characteristics of each part of the town.
Mary Ann Coombes	Why is The Borough not mentioned on p.61 as one of Farnham's principal shopping streets? (There is a 'principle' on p.60 which should be changed.) Some careful interpretation as to what will count as appropriate new retail provision etc in local centres required, so that they do not consist entirely of Tesco Express or similar. Community facilities, e.g. those delivered through CIC should sometimes be permitted under change of use where commercial ones would not be. Presumably the NP cannot influence the spread of charity shops, unfortunately.	The Borough will be added to page 61 as a principle shopping street. Typos will be corrected in later drafts. The Neighbourhood Plan seeks to protect local centres from inappropriate uses through policy FNPI9.
Simon Paterson	Council should have better control over rental charged and even more importantly over the type of businesses allowed and their relevant percentages within the town as a whole. By example I would use the quantity and necessity of estate agents and charity shops over the presence of a viable business providing a wide local consumer need resulting in providing paid jobs and business rate income for Farnham.	The Neighbourhood Plan cannot lawfully determine business rates and rents. Changes to permitted development rights mean that it is less easy to control uses in town centres. Nevertheless, Policies FNPI8 and 19 seek to control the loss of retail and other appropriate uses as far as possible.
Jenny Pepper	Please would you add the Wellington pub as a Local Centre for the Hoghatch area	A centre must have more than a single business.
Maureen Davenport	Walking through the Lion and Lamb Yard is difficult for elderly and a teeth	Noted. The type of footpath surface is not a

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	rattling experience for children and babies in push-chair. A smooth strip would not detract from the overall appearance.	land use matter which can be included as a policy in the Neighbourhood Plan.
Mr John D Davenport	Repeating 2) in 36, you have no questions about whether road access or lack of it should be criterion in business locations, 'lack of it' here means obstructions such as occur daily in The borough outside the Heart Foundation charity shop.	Policy FNP22 seeks to cover the issue of access for new development. Farnham Town Centre was not planned to take the business traffic it carries today but there are unloading restrictions in The Borough, which should be imposed.
Marlene Hotz	Farnham town centre is a nightmare to walk around - from a traffic point of view it is very unpleasant. Urgently need a cheap regular bus service so not everyone drives into town.	Noted
Peter & Bridget Reed	New building results often in new road adaptations like the mini roundabout (West St & Babs Mead). This may seem like a good idea at the time - with understandable rationale vis a vis traffic calming. But can have unforeseen effects. The traffic noise in the area of this roundabout, and the vibrations caused by braking and accelerating vehicles (especially HGVs), is far worse than previously when traffic flowed smoothly along West Street without having to brake for and accelerate through the gears to depart from this mini (and I am sure others are the same.). The vibrations resulting have actually caused damage to my 100 year old property.	Noted and concerns passed on to SCC
Mary Hearn	Stop the Brightwells development in its current form.	As Brightwells has an extant planning consent, it can be implemented at any time without a new planning policy. However, if a revised proposal were to come forward, the Neighbourhood Plan should seek to influence an amended scheme through an additional policy.
Andrew Macleod	37. Should be "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 not be permitted where the proposal would result in: 39. Should be "Within local centres, appropriately located additional retail or service floorspace will not be permitted unless the proposal	In accordance with the National Planning Policy Framework, policies in the Neighbourhood Plan are supposed to be positively framed.

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	is of a scale appropriate to the centre and would not materially undermine the existing balance of uses".	
Nick Thurston	I am really concerned that I am being blinded by town planning science here ..	Noted
Yvette Bailey	The traffic speed along the Long Road to Rowledge village should be controlled, so that local people can safely walk to the shops etc.	Traffic speeds cannot lawfully be a matter for the Neighbourhood Plan. Comment passed on to SCC.
Richard Sandars	Should The Bourne not be included as a local centre?	Frensham Road in The Bourne is included. Text will be revised, as a result of this consultation to clarify the location of each local centre.
Helen Locke	Q.40 unless it is the Post Office Q.43 There are not enough local facilities in Wrecclesham. the areas earmarked for housing would be better served with a community space and somewhere to buy bread and milk.	The Neighbourhood Plan seeks to maintain and enhance local centres including The Street, Wrecclesham. Development should help support local facilities.
Mrs J Shenton	Q.40 The brochure states "Post office" at Heath End. There has not been one for several years and I believe the site has been sold.	Noted. There are still enough remaining services for the area to be designated as a Neighbourhood Centre.
Martin Angel	The maintenance of Post Office services at the local centres is important at the present time, and will become even more important as all these new developments are built.	The Post Office is privately-owned and is seeking better provision in local shops, with extended opening hours. Policy FNPI9 seeks to maintain post offices within local centres.
Mrs S R Jacobs	Using alternative distances assumes people walk to facilities. In an area of high car ownership there is not much walking, especially if it is a dangerous main road. More likely drive to one facility, e.g. newsagent or fish and chip shop. More likely to walk to pub or restaurant because of drink driving restriction but that would be mainly in the evening when everything else is closed.	Points noted. A local centre should be accessible to most people and within a reasonable walking distance for most of the community, which it serves.
liz witham	Again I don't know so have ticked the middle option	Noted
Andrew Pritchard	My 2 cents: I think that Retail will change dramatically in the next decade. People will want to have some local services but going to Farnham will, in the future, be "for the experience": cafes, small businesses and services.	Noted
Tim Thackeray	Town centre is ruined by traffic. A bold solution is required, though this will be politically a "hot potato", will not please all of the people all of the time, etc.	SCC is seeking to change traffic flows in the town centre

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
George	See earlier comments about likelihood of collapse of Sainsbury scheme	Noted
Nicholas Scales	Developments of business in local centre should consider the impact on existing business ie a mini supermarket chain that kills trade for a local baker or butchers as poor planning in Upper Hale created.	Noted. The occupancy of shop premises by specific retailers is beyond the control of planning.
Brian	Farnham is a very attractive town its ambience should be protected from WBC	Noted. The Neighbourhood Plan policies seek to achieve this.
Mrs Libby Ralph	Additional development subject to calculation of pressures on traffic	Policy FNP22 seeks to address these issues.
John Chennells	Once again, I don't think it is possible to generalise on these - different criteria apply in each location	Noted
Mr Jim Pressly	See previous comments about the mix of building use.	Noted
James Chadkirk	Both distances seem short to me. Why not 250m?	Noted. A local centre should be within easy walking distance and it is considered that a distance of 100 metres between services makes the local centre shops and services accessible to most people on foot.
Mrs Adlam	Try to avoid too much high density development	Noted
Brian Edmonds	Farnham should be urban clearway during the rush hours. Cars should be encouraged to use car parks not the high street.	SCC is looking at measures to improve the traffic flow in the town centre. On street parking is not a land use matter and therefore cannot lawfully be included as a policy in the Neighbourhood Plan.
Transition Town Farnham	Policy FNPI9 – Local Centres Most cycle insurance policies will not cover theft if the cycle is not attached to a fixed structure. Many of Farnham's local centres lack public cycle parking, deterring their use as cycle destinations. We suggest adding: “Proposals involving development of additional retail space will provide public cycle parking where cycle parking does not already exist elsewhere in the local centre.”	Policy FNPI9 should be amended to seek the retention of convenient car and cycle parking and the provision of secure public cycle parking where adequate and convenient cycle parking does not already exist elsewhere in the neighbourhood centre.
Christopher Moorey	Farnham is already over developed with retail shops - turnover of shop owners is high and the ratio of Estate Agent and charity shops is also far too high. less is more. A detailed business strategy for the town is needed. A town needs more	The objective of the Neighbourhood Plan is to retain a range of unit sizes to promote a variety of retailers, including independent stores. The

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	that shops to work effectively. see section below for lack of clearly defined needs. (All of Question 37)	Neighbourhood Plan seeks to retain smaller units and an active retail frontage through policy FNPI8. Business rates are not lawfully a matter for neighbourhood plans.
Waverley Borough Council	<p>Page 59 - The draft FNP proposes to amend the adopted Town Centre boundary to exclude the northern end of Castle Street and the western end of West Street in Map L (page 59), as 'these areas are occupied almost exclusively by residential properties.' We consider that Castle Street does form part of the town centre from a character point of view. It is a wide, impressive road acting as a gateway to the shopping area; you have the feeling of being 'in the town' driving down it. It should not be confused with the shopping centre, which is a different boundary. We also do not consider that the boundary should be amended to remove the western part of West Street, as this area includes the library, the museum and their grounds, which are appropriate town centre uses, fulfilling the NPPF definition of cultural uses. As stated earlier, the NPPF states Local Plans should define town centre boundaries and the extent of town centres and primary shopping areas.</p> <p>Page 60 – We note that the FNP does not specifically mention the issue of primary and secondary shopping frontages within the town centre. In line with the NPPF, WBC intends to identify these in Local Plan Part 2. However, we would be happy to work with you to seek to reach an agreement on the appropriate town centre boundary and shopping frontages in the town. Whilst the Woolmead is close to the CA boundary, the plan explains that it is within the setting of the CA and therefore Policies FNP2-4 apply. Please refer to the point above about these policies and how far reaching 'setting' is.</p> <p>Page 61 - FNPI7 – this is a generic policy for the Woolmead. A development brief for the site has been developed which gives some guiding principles for future development. This can be seen on the WBC website. You may wish to consider expanding the policy include some key principles and/or aims for its future development.</p>	<p>The town centre boundary will be amended to include the western part of West Street, as this area includes the library, the museum and their grounds, which are appropriate town centre uses.</p> <p>However, the northern end of Castle Street comprises almost all residential units. Whilst its character contributes strongly to the character of the Conservation Area, as reflected in the Conservation Area Appraisal, it does not contain principal town centre functions and does not form part of the form part of the Town Centre. The Borough Council has previously agreed that a detailed review of the Farnham town centre boundary was an appropriate function for the Farnham Neighbourhood Plan.</p> <p>We look forward to working with WBC on the next draft.</p> <p>Policy FNPI7 will be expanded to ensure the principles of the development of The Woolmead are clarified.</p>

Town Centre and Local Centres		
Respondent	Representation	Response (italics indicate recommended amendments to text)
	<p>On page 61, it states that there is a strong demand for town centre office uses, which is another reason why it may not be appropriate to reduce the designated town centre area.</p> <p>Page 63 - The draft Core Strategy defined a hierarchy of Town, Local, and then Neighbourhood/ village centres. I would not anticipate this approach changing in the new Local Plan. In that draft, Farncombe, Milford and Bramley were defined as Local Centres, as they had more of a range of facilities and in particular a larger number of shops and facilities. Centres such as those suggested in the draft FNP were categorised under Neighbourhood centres. This approach was also supported in the Town Centre Retail Study. This difference in terminology could lead to confusion.</p> <p>Page 64 - Similarly, the further centres identified could possibly be added after some investigation, but again they might be better categorised as Neighbourhood centres. Please note that The Street, Wrecclisham has already been included in the current list.</p>	<p>In order to avoid confusion with the Local Plan, the term Local Centres will be re-named Neighbourhood Centres in the Neighbourhood Plan.</p>