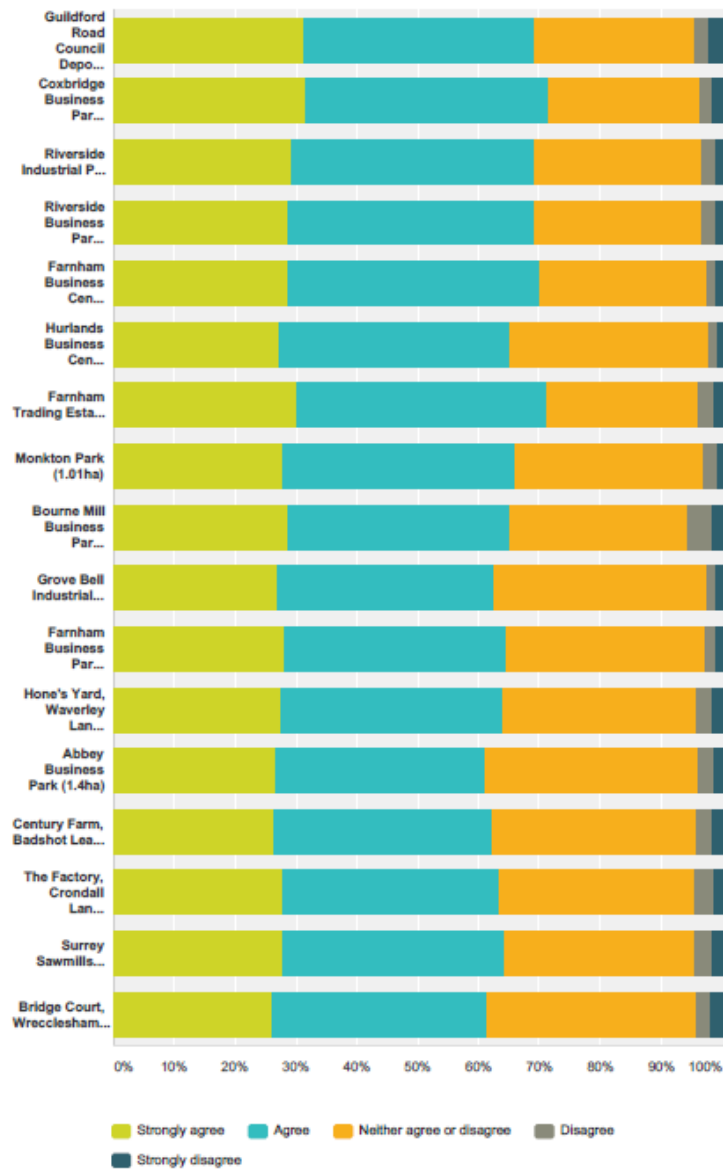


**DRAFT FARNHAM NEIGHBOURHOOD PLAN
(REGULATION 14)
RESPONSE TO CONSULTATION**

Business

Q31 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.

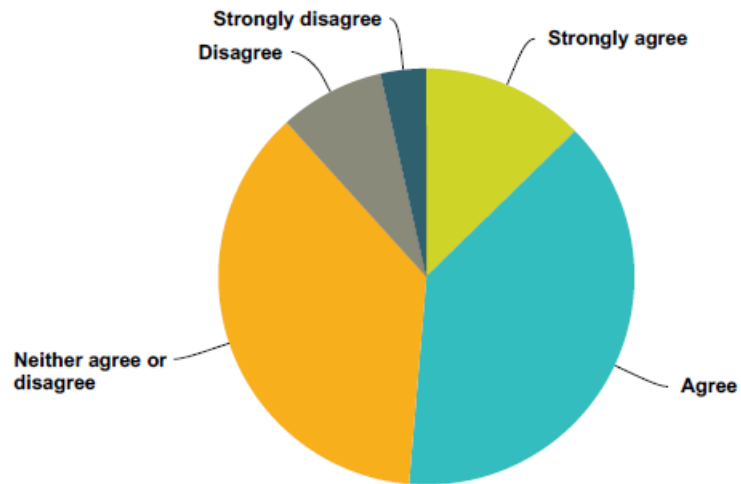
Answered: 927 Skipped: 338



	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Total
Guildford Road Council Depot (0.95ha)	31.04% 284	38.14% 349	26.23% 240	2.40% 22	2.19% 20	915
Coxbridge Business Park (8.7ha)	31.45% 290	39.80% 367	24.84% 229	2.17% 20	1.74% 16	922
Riverside Industrial Park (0.6ha)	29.03% 263	40.18% 364	27.48% 249	2.21% 20	1.10% 10	906
Riverside Business Park (0.3ha)	28.67% 260	40.35% 366	27.67% 251	2.09% 19	1.21% 11	907
Farnham Business Centre (0.5ha)	28.43% 257	41.59% 376	27.32% 247	1.55% 14	1.11% 10	904
Hurlands Business Centre (0.53ha)	27.12% 243	38.06% 341	32.37% 290	1.56% 14	0.89% 8	896
Farnham Trading Estate (10.78ha)	29.92% 272	41.25% 375	24.75% 225	2.64% 24	1.43% 13	909
Monkton Park (1.01ha)	27.71% 248	38.21% 342	30.84% 276	2.35% 21	0.89% 8	895
Bourne Mill Business Park (rear part only) (0.46ha)	28.70% 260	36.31% 329	29.25% 265	4.08% 37	1.66% 15	906
Grove Bell Industrial Estate (0.99ha)	26.79% 239	35.54% 317	34.98% 312	1.57% 14	1.12% 10	892
Farnham Business Park (Broadmead) (1.9ha)	28.14% 253	36.26% 326	32.70% 294	1.67% 15	1.22% 11	899
Hone's Yard, Waverley Lane (0.38ha)	27.28% 245	36.64% 329	31.74% 285	2.56% 23	1.78% 16	898
Abbey Business Park (1.4ha)	26.40% 236	34.45% 308	35.23% 315	2.57% 23	1.34% 12	894
Century Farm, Badshot Lea (0.61ha)	26.28% 236	35.75% 321	33.74% 303	2.45% 22	1.78% 16	898
The Factory, Crondall Lane (0.5ha)	27.61% 249	35.70% 322	32.04% 289	3.33% 30	1.33% 12	902
Surrey Sawmills (0.86ha)	27.70% 249	36.37% 327	31.26% 281	3.11% 28	1.56% 14	899
Bridge Court, Wrecclesham (0.41ha)	25.90% 230	35.25% 313	34.46% 306	2.48% 22	1.91% 17	888

Q32 Land at Water Lane, Farnham, as defined, should be identified as a potential business use.

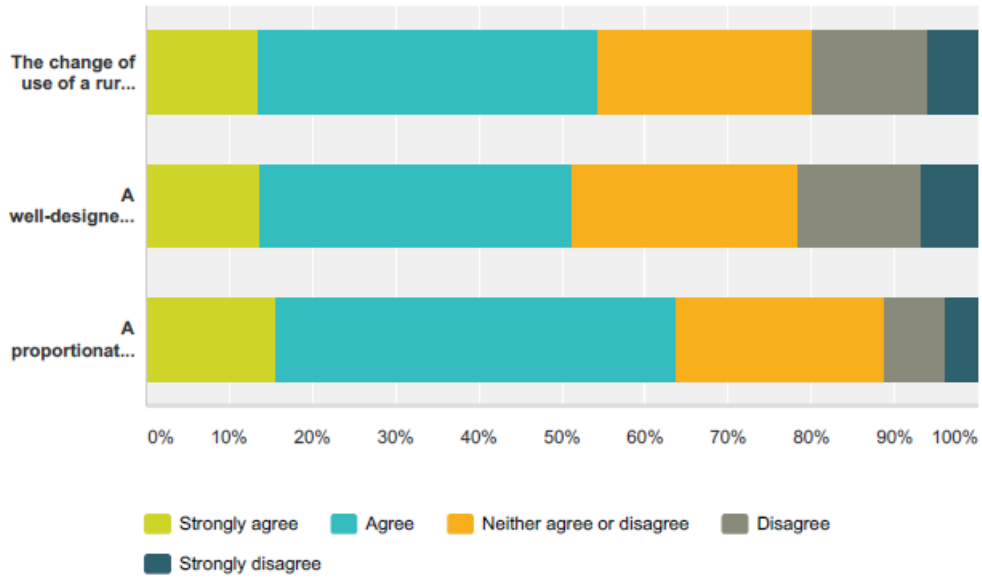
Answered: 931 Skipped: 334



Answer Choices	Responses	
Strongly agree	12.67%	118
Agree	38.67%	360
Neither agree or disagree	36.95%	344
Disagree	8.16%	76
Strongly disagree	3.54%	33
Total		931

Q33 Outside the Built Up Area Boundary and Land for Business sites, the following proposals should be permitted:

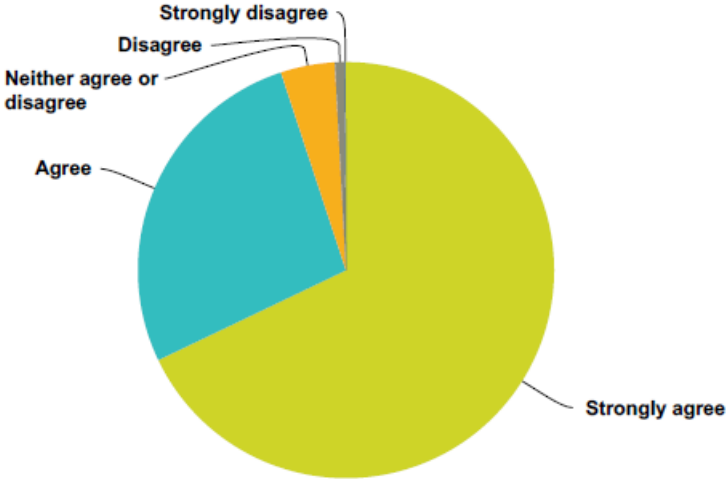
Answered: 942 Skipped: 323



	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Total
The change of use of a rural building to business or tourist uses;	13.51% 127	40.74% 383	25.85% 243	13.94% 131	5.96% 56	940
A well-designed new building for business or tourist uses;	13.57% 127	37.61% 352	27.14% 254	14.85% 139	6.84% 64	936
A proportionate and well-designed extension of an existing building in business or tourist use.	15.42% 144	48.39% 452	24.95% 233	7.49% 70	3.75% 35	934

Q34 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.

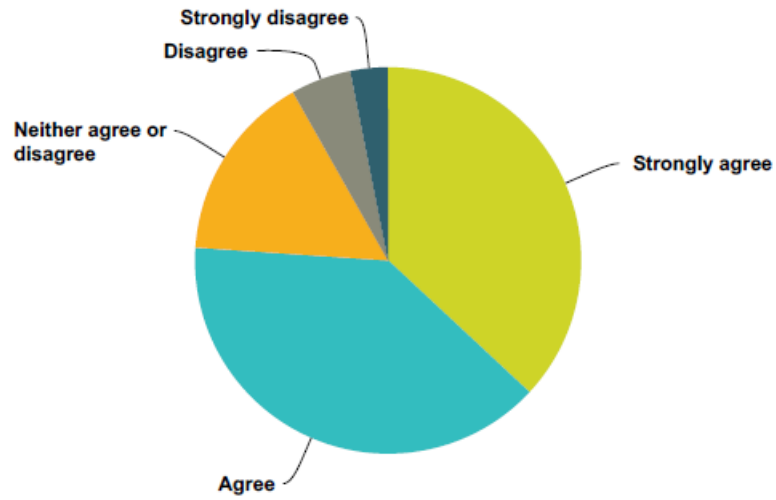
Answered: 950 Skipped: 315



Answer Choices	Responses	
Strongly agree	67.89%	645
Agree	27.05%	257
Neither agree or disagree	4.21%	40
Disagree	0.74%	7
Strongly disagree	0.11%	1
Total		950

Q35 Land at the Woolmead, East Street, should be allocated for retail development (ground floor) and residential development (upper floors).

Answered: 953 Skipped: 312



Answer Choices	Responses	
Strongly agree	36.94%	352
Agree	39.14%	373
Neither agree or disagree	15.74%	150
Disagree	5.04%	48
Strongly disagree	3.15%	30
Total		953

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
South Farnham Residents' Association	Q.31: We believe that all efforts should be made to find a site outside the Built up Area of Farnham to accommodate the Council Depot (0.9 hec) m- suggest using part of EM29 Business Site Option = 4.87 hec.	Noted
Brian Michael Wilcox Waterfield	ROOM FOR IMPROVEMENT CRONDALL	Noted
Douglas Raymond Brooks	Try to keep ground rent as low as possible so that owners can stay open	Noted, rents are not a planning matter.
Patricia Warren	Please see additional sheets at back	Noted
Margaret Bide	No. 35 ground floor business - not residential and other	Noted. The Neighbourhood Plan states that the Woolmead has redevelopment potential as a mixed use scheme comprising principally retail floorspace on the ground floor with residential development above and Policy FNPI7 allocates the site for these uses.
Mrs Anne Moorey	"BUSINESS" need not just be retail or commercial offices. How about some cultural "business / tech hub" for use by citizens of all ages etc.	Noted.
Mr A.J Brooks	More residential accommodation in the Woolmead or East Street should not be considered until the traffic and air pollution problems are solved (if possible!)	<p>Consultation with SCC highways has been undertaken. It was noted that the impact on town centre traffic would need to be assessed and that only the impact of the net increase in development was assessed on brownfield sites, meaning that the present traffic generated from the present planning use of the site is deducted from the total foreseen generation associated with new development.</p> <p>It was also noted 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.</p>

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		Highways officers advised that generally the traffic generated from a town centre development was less than that in rural locations.
Chris Meade	Encourage start-ups with subsidised rent, rent free periods, business rates free periods etc.	Noted. Rents are not a planning matter.
John Collins	Please demolish or refurb the Woolmead	Noted. The Neighbourhood Plan states that the Woolmead has redevelopment potential as a mixed use scheme comprising principally retail floorspace on the ground floor with residential development above and Policy FNPI7 allocates the site for these uses.
Dr Kirsty Wydenback	Retail development at the Woolmead should be preferentially to local, independent businesses rather than national chains/brand	Noted, but occupancy of units cannot be controlled through planning.
Gabriel Trench	Would like to see the Woolmead totally rebuilt, designed, providing more open space.	Noted. The Neighbourhood Plan states that the Woolmead has redevelopment potential as a mixed use scheme comprising principally retail floorspace on the ground floor with residential development above and Policy FNPI7 allocates the site for these uses. An attractive and enhanced public realm will be sought.
Pameka Taylor	Farnham will have enough shops, particularly if the WBC development takes place. The Woolmead could be replaced with a sympathetic development of town houses and flats, to be carried out to the standard of the private developments in St. George's Yard etc. This would provide housing and enhance the approach to the town.	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 should plan to meet objectively assessed needs where feasible. Policy FNPI7 allocates the upper floors at the Woolmead for residential development.
Mrs Susan Richardson	Priority for small retailers i.e. businesses	Noted. Policy FNPI8(c) – Farnham Town Centre seeks to prevent the loss of smaller

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		units (150sqm).
Robert Gerard Verner-Jeffreys	Business sites in town centre are crippled by high rent and rates but we don't need more business parks.	Noted. Rents are not a planning matter. The Neighbourhood Plan focusses on the retention of existing business sites rather than more business parks.
Jon Watson	The East Street development is a historical disaster. All administration are culpable and it is now almost impossible to see how it would improve Farnham in anyway. It needs to be re-thought from scratch with Farnham as the beneficiary not whoever is the fastest developer.	The Neighbourhood Plan notes that land between East Street, South Street and Dogflud Way has had planning permission for some time for a major mixed-use redevelopment including new shops, restaurants and cafes, a cinema and new housing. This scheme has the potential to deliver 9,814 sqm of retail floorspace and potentially satisfy Farnham's needs for not only the short term but the majority of the Plan period. Developers are able to complete the development for which the planning permission has been granted. 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.
Tim Clay	Farnham needs a balanced local economy, which means that it should be developed and attract business/commerce/hi-tech light industry. Otherwise the town will become a middle-class dormitory for commuters to London etc. We need fewer retail outlets - internet shopping, particularly fewer hairdressers, estate agents and charity shops. Farnham should try to attract two or more 'anchor' businesses to be based in the town. However, infrastructure improvements need to be put in place first.	Noted. The Neighbourhood Plan states that residents are keen to retain a thriving local economy rather than becoming a dormitory town. 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 should plan to meet objectively assessed needs where feasible. Planning cannot control the occupancy of shop units and increasingly

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		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.
Diana Burder	Restoration of the theatre	The Farnham Maltings offers a theatre facility which is protected. Policy FNP22 seeks the protection and, where appropriate, enhancement of Cultural Facilities Buildings which provide cultural attractions or facilities.
Mr d Cook	Someone once said "you can't please all the people all the time", East Street is a DISGRACE" for goodness sake get on with it.	The Neighbourhood Plan notes that land between East Street, South Street and Dogflud Way has had planning permission for some time for a major mixed-use redevelopment including new shops, restaurants and cafes, a cinema and new housing. This scheme has the potential to deliver 9,814 sqm of retail floorspace and potentially satisfy Farnham's needs for not only the short term but the majority of the Plan period. Developers are able to complete the development for which the planning permission has been granted. 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.
M Ryall	Surrey Saw Mills could be linked with Garden Style - 25 - for housing development. Stephenson's Engineering Site could also be linked to advantage	Surrey Saw Mills has not been promoted for housing by the landowner and is therefore not available/deliverable at this time.
Alex McHale	If the Woolmead is developed for residential use, where will people (residents) park their cars? The Woolmead is only accessible via traffic bottle necks.	Car parking and access would need to be an integral part of the design of the scheme.

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
Maurice Hewins	Woolmead should not be high rise only same height as now	The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNP1 - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The height and scale of the development would be controlled by these policies. Further detail of development requirements should be included in the policy.
David Wylde	Woolmead development should be in the scale and grain of Farnham and architecturally aesthetically of a higher standard than the proposed East Street development	The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNP1 - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The scale, grain and design of the development would be controlled by these policies. Further detail of development requirements should be included in the

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		policy.
Mr Christopher I Wells	Woolmead should be converted to residential. It is a very poor shopping area.	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 should plan to meet objectively assessed needs where feasible. Policy FNPI7 allocates the upper floors at the Woolmead for residential development.
Julian Moxon	35. Agree but not existing plan! Needs rethinking	Noted. The Neighbourhood Plan notes that land between East Street, South Street and Dogflud Way has had planning permission for some time for a major mixed-use redevelopment including new shops, restaurants and cafes, a cinema and new housing. This scheme has the potential to deliver 9,814 sqm of retail floorspace and potentially satisfy Farnham's needs for not only the short term but the majority of the Plan period. Developers are able to complete the development for which the planning permission has been granted. 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.
Simon Hill	Woolmead should be demolished and a character development - Like Lion and Lamb - that is a character business/residential site that promotes tourism.	Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies. Further detail of development requirements should be included in the policy.
Claire Burden	I am concerned that rural environments remain more or less as they are outside the immediate built up area boundary. There have been many proposals over the years to develop East Street; it desperately needs something to encourage its regeneration. Retail premises in the Woolmead have changed several times because there is limited footfall; the area needs something to draw people to it. I would hesitate to suggest a mini shopping mall with small cinema complex, along the lines of the recent development in Aldershot, because I am not sure it is the right location, but Farnham has long needed something more than a supply of pubs and restaurants and while the Maltings provides some cultural highlights, the loss of a regular theatre/cinema in a town of this size is a pity.	The Neighbourhood Plan notes that land between East Street, South Street and Dogflud Way has had planning permission for some time for a major mixed-use redevelopment including new shops, restaurants and cafes, a cinema (sought by the respondent) and new housing. This scheme has the potential to deliver 9,814 sqm of retail floorspace and potentially satisfy Farnham's needs for not only the short term but the majority of the Plan period. Developers are able to complete the development for which the planning permission has been granted. 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.
A McDougall	Rural buildings should be used for homes not business as business brings too much traffic, parking and visitors ruining the rural character of the building and area Woolmead is an ugly development would	The rural economy has been changing during the past decades, with a trend towards farms diversifying from traditional activities,

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
	prefer buildings in character with central Farnham	<p>primarily through the re-use of farm and other rural buildings for commercial, non-agricultural purposes. The protection of the landscape depends on a thriving agricultural sector and the Neighbourhood Plan wishes to continue the opportunity of farm diversification. This approach is supported by the NPPF. Inappropriate development would be controlled by Policy FNP23(d) - Transport Impact of Development which states that in order to be permitted, development proposals would not significantly add inappropriate traffic on rural lanes.</p> <p>Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies. Further detail of development requirements should be included in the policy.</p>
Paul Webb	The Woolmead is a colossal eye-sore, and has been so for the 20 years	Policy FNPI7 allocates the Woolmead site

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
	I have lived in Farnham. It was astonishing to see proposal to demolish tennis courts and theatres for development, whilst this embarrassing relic of 60's construction was allowed to remain standing. It should be demolished at the earliest opportunity, and replaced with something that belongs in Farnham, and is sympathetic to the historic appearance of Castle St and the general town centre. Unfortunately, this would imply a maximum of three story design.	for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The height of development would be controlled by these policies. Further detail of development requirements should be included in the policy.
Mrs L P Webb	Woolmead development should not include any buildings of more than three stories high.	Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		setting. The height of development would be controlled by these policies. Further detail of development requirements should be included in the policy.
Waverley Liberal Democrats (S. Edge Chairman)	Q33 disagreement arises because these policies could lead to inappropriate and unsustainable business uses in rural areas. We support the objective of ensuring that there is sufficient employment provision, generally retaining the existing provision and ensuring space for employment for the additional population. There are some challenges in doing this with the recent 'permitted rights' legislation which allows much more general business to residential changes of use.	Noted. The rural economy has been changing during the past decades, with a trend towards farms diversifying from traditional activities, primarily through the re-use of farm and other rural buildings for commercial, non-agricultural purposes. The protection of the landscape depends on a thriving agricultural sector and the Neighbourhood Plan wishes to continue the opportunity of farm diversification. This approach is supported by the NPPF. Inappropriate development would be controlled by Policy FNP23(d) - Transport Impact of Development which states that in order to be permitted, development proposals would not significantly add inappropriate traffic on rural lanes. The permitted development changes are reflected in the Neighbourhood Plan.
North West Farnham Residents' Association (S.Edge)	Q33: a) While such changes may sometimes be appropriate, a general presumption to allow them will lead to inappropriate buildings in unsustainable locations – especially the ‘business use’ proposals. (Tourist use is more likely to be sustainable as it will depend on the location) b) This would allow business uses to ignore restraints on building in the built up area c) Occasionally where a clearly established business can only expand reasonably ON THE SITE – but not in the case of ANY business Q35 If Brightwells goes ahead then it should probably be all residential as there will otherwise be too much retail capacity in Central Farnham, leading to closing down of existing shops	Policy FNPI6 – Rural Buildings for Business and Tourist Uses makes it clear that the scale and form of any proposal should not adversely affect the character and appearance of the countryside, the locality and the amenities of local residents and other countryside users. In addition, Policy FNP23 (d) - Transport Impact of Development states that in order to be permitted, development proposals should not significantly add

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		inappropriate traffic on rural lanes. Developers are able to complete the East Street development for which the planning permission has been granted. 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.
Geoffrey M Simmons and Doreen Simmons (Mrs)	Local work may result in less travelling for residents	Noted.
Christopher Tibbott	Woolmead development should link with East Street development	Whilst the two 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.
Heather Thurston	For 35-do you mean after the Woolmead has been knocked down or are you talking about virgin land?	The Neighbourhood Plan text clarifies that the Woolmead development, built in the 1970s, has redevelopment potential during the Plan period as a mixed use scheme comprising principally retail floorspace on the ground floor with residential development above.
Tim Wilcock	We need jobs as well as houses for a successful community.	Noted. The Neighbourhood Plan states that

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		<p>residents are keen to retain a thriving local economy rather than becoming a dormitory town. In preparing the Neighbourhood Plan, the Town Council has assessed the suitability of business sites for continued business use. In order to maintain a thriving local economy, Policy FNPI4 - Land for Business seeks to retain those business sites which remain fit for purpose. Sites which do not have been considered (and where suitable) allocated for residential development.</p>
Nicola Anderegg	<p>Woolmead development should be scaled down from the current proposal and incorporate more affordable housing for young people. Not sure that the cinema is necessary now that Camberley and Aldershot have opened. Would love to see the Redgrave restored into arts centre for niche films (eg foreign) and with cafe and rooms for art exhibitions.</p>	<p>Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). Residential development will need to be in accordance with Waverley Borough Council's affordable housing policy. The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The scale of development would be controlled by these policies. A cinema is part of the already permitted development at East Street. Developers are able to complete the East Street development for which the planning</p>

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		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.
Mike Downs	Woolmead should be redeveloped predominately for residential purposes, but East Street(Brightwells) should be re-thought through giving the town back the Redgrave Theatre, a decent Cinema facility, a town centre focal point and a suitable leisure area without too many additional restaurants being provided; we do not want it looking like any other town development such as that which has taken place in Aldershot	Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). In accordance with FNPI1 this would include approximately 100 dwellings. The Neighbourhood Plan notes that land between East Street, South Street and Dogflud Way has had planning permission for some time for a major mixed-use redevelopment including new shops, restaurants and cafes, a cinema (sought by the respondent) and new housing. This scheme has the potential to deliver 9,814 sqm of retail floorspace and potentially satisfy Farnham's needs for not only the short term but the majority of the Plan period. Developers are able to complete the development for which the planning permission has been granted. 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.
John Steed	We don't need more retail development as the nature of shopping has changed.	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.

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		The Neighbourhood Plan should plan to meet objectively assessed needs where feasible.
Peter and Penny Marriott	If congestion in the Town Centre, (which is already bad) is added to by development which will make the traffic even worse then businesses in the centre will suffer as people will be deterred from shopping here.	Noted. Policy FNP23 - Transport Impact of Development seeks to mitigate against significant adverse transport impacts in the town centre.
Laurel Parratt	Retail development? Farnham has enough estate agents/charity shops/coffee & restaurant "opportunities". Many people parking in Farnham do what they have to do and go - do not stop to browse.	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 should plan to meet objectively assessed needs where feasible. Planning cannot control the occupancy of shop units and 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.
Bruce Bennett	East Street? Why no reference?	The Neighbourhood Plan notes (page 60) that land between East Street, South Street and Dogflud Way has had planning permission for some time for a major mixed-use redevelopment including new shops, restaurants and cafes, a cinema (sought by the respondent) and new housing. This scheme has the potential to deliver 9,814 sqm of retail floorspace and potentially satisfy Farnham's needs for not only the short term but the majority of the Plan period. Developers are able to complete the development for which the planning permission has been granted. Should

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
		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.
Joseph Michel	Never forget the Internet has exponential growth - traditional shops are in serious decline. Increasingly people work from home this is changing society habits. Stop thinking in traditional ways it will result in the wrong decision. This is why people detest what has happened over East Street - it is a really bad Planning Application for a Georgian inspired Town like Farnham - Heritage is vital and business in Farnham needs to preserve it not destroy it - for retail business it is a USP.	<p>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 should plan to meet objectively assessed needs where feasible.</p> <p>The Neighbourhood Plan notes (page 60) that land between East Street, South Street and Dogflud Way has had planning permission for some time for a major mixed-use redevelopment including new shops, restaurants and cafes, a cinema (sought by the respondent) and new housing. This scheme has the potential to deliver 9,814 sqm of retail floorspace and potentially satisfy Farnham's needs for not only the short term but the majority of the Plan period. Developers are able to complete the development for which the planning permission has been granted. The site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre and only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy</p>

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		FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. 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.
Eileen Watson	There must be focus on restoring the town centre shopping facilities. The parking charges are outrageous and need to be a reduced - perhaps by introducing a residents reduction as some innovative councils in London have adopted.	Noted. Car parking charges are not a planning matter.
Ian Burgess	Any business development decision must 'comprehensively consider the effects on the local area of the vehicular traffic generated use, deliver, or collect from, that business. Appropriate access, road design/improvement and traffic flow in the greater area must be incorporated into the development to mitigate negative effects of congestion, physical and environmental damage, and pedestrian safety.	Noted. Policy FNP23 - Transport Impact of Development seeks to comprehensively consider the effects on the local area of the vehicular traffic generated.
Stewart Edge	Q33 proposals would lead to some very inappropriate development in rural areas using 'business' as an excuse. Q35 Woolmead should include no commercial / retail use if Brightwells proceeds as there will then be too much retail in Farnham	The rural economy has been changing during the past decades, with a trend towards farms diversifying from traditional activities, primarily through the re-use of farm and other rural buildings for commercial, non-agricultural purposes. The protection of the landscape depends on a thriving agricultural sector and the Neighbourhood Plan wishes to continue the opportunity of farm diversification. This approach is supported by the NPPF. 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 should plan

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		to meet objectively assessed needs where feasible and both East Street and the Woolmead sites are needed to help meet this need.
C D Magee	There is insufficient space for parking or use of congested roads and therefore additional residential development will change the character of the town.	Parking will need to be an integral part of any proposal. Policy FNP23 - Transport Impact of Development seeks to comprehensively consider the effects on the local area of the vehicular traffic generated.
julie flude	It would be good to think that any new business buildings or possible business parks were built with the local community in mind and be well designed and pleasing to the eye. Keep rural buildings looking the same on the outside but update inside for amenities. Landscape so that trees, plants and grass are incorporated. Buildings to reflect buildings in local communities. Help and encourage local business by reducing rates, making them proportionate to turnover.	Noted. New business buildings will need to comply with Policy FNPI - Design of New Development and Conservation and designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located and well integrated into the landscape by existing and new landscape buffers. In terms of rural buildings, Policy FNPI 6 – Rural Buildings for Business and Tourist Uses, the scale and form of any proposal should not adversely affect the character and appearance of the countryside. Rates are not a planning matter.
Patrick Bowes	Multi use should be the default expectation for most future business use applications.	Noted.
David Neal-Smith	Any development of East Street would be inappropriate without the inclusion of the Woolmead	Whilst the two 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

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		vary the scheme from that already given consent, the Neighbourhood Plan should contain a policy which controls development at East Street in such circumstances.
Wyatt Ramsdale	But have we identified enough land to maintain future employment opportunities?	In accordance with the Waverley Borough Council Employment Land Review, the Neighbourhood Plan as proposed should have identified sufficient employment opportunities.
Wendy Neal-Smith	The East Street development will be non-sensical if it does not include the Woolmead which is a blot on the landscape. The East Street development (the now so called Brightwells) is too big for Farnham. I support the principle of development but not the scale of the scheme. The marketing material to date has failed to help people understand that it doesn't include the Woolmead. So in my opinion as someone with many years experience in this field, there is almost certainly a false positive in any votes in favour of the Woolmead. It appears that Waverley are blinded by the commercial rewards (\$\$\$) they will reap and have a total disregard for the views of Farnham residents.	Whilst the two 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.
steve hibberd	Any opportunities to gain residential development in business areas should be explored.	Noted. In preparing the Neighbourhood Plan, the Town Council has assessed the suitability of business sites for continued business use. In order to maintain a thriving local economy, Policy FNPI4 - Land for Business seeks to retain those business sites which remain fit for purpose. Sites which do not have been considered (and where suitable) allocated for residential development.
Michael H. Thurston	Question 33(2) Conditional on circumstances.	Noted.

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Lynn Hutchings	Land at the Woolmead should be allocated for residential development, small affordable starter homes of 2 beds max, and retirement properties . There are already sufficient shops, cafes, and restaurants in Farnham, and with the increase in internet shopping people are visiting the town less often. The existing green space should be retained along with The Redgrave Theatre building and Brightwells House.	Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). In accordance with FNPI1 this would include approximately 100 dwellings which at the proposed density are likely to be smaller units. 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 should plan to meet objectively assessed needs where feasible and The Woolmead would help meet that need. 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.
Charles Fearnley	Comments + or - are for sites where I have some knowledge - sites I do not know are in the "neither" category	Noted.
Helen Butcher	I would like to see Woolmead redeveloped as above, but adding additional traffic to the town centre which is already at a stand still at busy time and already exceeds air pollution limits cannot be allowed.	Noted. Policy FNP23 - Transport Impact of Development Proposals requires development in areas of poor air quality or development that may have an adverse impact on air quality to incorporate mitigation measures to reduce impact to an acceptable level. The policy states that permission will be refused where unacceptable impacts cannot be overcome by mitigation.

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Stella Houchin	I agree with this plan provided it takes some of the housing of the proposed allocation for Waverley	Noted.
Barry Russ	35a - development on the East Street site should also provide a facility for Theatre as well as any proposed multi screen cinema.	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.
Robin Broadway	While I like the idea of the upper floors being used for residential purposes, the issue of pollution and increased traffic needs to be addressed. At the moment there is not a great need for additional retail space in Farnham - but it is hard to see what else the space could be used for.	Noted. Policy FNP23 - Transport Impact of Development Proposals requires development in areas of poor air quality or development that may have an adverse impact on air quality to incorporate mitigation measures to reduce impact to an acceptable level. The policy states that permission will be refused where unacceptable impacts cannot be overcome by mitigation.
Tony Patterson	We believe that the area south of Guildford Road, including the Council depot, could selectively be changed to residential development of the same type as around the Hospital. Businesses such as Homebase could be relocated to the Water Lane or Coxbridge area, since they already require customers to use cars for access.	The Council did not submit this site for development which is therefore not available/deliverable. The business park on Guildford Road has been assessed as part of the Employment Land Review and is proposed to be retained by the Neighbourhood Plan and the site has not been put forward for housing development by the landowner.
W A Woellwarth	Better public parking is urgently required in Farnham. I have suggested on several occasions that an additional 1 or even two storeys is added to the South St Sainsbury's car park and suggested you look at the White Rose Lane car park in Woking which I recommended to WBC almost 30 years ago and has been an outstanding success both commercially and aesthetically but like most comments I have made	Noted. 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

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	about East St they have been ignored!	Neighbourhood Plan should contain a policy which controls development at East Street in such circumstances.
brian martin	The Chamber of Commerce should be consulted on the appropriate balance between retail, commercial and residential uses.	The Chamber of Commerce have been consulted and have attended workshop events.
K R A Denne	The land at the Woolmead, East Street should be developed for retail and residential use but not on the basis of the existing Crest Nicholson plan. A new developer should be sought and engaged and a new more Farnham sympathetic plan drawn up rather than the existing plan which is characterless and looks as though it will be built with cheap materials which will not stand up to the test of time. Borelli walk should be untouched!	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.
Robert Stewart	The Woolmead development is an eyesore and totally out of character with rest of the centre of Farnham. This must be addressed in any proposed development.	Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies. Further detail of development requirements should be included in the policy.

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Paula Haldenby	I am not to comment fully on the business aspect of this questionnaire	Noted
Wilkes	SORT OUT EAST STREET VERY QUICKLY THE DELAYS HAVE BEEN A DISGRACE	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.
Laurence Carter	The Woolmead is an eyesore and the sooner it is redeveloped more in keeping with the character of the town, the better.	Noted. Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies. Further detail of development requirements should be included in the policy.
STONE Lawrence John	Re: Q. Query - does this mean or refer to some future proposed completely new development by demolishing what is there now? If so, not a bad idea, Woolmead Design not in keeping. (existing)	The Neighbourhood Plan states that the Woolmead has redevelopment potential (ie demolishing what is there now) as a mixed use scheme comprising principally retail

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		floorspace on the ground floor with residential development above and Policy FNPI7 allocates the site for these uses.
E. Anne. Cooper	Q 32 Land at Water Lane should be reserved for extension to the Sewage Works which are badly in need of improvement and enlargement to cope with any increase in population. Q. 35 Land at Woolmead should not be so proscriptive but should have a degree of flexibility to fulfill needs.	Thames Water supported the allocation of Land at Water Lane, identified on Map K, as a potential business site and have expressed no need for additional land for sewage treatment works in this location. The Neighbourhood Plan states that the Woolmead has redevelopment potential as a mixed use scheme comprising principally retail floorspace on the ground floor with residential development above and Policy FNPI7 allocates the site for these uses. This mix of uses is suited to a town centre location and helps meet identified needs for retail and housing development.
J R Burder	The theatre should be restored at the expense of Waverley B C excluding Farnham residents	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.
Cheryl Cross	Unless there are more houses around the pub then I fear we shall close. It would be a travesty if the pub was turned into housing. It is loved by the community but business is tough.	Noted. This comment relates to the site identified as "Land at Hale Road" which is not proposed for housing allocation for the reasons set out in the FHLAA.
Leo Danielle	Please build around businesses as it helps a lot.	Noted.
Matthew Walls	Sorry, I can't advise on business as I don't know about it.	Noted
Su McGRory	As long as proposed actions fit within accepted guidelines	Noted.
william bell	If democratic society and capitalism is to flourish then business must be	Noted. The Neighbourhood Plan seeks to

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	encouraged. Change of use should be encouraged but not abused. Existing take away food outlets should be taxed in discouragement to prevent obesity with public health given more consideration in the serving of food, Planning permission should be refused for all future applications for take away food outlets unless there are specifically targeted. The business tax rates applicable to Waverley, Farnham and all local areas are extortionate and have no relation to the possibility of a business succeeding in a local economy. If local councils are to understand their responsibility then business must be given a priority.	encourage suitable business proposals. Planning cannot control the occupancy of shop units and 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. Business rates and taxes are not planning matters.
Janet Maines	The assist our farmers it is helpful if they are allowed to diversify and hence protect the countryside.	Noted. Policy FNPI6 seeks to enable such diversification.
alan johnson	Too simplistic an approach. Treating areas in a piecemeal way, rather than looking at them as a whole	The Neighbourhood Plan has attempted to propose land uses which are well located and to help meet identified needs within known constraints.
Nick Reeve	I think the report does not provide enough scope for future office / industrial development. Farnham commercial property stock is now close to being fully occupied and companies are having to look to other areas for business space which is bad news for the town. With the loss of office buildings to residential via permitted development rights their is going to be a real shortage of decent office space and inevitably rents and values will rise.	Noted. The Waverley Employment Land Review Update, August 2014 projects that demand for office space (Use Class B1a and B1b) will outstrip supply over the Plan period, with additional floorspace required. Local agents also report a strong demand for town centre offices, particularly the modern premises. Nevertheless, recent permitted development rights mean that the loss of office development to residential use can no longer be protected through the Plan.
Paula Dunsmore	Business and how this is conducted is ever changing - areas need to be flexible to be sustainable. Mixed use units, redevelop existing locations, good networks and infrastructure is key.	Noted. The Neighbourhood Plan seeks to provide a suitable planning context to enable future business development at Farnham.
Lydia Zbinden	The development of the Woolmead is a touchy subject. I personally would welcome more retail development but would prefer fewer residential units on this site. In addition, the lack of any extra provision for traffic and parking is of great concern.	The Neighbourhood Plan states that the Woolmead has redevelopment potential as a mixed use scheme comprising principally retail floorspace on the ground floor with

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		residential development above and Policy FNPI7 allocates the site for these uses. This mix of uses is suited to a town centre location and helps meet identified needs for retail and housing development. Car parking and access would need to be an integral part of the design of the scheme.
Alexander and Helen Thompson	I would like the airfield to be retained but I can not see it in here. The airfield provides employment and is important. Some houses on it are fine but not much of it as an airfield is a lovely thing to have and should not be destroyed.	Dunsfold Aerodrome is out of the area designated for the Farnham Neighbourhood Plan and therefore the plan cannot plan for this area.
Ian Capon	Ensure alternative transport access is provided...Bikes and Walking infrastructure. Dual Use.. Section 101 or equivalent	Noted. Policy FNP23 - Transport Impact of Development - states that proposals will be permitted where they 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. Policy FNP23 should be adapted to apply to employment uses as well as residential proposals. In addition, the policy states that proposals should 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.
David Bell	Do not build on Coxbridge farm fields	See response in Housing Section
Ian Capon	See comments above.....Transport infrastructure enforced aka Section 101's	Noted.
Mark AND Jane Lee	Businesses are important. I work in the trade and you can't just change all the businesses to housing. The businesses are what makes Farnham great.	Noted. In preparing the Neighbourhood Plan, the Town Council has assessed the suitability of business sites for continued business use. In order to maintain a thriving local economy, Policy FNPI4 - Land for Business seeks to retain those business sites which remain fit

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		for purpose. Sites which do not have been considered (and where suitable) allocated for residential development.
Angela Redley	The East Street debacle has been going on for years..... I fail to understand why a 1920's cinema was allowed to be pulled down and subsequently we are left with a pile of rubble and a grotty car park. The removal of Redgrave Theatre was also a bad decision as it was an asset to the town. We have had to put up with an eyesore along East Street for far too long now.	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.
Matt Hieatt	Please consider whether Farnham needs a certain type of business when considering change of use ie no more estate agents in Farnham town centre it has become a useless place to shop!	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.
Gordon Forrester	Any development of Woolmead must be in keeping with the Georgian architecture of the rest of the town. We must not make the same mistake in building such an ugly monstrosity as the current structure.	Noted. Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham

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		Conservation Area and its setting. The character of development would be controlled by these policies.
Tilly Casson	Farnham & surrounding area needs to be business friendly if the area is to continue thriving & provide jobs, sense of community & local vibrancy.	Noted. The Neighbourhood Plan seeks to provide a suitable planning context to enable future business development at Farnham.
Janine sparks	We need pedestrianisation to reduce parking problems and pollution. We do not need retail development. If we want big stores we can go to Woking or Guildford. Keep Farnham special and different with its own independent shops, which make it such a special, market town. We don't need the big chains in Farnham. I would prefer the Woolmead to be just residential, with maybe a theatre and a coffee shop, and a return of the bowling green - or other community places.	Policy FNPI8(c) – Farnham Town Centre seeks to prevent the loss of smaller units (150sqm). The Neighbourhood Plan states that the Woolmead has redevelopment potential as a mixed use scheme comprising principally retail floorspace on the ground floor with residential development above and Policy FNPI7 allocates the site for these uses. This mix of uses is suited to a town centre location and helps meet identified needs for retail and housing development and is supported by the landowner.
Ruth Scott Plummer	I think that as far as possible the shops should all be situated right in the middle of the town. Some of the shops in Downing Street clearly struggle. If the traditional shops and small independents are to survive they must be concentrated in the attractive town centre. Any new development by way of a shopping centre on the edge of the town would mean "curtains" for shops like Elphicks and the others in that nice part of town.	Planning cannot control the occupancy of shop units and 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 within the attractive town centre. 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 should plan to meet objectively assessed needs where feasible and The Woolmead and East Street

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		developments would help meet that need.
Ella Burrows	Keeping local businesses is always a priority but I do not know much about it.	Noted. The Neighbourhood Plan seeks to provide a suitable planning context to enable future business development at Farnham.
Michael Culham	But East Street proper is a disaster and itself needs a remake - and not WBC's madcap scheme.	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.
Francoise Hancock	Better use of existing sites - bury parking; park and ride for workers; East street - where should I start - better design, not retail as it impacts on the retail core in the borough/lion & lamb - small residential units, BI, entertainment and leisure. Units with scope to change between uses.	The Woolmead and East Street developments would help meet an identified retail need. 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.
Julia Hilton	Is there really a need for yet more shops in Farnham in addition to the planned East Street development? What contribution could the Woolmead make to housing need if it became entirely housing?	The Woolmead and East Street developments would help meet an identified retail need. 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.

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		Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). In accordance with FNPI1 this would already include approximately 100 dwellings.
Steven Braysher	The idea of replacing the unattractive East Street buildings with purpose designed shops and accommodation sounds very appealing. However, the concept specification would be very important as to how successful this redevelopment would be. A linear high street shop front arrangement with no resident parking/vehicle access facilities would be a waste of money, and would not encourage occupation or shoppers. The needs of the businesses and residents would be a difficult, but not impossible, balance to achieve. I believe that a partially enclosed shopping centre, or centralised street layout (as per the recent development in Bath) would work well, and accommodation could be laid out as to allow easier access for residents, whilst maintaining the needs of the businesses i.e. goods vehicle access. This may include narrowing or remodelling of the one way behind East Street, as the inside lane is heavily under-utilised and may not be necessary.	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.
Julie Russ	33a) Such changes may sometimes be appropriate, but a general presumption to allow them will lead to inappropriate buildings in unsustainable locations – especially the ‘business use’ proposals. Tourist use is more likely to be sustainable as it an attractive location is necessary to attract tourists. 33c) When a clearly established business can only expand reasonably ON THE SITE – but not in the case of ANY business	Policy FNPI6 – Rural Buildings for Business and Tourist Uses makes it clear that the scale and form of any proposal should not adversely affect the character and appearance of the countryside, the locality and the amenities of local residents and other countryside users. In addition, Policy FNP23 (d) - Transport Impact of Development states that in order to be permitted, development proposals should not significantly add inappropriate traffic on rural lanes.
Janet Radley	Impossible to comment without knowing the viability of the relevant business premises Woolmead development a priority	Noted.
Amanda Broadway	Re 35 above, I agree that the Woolmead should be allocated for residential development, but am not sure that Farnham really needs	Noted. The Woolmead and East Street developments would help meet an identified

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	new retail development. Is there a danger that additional retail will only compete with the existing shops, and risk putting them out of business?	retail need.
Matthew Stuttard	Get on with East Street!!	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.
David Edwards	Question 34: I object to the inclusion of the word 'adversely'. What does this mean? If you were being honest with your tax payers, you would have phrased this question as follows: The scale and form of any proposal for rural buildings should not affect the character and appearance of the countryside...etc	The inclusion of the word 'adversely' is an appropriate qualification to the question and the relevant policy. Otherwise those reading the question or policy would not know whether it applied to development which would have an adverse impact on character or would fit well with the character of the countryside, or enhance it.
Simon Paterson	I believe the simultaneous Woolmead re-development should be made a binding condition of any eventual (??) East Street re-development.	Whilst the two 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.

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Gavin Swinden	If you go ahead with additional houses then transport will grind to a halt and this will affect business	Noted. Policy FNP23 - Transport Impact of Development seeks to mitigate against significant adverse transport impacts in the town centre. Where adequate transport infrastructure is not available to serve the development, the development should provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements.
Ga Molony	Q.32 Not if in Area of Strategic Visual Importance WBC LP 2002	Areas of Strategic Visual Importance (ASVI) are designated in the Waverley Local Plan (2002) as other areas which need protection because of the role they play in preventing the coalescence of settlements or because they are an area of open land that penetrates into the urban area like a green "lung". They were considered strategic areas because of the part they play in retaining the character of Farnham. Since the Local Plan was adopted, the Farnham Design Statement has identified the distinctive character of each of the areas of Farnham and was adopted as a material consideration by Waverley Borough Council in 2010. In addition the AONB review is being undertaken and Waverley Borough Council has undertaken a landscape sensitivity and capacity study which does not identify this area as one with high landscape value and sensitivity. The Neighbourhood Plan uses the most recent evidence base and takes account of the NPPF.
Derrick Price	31. Council depot should be moved.	The Council Depot does not currently have a suitable site to reallocate to.
Jennifer Price	31. The council depot should be moved outside the town	The Council Depot does not currently have a

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		suitable site to reallocate to.
Brian Lowe	Parts of the area are badly served by broadband and parking and as with housing business areas need access, parking and ease of transport. Where is provision for this? All development need support, be it residential or business to make an integrated whole and cannot be considered in isolation. New development MUST make a substantial contribution to infrastructure needs within the area of development.	Noted. The chapter on Infrastructure deals with infrastructure requirements. Broadband is not a land use matter which cannot lawfully be included as a policy in the Neighbourhood Plan.
Maureen Davenport	Pavements are in poor condition. Can anyone remember when they were last re-surfaced - I have only lived here for 30 years!?	The condition of pavements is not a land use matter which the Neighbourhood Plan can lawfully include as a policy.
Mr John D Davenport	1. The combination of HIGH council rates and HIGH property rentals upon town centre retail outlets has led to many quality businesses quitting Farnham - and thus the invasion of charity shops on short leases! 2. You have no questions about availability or lack of road access for deliveries being a criteria	Rates and rents are not a planning matter. Policy FNP23 - Transport Impact of Development states that, for a proposal to be acceptable, safely located vehicular and pedestrian access with adequate visibility should exist or be created.
Marlene Hotz	Parking and transport issues need to be addressed rather than constantly ignored.	Noted. The transport section of the Infrastructure chapter covers this topic.
Peter & Bridget Reed	There has been a recent tendency for the Council to approve unsuitable retail activities that do not sit comfortably with the ethos of Farnham. 2 recent examples are the approval of a tattoo studio in Downing Street and a Pound Shop in the ex-Woolworths premises - home until recently to Evitavonni. Such businesses may be desirable to some, but not in prime town centre sites. Looking further back, there have been far too many approvals for hair dressers (how many now??), mobile phone shops, bookies and estate agents. Perhaps these are the only businesses whose turnover can cope with escalating rent and rates which are now at such a point that they militate against the possibility of small business owners opening boutique shops which add so much to the character of a town (as opposed to chain stores etc.). Such unique shops actually bring in visitors / tourists who look for character and diversity - not a town centre increasingly identical to every other.	Noted. Planning cannot control the occupancy of shop units and 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.
Harrison	Woolmead development should be low rise,	Policy FNP17 allocates the Woolmead site for a mix of retail development (ground

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		floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The height of development would be controlled by these policies. Further detail of development requirements should be included in the policy.
David Taylor	Similar to the comments re housing	Noted.
Mary Hearn	I strongly disagree with the existing proposals for the redevelopment of the Brightwells area as being out of keeping with character of the town and unnecessary in terms of retail provision for the town.	The East Street development would help meet an identified retail need. 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.
sarah webster	Could the land at the Woolmead East Street be changed into a new residential development in keeping with the architectural styles found in Farnham.	Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). In accordance with FNPI1, this would include approximately 100 dwellings. The

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		Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The design of development would be controlled by these policies. Further detail of development requirements should be included in the policy.
Nick Thurston	Use brown field sites only	The majority of sites allocated for future provision for business in the Neighbourhood Plan are brownfield.
Brian Hollis	Woolmead should be included together with the existing proposed East Street development to give a more comprehensive proposal which may be more acceptable to Farnham residents.	Whilst the two 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.

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Helen Locke	The buildings here are very ugly, but the services are all useful - the traffic flow doesn't help with this. It would be my preference that there is no residential mixed in here as it is like a roundabout.	Noted. Residential uses will help make a scheme more viable, would help meet a need for new dwellings (including small units) on a sustainably located brownfield site and help make the best use of land.
John Pownall	No more retail units are needed in Farnham - we clearly cannot fill the existing units and the trend is for more online, less retails High Street presence.	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 should plan to meet objectively assessed needs where feasible.
Pamela Pownall	Efforts should be made to move the council depot out of the town area. Suggest could be located at new site at Water Lane (see Q.32) Current site could be used for affordable housing - good access, near to the town etc.	The Council Depot does not currently have a suitable site to reallocate to. The Neighbourhood Plan allocates the site at Water Lane for business use but in addition detailed land negotiations and planning considerations would be required.
Simon Johnson	No new shopping development in East St please.	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 should plan to meet objectively assessed needs where feasible. The East Street development would help meet an identified retail need.
Robert C. Gentry	It is important for me to understand what types of business are to be encouraged and how this vision fits within the overall development plan? I have no specific objection to any particular enterprise but the term 'business' is a very broad brush. Within Farnham Town centre, there are in my opinion already more than enough Estate Agents, Hairdressers, Mobile Phone Repairers and Charity Shops. Therefore as part of the overall development plan, there has to be a vision to	Noted. Planning cannot control the occupancy of shop units and 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

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	encourage a wider diversity of retail. Secondly apart from The Maltings, there is very little in the way of leisure that is not directly attached to Pubs or Restaurants and virtually nothing for young families. Finally, when it come to the activities of Small and Medium Enterprises, what financial encouragement will be given to attract these businesses into the area. It's all very well and good to have a development pan in terms of usage of land and construction but without a supporting economic vision how can one make a genuinely balanced judgement? Perhaps there should be another survey to accompany this one that directly addresses the issue?	West Street and Downing Street. The East Street planning consent which can be implemented at any time contains a cinema to add to the cultural diversity of the Town Centre.
James Pye	Q35. I am strongly opposed to the present plans for the Brightwell site (Crest Nicholson) and so any redevelopment for the Woolmead would need to be very carefully considered. Present retail outlets in the town are underused except charity shops and estate agents.	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. Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The design of development would be

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		controlled by these policies. Further detail of development requirements should be included in the policy.
David C Everitt	Areas adjacent to large roads such as the A31, A325 and A331 should be considered of business use.	Noted. No additional sites have come forward in the call for sites for business purposes.
sheila musson	Question 35. I disagree with the current plan on the scale of the development but agree that a small development should be made. I feel the council has acted badly in nearly all aspects of this development. It makes me very sad to see the deserted bowling club where elderly folk could have been playing and socialising rather than having been closed down long before the land was needed.	Policy FNP17 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNP1 - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The design of development would be controlled by these policies. Further detail of development requirements should be included in the policy. 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.

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Mrs S R Jacobs	Office and retail space has become too expensive in this area so with high car ownership, businesses can move easily to cheaper sites or self-employment at home.	Noted. Rates and rents are not a planning matter.
Andrew Pritchard	Woolmead should not just be designated as retail (ground floor), residential (upper floors). I suggest letting architects and designers to be creative in designing an innovative, tourist focus, centre. Something that is unique and not just another "me-too" shopping block that could be found in any surrounding town.	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. There is also an identified housing need. The Neighbourhood Plan should plan to meet objectively assessed needs where feasible. The allocation made in Policy FNPI7 at the Woolmead will help meet this objectively assessed need on a sustainably located brownfield site. There is no identified demand for specific tourist uses beyond retail provision which is not met elsewhere in the town. The design will be controlled by the relevant policies of the Neighbourhood Plan.
YOLANDE HESSE	Where possible Business parks should be placed on the edge of the town enabling town centre sites to be for residential as we are going to need more and more walking distance residential in the future for and ageing population. Business parks are better placed on the edges where customers can visit them easily.	Noted. The Neighbourhood Plan seeks to retain most of the existing business sites in the town. The distance to facilities has been taken into account in allocating residential sites.
Champion	The plan for east street should reflect the architecture of the whole town instead of making it look a copy of the buildings at camberley. Attention must be paid to the effect of any development on traffic movement in the town centre. Currently it is a mess and farnham is suffering because Waverley borough council does not have a proper neighbourhood plan or any idea where it is logical to meet housing targets.	The East Street development would help meet an identified retail need. 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. The transport section of the Infrastructure chapter covers the

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		transport implications.
Ian Holder	I have no idea what question 31 means.	Noted
Manela Metz	East Street development should go ahead including building of a small cinema complex	The East Street development would help meet an identified retail need. 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.
Charles Stuart	I would agree if this scale was significantly reduced.	Noted
George	Given that Sainsburys Plc appears to be abandoning new projects (such as Bishop's Waltham) the Council needs to explain its Plan B for the centre of Farnham	The Neighbourhood Plan sets out the proposals for the Town Centre – see Town Centre chapter and responses.
Penny Hardcastle	The Woolmead should be redeveloped but retail must remain largely independent. Farnham is so charming as it is not full of chain stores. We have enough of them now and need more independents so please keep rates down to encourage them to stay.	Noted. Policy FNPI8(c) – Farnham Town Centre seeks to prevent the loss of smaller units (150sqm).
Andrew Kilpatrick	you must pay due regard to current local business demand AND ALSO encourage new business opportunity in the supply of premises	Noted. The Neighbourhood Plan seeks to retain most of the current business sites where some expansion and regeneration is expected. In addition, a further site is allocated for business development (Policy FNPI5) and Policy FNPI6 – Rural Buildings for Business and Tourist Uses – enables opportunities for business in the rural area. No additional sites have come forward in the call for sites for business purposes.
Robert Young	Residential only as there are a number of retail properties empty or why not flatten the shops opposite the Marlborough Head and redevelop that site	The Neighbourhood Plan identifies a retail need over the Plan period to 2031 based on an increased population within the town's

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		retail catchment and increased spend per head. The Neighbourhood Plan should plan to meet objectively assessed needs where feasible. The allocation made in Policy FNPI7 at the Woolmead will help meet this objectively assessed need on a sustainably located brownfield site.
Karen Fewster	Woolmead should be redeveloped into a series of buildings more in sympathy with the character of the town.	Policy FNPI7 allocates the Woolmead site for a mix of retail development (ground floor) and residential development (upper floors). The Neighbourhood Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies. Further detail of development requirements should be included in the policy.
janet pym	just get on with east street and stop wasting public money on faffing	Developers are able to complete the East Street development for which the planning permission has been granted at any time so the date of construction is not within the control of the Neighbourhood Plan.
Nicholas Scales	more mixed use spaces enabling workers to live close to light industrial and office space should be considered.	Noted. In order to maintain employment prospects in the area, the Neighbourhood Plan seeks to retain most of the current

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		business sites where some expansion and regeneration is expected. In addition, a further site is allocated for business development (Policy FNPI5) and Policy FNPI6 – Rural Buildings for Business and Tourist Uses – enables opportunities for business in the rural area. No additional sites have come forward in the call for sites for business or live/work units.
b. cannon	many business premises have potential space above the shop for residential development	Noted. Such development would not be prevented by the Neighbourhood Plan. Offices are also located above the shop, providing an important part of the town's office stock.
David appleton	And redesign awful west street development	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.
Paul Pearson	The current traffic congestion will be made unbearable if more businesses and homes are allowed in the town centre	The redevelopment is, to some extent replacing existing, or former, uses which generated traffic. Policy FNP23 - Transport Impact of Development seeks to mitigate against significant adverse transport impacts in the town centre.
Mike Field	Business bring money into the area.	Noted
Mrs Valerie Nye	If business sites cannot be let and this continues for many years, owners must be approached to release for housing if appropriate.	The Waverley Employment Land Review Update, August 2014 projects that demand for office space (Use Class B1a and B1b) will outstrip supply over the Plan period, with additional floorspace required. for Farnham,

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		The Employment Land Review Update also illustrates that the highest level of transactions for leased industrial and warehousing floorspace premises was in Farnham (March 2012 – March 2014). Local agents have also reported strong demand for such premises in Farnham. The town has a low vacancy rate for all types of business premises and Farnham residents are keen to retain a thriving local economy rather than becoming a dormitory town. In preparing the Neighbourhood Plan, the Town Council has assessed the suitability of business sites for continued business use. In order to maintain a thriving local economy, Policy FNPI4 - Land for Business seeks to retain those business sites which remain fit for purpose. Sites which do not have been considered (and where suitable) allocated for residential development.
Brian	Farnham needs jobs more than houses	There is a need for jobs and homes in Farnham up to 2031 and the Neighbourhood Plan seeks to provide a balance of both.
David Howell	Business Use sites no longer suitable for or economic for business use should be considered for residential use to prevent the need to use Green Field Sites	In order to maintain a thriving local economy, Policy FNPI4 - Land for Business seeks to retain those business sites which remain fit for purpose. Sites which do not have been considered (and where suitable) allocated for residential development.
Mrs Libby Ralph	Business development should not be protected at expense of housing - empty sites can convert to housing	In order to maintain a thriving local economy, Policy FNPI4 - Land for Business seeks to retain those business sites which remain fit for purpose. Sites which do not have been considered (and where suitable) allocated for residential development.

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Mr E Spencer	Redesignation of land use within gaps between villages should not be allowed to prevent erosion of the gaps and potential impact on wildlife and fauna	Noted. See response to Environment Chapter.
CHRISTOPHER BURTON	the need for additional retail space should be examined in the light of the expected growth in internet shopping over the plan period. it may be that planned or existing retail space can be reallocated to housing thus reducing the need for development on greenfield sites.	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 objectively assessed needs by retaining the existing shop provision where possible given new permitted development rights and through the East Street and Woolmead developments.
John Chennells	I don't think you can generalise on these - you have to consider each proposal on its individual merits	Noted.
jeremy regan	for gods sake stop mucking about with woolmead and do something with it	Noted. The Woolmead site is allocated in the Neighbourhood Plan for development and it is for the owners and developers to implement proposals.
Mr Jim Pressly	The Woolmead re-development proposal is in line with the view that town centres of the future will be a mixture of residential, retail and offices; not exclusively retail. I support this change. Cheap car parking should also be considered so people are more likely to 'pop' into town.	Noted. Parking charges are not within the lawful scope of the Neighbourhood Plan.
Janice Powell-Perry	Wrecclesham has taken more than its fair share of development in the 30 years that I have lived here, including: St Peter's Gardens, The Pottery developments, Spooner's yard , Fred Basset's land to name but a few. Living in Wrecclesham is fast becoming a nightmare, with an impossible traffic problem to travel anywhere East of the town. The other villages must take their fair share. This comment relates to previous section but would not post so trying here.	Noted. See responses in the Housing section.
Ray Grainger	The Woolmead is an eyesore. If ground floor retail is to work it needs to be extremely attractive to encourage shoppers to visit the poor end of Farnham. Fix it now and do it well. Stop talking about it and do it.	Noted. The Woolmead site is allocated in the Neighbourhood Plan for development and it is for the owners and developers to implement proposals. The Neighbourhood

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		Plan notes that the location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies.
CW.WICKS	Farnham is full	It is for the Neighbourhood Plan to help meet objectively assessed needs where feasible.
sharon downs	the proposed redevelopment of east st. wil ruin the rest of Farnham moving its natural centre and creating empty outlets in the current main part of the town. Look at Aldershot!!	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. There should therefore be sufficient spend to support the existing and projected shopping need. The Neighbourhood Plan plans to meet this objectively assessed needs by retaining the existing shop provision where possible given new permitted development rights and through the East Street and Woolmead developments.
James Chadkirk	There is a very narrow range of shops in Farnham. Elphicks and some smaller shops at the expensive end; Iceland, Lidl an charity shops at the cheap end. Otherwise only restaurants. We need a wider range of shops and amenities. You've been promising a cinema for 10 years, get on with it! Some mid-range shops like a Marks and Spencer clothes	The Neighbourhood Plan cannot control the retailers who occupy the shop units in the town. In order to retain the smaller units within the town centre, Policy FNPI8(c) – Farnham Town Centre seeks to prevent the

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	outlet would be great.	loss of smaller units (150sqm). The Neighbourhood Plan notes that land between East Street, South Street and Dogflud Way has had planning permission for a major mixed-use redevelopment including, a cinema which can come forward at any time. There is no power to force the developer to implement the scheme.
Mrs Adlam	Farnham is over-developed. Businesses should be sited as far away from the town centre as possible.	In order to maintain employment prospects in the area, the Neighbourhood Plan seeks to retain most of the current business sites away from the town centre where some expansion and regeneration is expected. In addition, a further site is allocated for business development away from the town centre (Policy FNPI5) and Policy FNPI6 – Rural Buildings for Business and Tourist Uses – enables opportunities for business in the rural area. No additional sites have come forward in the call for sites for business or live/work units.
Alison Burns	we need to use existing business units not develop more	The Neighbourhood Plan focusses on retaining most of the current business sites where some expansion and regeneration is expected. In addition, to provide some flexibility in supply of sites, a further site is allocated for business development away from the town centre (Policy FNPI5) and Policy FNPI6 – Rural Buildings for Business and Tourist Uses – enables opportunities for business in the rural area. No additional sites have come forward in the call for sites for business or live/work units.
Grieverson Mrs	Underground or roof parking should be included	Noted. This is a matter for detailed design.
N Burch	many offices have been converted to residential, especially in the town	Noted. Permitted development may result in

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	centre precincts, under Permitted Development rules. This loss has to be taken into account.	the loss of office premises in the town centre although demand for such space remains strong.
Alastair Emblem	Please develop Woolmead and the rest of the new East Street site in a style and scale that is harmonious with the historic buildings of Farnham	The Neighbourhood Plan notes that the Woolmead and East Street sites form part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNP1 - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies. Further detail of development requirements should be included in the policy.
Edward Walters	In many cases, businesses are not required to be near customers or suppliers & so are flexible in their location. Accordingly, land & existing buildings within rural areas is not required for such use & alternatives ought to be sought to avoid compromising such sites.	The rural economy has been changing during the past decades, with a trend towards farms diversifying from traditional activities, primarily through the re-use of farm and other rural buildings for commercial, non-agricultural purposes. The protection of the landscape depends on a thriving agricultural sector and the Neighbourhood Plan wishes to continue the opportunity of farm diversification. Enabling the conversion of rural buildings adds flexibility to the supply of premises available. This approach is supported by the NPPF and the general response to consultation.
Sue Haworth-Edwards	Businesses must be appropriate for location (no nightclubs in town	Noted.

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	centre!)	
Daniel Bamford	Residential development at Woolmead would need to have a zero car policy.	Noted. Policy FNP23 - Transport Impact of Development Proposals requires development in areas of poor air quality or development that may have an adverse impact on air quality to incorporate mitigation measures to reduce impact to an acceptable level. The policy states that permission will be refused where unacceptable impacts cannot be overcome by mitigation.
Emily Bamford	Farnham needs to progress and develop as a town centre to cater for all residents. Pedestrians areas are vital.	Noted. Pedestrianisation of the existing highway is not a land use matter and therefore cannot lawfully be included as a policy in the Neighbourhood Plan.
Brian Edmonds	Farnham needs jobs more than housing low interest rates have created the next national debt crisis.	There is a need for jobs and homes in Farnham up to 2031 and the Neighbourhood Plan seeks to provide a balance of both.
Roger Steel	Business units in Waverley only have on average 5 employees.	Noted.
South Farnham Residents' Association	Q.31: We believe that all efforts should be made to find a site outside the Built up Area of Farnham to accommodate the Council Depot (0.9 hec) m- suggest using part of EM29 Business Site Option = 4.87 hec.	Business Site Option EM29 is within the Built Up Area Boundary in the Neighbourhood Plan. The Neighbourhood Plan allocates the site at Water Lane for business use but in addition detailed land negotiations and planning considerations would be required. No other suitable sites have been put forward for business uses outside the built up area.
Patricia Warren	Please see additional sheets at back	Noted.
Margaret Bide	No. 35 ground floor business - not residential and other	Noted. The Woolmead site is allocated in the Neighbourhood Plan for development and it is for the owners and developers to implement proposals. The Neighbourhood Plan notes that the location of the site forms

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		part of the setting of the town centre conservation area and forms an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. The character of development would be controlled by these policies.
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 than shops to work effectively. see section below for lack of clearly defined needs. (All of Question 37)	The Neighbourhood Plan clearly identifies a retail need over the Plan period to 2031 as 1,517 sq m floorspace (net) for convenience goods (noting this is not of a scale to justify a new store) and 20,871 sqm (gross) and 14,610 sqm (net) for comparison goods based on an increased population within the town's retail catchment and increased spend per head (Page 60). The Neighbourhood Plan should plan to meet objectively assessed needs where feasible. The Woolmead and east Street sites should help meet that need. Planning cannot control the occupancy of shop units and 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.
Alan Cooke, Pro Vice-Chancellor,	UCA would like the Farnham Plan to expressly support the	Additional text should be added to

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Respondent	Representation	Response (bold indicates recommended amendments to text)
University for the Creative Arts	<p>development of a Games Design and Creative Media Enterprise and Incubation Hub at the Farnham Campus. This development would build on UCA's existing strengths in this area by fostering business support, incubation and start-up companies. UCA already has courses associated with companies including Apple, BBC, British Film Institute, CNN, Kodak, Sky Television, Sony and Vodafone. The Hub would enable recent graduates to obtain formal recognition of their work, to the benefit of both the students and businesses.</p> <p>The Games Design and Creative Media Enterprise and Incubation Hub fits wholly with the Enterprise M3 Skills and Employment Strategy (January 2014). The LEP's vision is for the LEP area to become the premier location in the country for enterprise and economic growth, balanced with an excellent environment and quality of life.</p> <p>Developing the Hub at the Farnham Campus would help to address low graduate retention levels in the LEP area in accordance with the LEP's Strategy by making the Campus a business development host. It would also support economic activity in Farnham, commensurate with its principal Town status in the Borough.</p> <p>UCA is working with Enterprise M3 to secure funding from the Local Growth Fund. UCA would contribute the land, infrastructure and services, academic support and expertise, staff to join the Creativity Professionals team and potentially develop a new MA course in Professional Practice. It would assist the delivery of this proposal if support for the development could also be expressed in the Neighbourhood Plan.</p>	<p>explain the development of a Games Design and Creative Media Enterprise and Incubation Hub at the Farnham Campus in the Education section of the Infrastructure chapter.</p>
Waverley Borough Council	<p>Page 54 - Need to be more specific which Employment Land Review is being referred to? Is it the Waverley one or Farnham's as both were published in 2014 (Waverley's was updated).</p> <p>Is the expression "acceptably located" meant to be "suitably located"?</p>	<p>The Neighbourhood Plan must be in general conformity with the strategic policies contained in the adopted Local Plan (2002). The principal concern of the Borough Council is therefore to advise the Town</p>

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
	<p>Page 55 - FNPI4 - Land for Business</p> <p>The sites id reference in the policy does not match up with the ELR reference.</p> <p>The Waverly ELR includes more sites than Farnham ELR. Is there a reason for this? Has a site threshold been applied? If they are omitted, are they still to be safeguarded?</p> <p>Some of the sites that appear to be recommended for retention in the ELR assessments do not appear to be included in the policy for retention (i.e. EM21 Millennium Centre and EM22 Headway House) Some of the sites have been assessed as being sui generis (although their use has not been verified by Waverley). Although Waverley's Local Plan employment policies technically only relates to B uses, if there is evidence that these sites make an important contribution to the Farnham economy that you want to maintain, is this an opportunity for the FNP to safeguard these sites as employment generating sites? Will the FNP set out in more detail how it can be demonstrated that the site has no reasonable prospect of business use being taken up or continued? Is the period of the Neighbourhood Plan the right length of time? What evidence is there for using this period?</p> <p>The assessments in the Farnham ELR use criteria relating to planning constraints. How important are these constraints in terms of considering whether an existing employment site should be retained? The assessment does not accord with the policy FNPI4 which talks about retaining employment sites where it can be demonstrated that they can continue to be used for that purpose, not on their impact on strategic planning designations.</p> <p>Page 55 - Where is the evidence of a shortage of high quality modern accommodation? Is it from the interviews with commercial agents held in August 2014?</p> <p>Page 56 – FNPI5 – Business Site Option.</p> <p>We note that you are proposing a business site allocation but the Local</p>	<p>Council whether the Regulation 14 Neighbourhood Plan generally conforms with adopted strategic policies where such policies are themselves seen as consistent with national policy contained in the NPPF. Unfortunately the comments provided to the Town Council do not contain such an appraisal or advice. The Neighbourhood Plan can lawfully be prepared in advance of an up to date Local Plan. The Neighbourhood Plan is informed by, and consistent with evidence informing the emerging Local Plan. Comments on the reasoning and evidence informing an emerging Local Plan are appreciated.</p> <p>The Neighbourhood Plan specifically refers to the Employment Land Review Update (2014) and provides a weblink to the document (page 54).</p> <p>The Employment Land Review Update (2014) provides the evidence for seeking to retain business development sites. It is surprising that the Borough Council questions the planning constraints used in their own evidence base for the emerging Local Plan. The Town Council consider the constraints as appropriate but have also undertaken a market assessment with experienced local agents of the suitability of sites for continued business use. The Employment Land Review assesses the employment potential of sites for B1, B2 and B8 Uses and should not include sui generis uses. The Millennium</p>

Comments in relation to Business		
Respondent	Representation	Response (bold indicates recommended amendments to text)
	<p>Plan has not yet provided the context on how much employment land is needed. We anticipate that a further update to the Employment Land Review will provide more definitive idea of the employment land needed. This policy is extremely vague. It will be necessary to provide a much clearer indication of the uses and quantum of development on this site in the submission version of the FNP.</p> <p>Page 57 - Need to specify that it is the permitted development rights that allow for agricultural buildings under 500 sq m to change to a number of other uses.</p> <p>What justification is there for not normally permitting the re use of rural buildings for residential purposes? See NPPF paras 51 and 55. Furthermore the change to permitted development rights from April 2014 now allows a change of use from agriculture to residential subject to prior approval received by the Local Planning Authority.</p>	<p>Centre and Headway House are located within the Town Centre alongside other office developments and as the Borough Council will have observed are referred to in the appropriate chapter on page 61 of the Neighbourhood Plan. The Neighbourhood plan lawfully reflects the latest changes to permitted development rights in relation to the lack of powers to restrict the change of use from offices to residential development. For this reason, no policy which is contrary to current regulations is introduced into the Neighbourhood Plan. Nevertheless, the Neighbourhood Plan expects that much of the modern office stock will remain in office use during the Plan period. It is unclear whether the Borough Council is seeking greater detail on assessing the prospect of business use being taken up or continued use for business purposes. The Plan period is the appropriate period over which to make this judgement as this is a long term plan which has assessed the future balance of uses.</p> <p>The evidence for the perceived shortage of high quality modern accommodation for light industrial uses within Farnham is referred to on page 54 as the Borough Council's own Employment Land Review Update (2014) and the local agents having reported strong demand for such premises in Farnham Consultation also confirms that Farnham residents are keen to retain a thriving local economy rather than becoming a dormitory town.</p> <p>Policy FNP15 identifies a Business Site</p>

Comments in relation to Business		
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		<p>Option on land at Water Lane, Farnham but further details will be provided in the Submission Neighbourhood Plan.</p> <p>Changes to permitted development rights including for agricultural buildings should be included in the Neighbourhood Plan.</p>