

# Responses to Landowner/ Developer Submissions to the Regulation 14 Farnham Neighbourhood Plan

## Land South of Frensham Vale Road, Farnham - Boyer Planning

### Housing Supply

The Neighbourhood Plan does not have to be in general conformity with the strategic policies of an emerging Local Plan but should support the strategic development needs set out in the adopted Local Plan. The emerging Waverley Local Plan does not have a settled position in relation to the most appropriate strategy for the distribution of development in the Borough – and, consequently, nor is this the situation at Farnham.

Many of the brownfield sites have come forward as a result of the Neighbourhood Plan indicating achievability of such sites in Farnham and the Coal Yard is now available for development.

Policy FNP8 – Preventing Coalescence. The wording of the explanatory text and policy is considered clear.

Policy FNP12 – Small Scale Dwellings. Larger sites provide the opportunity to accommodate a range of dwelling types across the site and not all parts of such sites are constrained by the context of immediate abutting development. **The explanatory text can give further guidance on the definition of smaller and larger sites.** The policy is appropriately worded.

See appraisal and conclusions in the FHLAA for the specific site.

## Land at Hale Road, Farnham – CGMS Consulting

See appraisal and conclusions in the FHLAA for the specific site.

## Land to the south-east of Badshot Lea, Farnham - Harlequin Group

The response is to the Waverley Local Plan housing scenarios.

The emerging Waverley Local Plan does not have a settled position in relation to the most appropriate strategy for the distribution of development in the Borough – and, consequently, nor is this the situation at Farnham.

See appraisal and conclusions in the FHLAA for the specific site.

## **Waverley Lane, Farnham - Genesis Town Planning on behalf of Wates Developments Limited**

A Neighbourhood Plan can come forward before an up-to-date Local Plan is in place. The Town Council considers the extended period taken to adopt an up to date plan since 2002 is too long and that in the absence of an up to date planning framework the area needs a Neighbourhood Plan in place. The Neighbourhood Plan does not have to comply with an emerging Local Plan but should support the strategic development needs set out in the adopted Local Plan. The emerging Waverley Local Plan does not have a settled position in relation to the most appropriate strategy for the distribution of development in the Borough – and, consequently, nor is this the situation at Farnham.

Policy FNP1 – Design of New Development and Conservation – support noted and no further clarification of wording is considered necessary.

Policy FNP 7 – Protect and Enhance the Countryside / Map E – is taken from the Waverley Borough Council Landscape Study and remains appropriate.

See appraisal and conclusions in the FHLAA for the specific site.

## **Land at Crondall Lane, Farnham - Woolf Bond Planning on behalf of Taylor Wimpey UK Ltd**

The Neighbourhood Plan does not have to comply with an emerging Local Plan but should support the strategic development needs set out in the adopted Local Plan. The emerging Waverley Local Plan does not have a settled position in relation to the most appropriate strategy for the distribution of development in the Borough – and, consequently, nor is this the situation at Farnham.

The good degree of agreement between the Borough and Town Council on the suitability of sites is noted in the representation from the Borough Council. The use of different criteria within the FHLAA and the SHLAA, particularly the importance placed on avoiding coalescence between the distinct areas of Farnham in the FHLAA has led to a different outcome in some cases.

Subject to the proposed modifications to the sites to be allocated (see responses to Housing section of the Neighbourhood Plan), the sites proposed for allocation in the Neighbourhood Plan are considered deliverable, suitable and achievable,

See appraisal and conclusions in the FHLAA for the specific site.

## **Land at Coxbridge Farm, Farnham – WYG on behalf of Sentinel Housing Association**

Support for the housing allocation noted. The density has been reassessed and **a revised density (30dph) is considered suitable for this site**. With substantial landscaping and

control of the setting of the setting of the listed buildings **the net housing capacity is proposed to be amended to 350 dwellings.**

## **10 Acre Walk - Surrey CC**

Site confirmed as not available. Noted.

## **Cedar House - Mr Martin Allen**

Farnham Built Up Area Boundary comments noted. **The Built Up Area Boundary is proposed to be revised adjoining Cedar House** to ensure consistency.in accordance with the Farnham Built Up Area Boundary guiding principles, June 2016.

See appraisal and conclusions in the FHLAA for the specific site.

## **Land at Gardeners Hill Road - Boyer Planning**

See appraisal and conclusions in the FHLAA for the specific site.

## **Land at Hawthornes (new proposal) - Bell Cornwell:**

The Monkton Lane potential housing option referred to in this submission is not proposed as a housing allocation and cannot therefore be used as part of the justification for allocating this site.

See appraisal and conclusions in the FHLAA for the specific site.