

COMMENTS FROM STAKEHOLDER AND MEMBERS' WORKSHOPS FOR FARNHAM DESIGN STATEMENT

Question 1 - What would you say are the special, distinguishing characteristics of the historic core of Farnham?	
Workshop answers to Question 1	
Answers common to all workshops	<ul style="list-style-type: none"> • Georgian Architecture • Large number of Listed Buildings • Small Alleyways, Castle and Park • Green Spaces in the Town Centre • Centre of Farnham looks historic • Lack of modern architecture in town • Inherited road infrastructure – imposes restrictions (this is positive and negative) • Small roads, Yards off West Street • Castle Street (Conservation Area) • River Way – water meadow to West – flood plain in town centre • History – preserving the history • Bishops of Winchester • Worlds finest Hops • Small shops – family shops • Distinguished personalities – who have lived or are living in the town – William Cobbett etc • Feelings of intimacy and closeness – a large village • Wide streets • Different roof heights and lines • The Woolmead is inappropriate and negative
Individual Answers	<ul style="list-style-type: none"> • Core • Collection of Falkner Buildings • Lutchins set the standard • Farnham residents are curators – • 1st Motor Car – speeding ticket • North Farnham – hunting land, Bishops, Army Land, higgledy piggledy cottages etc. • Farnham Town Centre is the centre of the web and then separate villages • North Downs Way runs through Farnham. • Farnham is on the cusp of London commuter land and open Farming Land • Existing density i.e. number of properties is desirable. • Bricks and stucco • The setting of the Castle – sweep of the roads

Question 2 - Which other parts of Farnham have special characteristics which should be preserved? Can you describe these characteristics?

Workshop Answers to Question 2

<p>Answers common to all workshops</p>	<ul style="list-style-type: none"> • Garden Grabbing, developers building flats etc. There is no infrastructure to support these developments. • Parts of Farnham have already seen modern development but so they still have character? • Preserve areas that are not already protected. • Protected areas are still under attack. • River Way – water meadows • Farnham Park • Coherent Traffic Plan – including surrounding areas • Centre for a lot of smaller rural communities or villages. Existing town centre threatened by developments. • What about adding to areas that have no specific areas for special status?
<p>Great Austins</p>	<ul style="list-style-type: none"> • Great Austins Area – Conservation Area • Fine example of an early 20th Century spacious residential grid, with tree lined, laurel hedged streets, granite kerb slabs, uncluttered streets.
<p>Shortheath Road</p>	<ul style="list-style-type: none"> • Farnham cannot escape development – Shortheath Road – spine residential road, ½ Farnham residents live off it. It has become a ‘rat run’. • Keep a 2 acre density in Shortheath Road.
<p>The Bourne</p>	<ul style="list-style-type: none"> • The Bourne – Special Environmental Quality, Conservation Areas and Locally Listed Buildings. AONB, Surrey hills, RSPB, Common Development, Eclectic mix of buildings. • The lake approach south and steep wooded hill to the Bourne stretch. The houses are quite small compared to the openness of the developments, labourers cottages etc. • Village green • The Bourne – semi-rural village character, distinct from the town centre, with its own spirit and community – at risk from overdevelopment with large, closely packed buildings. • The Bourne – semi rural, link between countryside, no pavements, lanes, no street lights off the main roads, more footpaths than anywhere else in Farnham. • They were squatters houses, the roads are still not owned by anyone.
<p>Farnham Park</p>	<ul style="list-style-type: none"> • Historical open space, recreation, sport, trees • Under threat as designated as a SANG
<p>Old Park</p>	<ul style="list-style-type: none"> • Old Park Area – mainly west of Castle and Folly Hill) for its rural characteristics e.g. Old Park Lane, and the other roads/lanes around it. It also has historical importance being a deer park before Farnham Park (the new road).
<p>Moor Park</p>	<ul style="list-style-type: none"> • Moor Park – Already identified as special through designations of

	<ol style="list-style-type: none"> 1. Area of Special Environmental Quality 2. Area of Great Landscape Value <ul style="list-style-type: none"> • One estate of 110 houses erected in the late 1950's. Low density – 1 acre to 4 acres per plot. Very well wooded. Protected by Restrictive Covenants. • Moor Park – Waverley Abbey Valley
South Farnham	<ul style="list-style-type: none"> • South Farnham – Falkner Houses, Manor House (Waverley Lane) – Listed, Wide road verges, mature trees in large gardens, Tree lines roads, individual established houses on large plots ½ acre plots • “The gateway to Farnham” from Elstead/Tilford • Proximity to woodland and open fields – a green lung for Farnham • Gradual transition - zone town to country. • Laid out as a covenanted area, restricting density in preplanning days. • South Farnham – Density of Development – Echo Barn, Shortheath, Ridgeway, Great Austins (Conservation Area) • Many distinctive houses in South Farnham (e.g. Greenhill Road, Leigh Lane) by notable architects (e.g. Harold Falkner, Curtis Green) brief 1900 – 38. Most but not all listed by Waverley • There are areas of low density housing to the South of Farnham station which reflect development post railway coming to Farnham. Low densities should be preserved. • after railway comes in 1849/70 large houses built for commuters. Historic as previously small farms. Large houses therefore form an historic landscape.
Rowledge	<ul style="list-style-type: none"> • South of Rowledge – Unspoilt countryside (AONB Area) • North of Rowledge – Bourne Valley – site of Special Visual Interest
Upper Hale	<ul style="list-style-type: none"> • Upper Hale – very much a village in certain areas, cobbled walks and red brick, narrow lanes, very hilly, Farnham park is a focal point, predominantly single family homes (few flats), classic village recreation ground with a village hall, annual carnival and fair, more recent (60's, 70's, 80's) housing estates and infill, no further land available except knockdown and rebuild, many underground springs. • Hale – little lanes • One of the oldest villages in England – not to be redeveloped
North West Farnham	<ul style="list-style-type: none"> • North West Farnham – End section of Three Stiles Road • North West Farnham – “The Fields” Area of Strategic Visual Importance and Area of Great landscape Value – runs from Crondall Lane across to Farnham Castle – this area is most important. • North Farnham – unmade roads, green
Old Compton Lane	<ul style="list-style-type: none"> • “Areas of Special Quality” should be identified and protected by this kind of designation: Old Compton lane – large gardens with single houses within the landscape
Old Church Lane	<ul style="list-style-type: none"> • Old Church Lane is a Conservation Area, much connection to local history through a well known local author.
Badshot Lea	<ul style="list-style-type: none"> • Badshot Lea – Junior School

	<ul style="list-style-type: none"> • Strategic Gap – to be preserves to keep Farnham an entity. • Badshot Lea – rural, farms and workers used to live here. • Badshot Lea is a farming community, no large residential areas.
Historic Core	<ul style="list-style-type: none"> • The Historic Core – whilst protected is a conservation area, is diminished by the visual impact of traffic – and generally scruffy appearance of the road system
Wrecclesham Village	<ul style="list-style-type: none"> • Water meadows and River Wey below Wrecclesham and into Farnham.
Individual Answers	<ul style="list-style-type: none"> • Victoria garden and statues – South Street • The River especially in front of Homepark House, Sports Centre to Gostrey Meadow. Used by many children and a through way to the station. • The proximity of Country – almost within the town is important • Example – within 5 minutes of Park View is Farmland, Heath land and Parkland. This dramatic change from Town to Country should be preserved. • The area between Wrecclesham and Rowledge – Manley Bridge farm land should be preserved. It has a designation as an area of Special Significance. AONB / AGLV or ASVI. • Village Recreation Grounds – essential to pressure for sports activities in view of National loss of playing fields. • St Andrews Churchyard and garden • All the villages have a village green, village centre, halls and war memorials • West of Coxbridge – Farms and agriculture • You cannot touch the Green Belt but this puts Badshot Lea and Weybourne under great threat. • The Government does not recognise Strategic Gaps • Firgrove – urban with beautiful sweeping roads • No difference between Farnham and Birmingham within national planning policy. • The Farms are not being farmed, owned by companies and sat on for future development. • Manipulation of farmland. • Not enough money in Farming • Huge resentment about farmers making money • We have to encourage economic development • Areas at risk of flood. All Hallows School – bottom area from there to the trading estate liable to flooding. • Badshot Lea quarry is in an area of flooding, it is below the level of the Blackwater Valley canal. No one looks at the flooding in Badshot Lea. • Farnham has one of the richest mineral deposits in the South.
<p>Question 3 - Town planning has been with us since 1947. If you think the planning system has helped Farnham, can you say why? And if you don't think so, please also explain why we would be better off without it.</p>	
<p>Workshop Answers to Question 3</p>	

Answers common to all workshops	<ul style="list-style-type: none"> • In Farnham there is no plan – no plan, it is all developer driven. • The planning system has helped – by and large judgements from Waverley Borough Council – overruled by Central Government. • Disconnection from local representatives and national central government representatives • There is a problem with local councillors in that they do not know the area. • Planning system let down by planning officers – department constantly marked low. • The planning department is slow to react to changing planning policies. New mechanisms to help. • Infill development inappropriate • Town plan has been of benefit – East Street alien to Farnham. • The Conservation Area designation has helped to protect those areas.
Individual Answers	<ul style="list-style-type: none"> • What is an alternative to a Conservation Area for protection? • Conservation Area Protection Statement – helps the planner and residents to know what they can and cannot do. • This type of planning i.e. letting community have a say on what happens is good policy. The process fails if the planning deviates from the community wishes. You can judge quality of decisions by how many appeals have taken place. • The designation on the Green Belt has helped, it has stopped development going even larger – however it puts great pressure on the town. • Outside Farnham Town Centre? • Some of the designations have helped. AGLV has offered some protection • The units we are building today are smaller than any other country in Europe. • The quality of new builds are very poor – commercial buyers won't buy them. • Central government allows for smaller units. You are creating problems by putting people into smaller units
Question 4 - Do you think the balance between the needs of commerce and the needs of residents in Farnham is about right? If not, can you say why?	
Workshop Answers to Question 4	
Answers common to all workshops	<ul style="list-style-type: none"> • Shortheath Road – loss of local shops – housing is pushing out local small businesses. • Town Centre – retail or small businesses – the out of town estates – no conflict of interests. No pressure for more shops in the town centre. • Rowledge – good community due to local shops and pubs etc. • Bourne – has local shops. They all need protecting. • The situation in Farnham is good at the moment. • Development has a huge effect on schools. • Landfill is a big problem – sand pits converted into landfill sites. Noise, traffic, flies, gobbling up land, used for long periods. • Out of town v's in town and parking is a problem. Its heading the wrong way – we are losing commerce. We need to protect them now for the future. • Big businesses = big lorries = traffic problems. Traffic vehicles are too big for the town. • The core centre, more pedestrian friendly

	<ul style="list-style-type: none"> • We have a shortage of factory space, office space and business parks.
Individual Answers	<ul style="list-style-type: none"> • Hale has lost virtually every shop. They were not commercially viable. • The planning system can control the size. The planning system can help by restricting it to small businesses • More flexibility for commercial uses so that empty shops don't occur. • The University is commerce and fits beautifully into the town. • Farnham is not such a commercial town • What we need is a vibrant economy – we need to help businesses in Farnham • Redundant Farm Buildings could be used but could be in inappropriate places however if they were used appropriately then there would not be a problem. • Transport access is no good at Farnham. No large office space and no where to put it.
Question 5 – Is there anything which the planning process could bring to Farnham which would improve it?	
Workshops Answers to Question 5	
Answers common to all workshops	<ul style="list-style-type: none"> • Coherent policy for traffic and fits into a wider picture. A331 shepherd and flock, A 287, difficult to accommodate within existing road structure – knock on effect. • Economic future – alternative scenario potential for tourism, university college, we don't have many hotels, no theatre, waiting for a cinema. More tourist attractions. • The development does not recognise the accumulation effect on the traffic. • Look at all these developments as an overall picture. • Traffic pollution in the Borough – planning policies could be written to make eco friendly town. • Provision of car parking at the station. Highways in Farnham appalling. • Farnham is the largest town in Waverley .It is now full and we've run out of infrastructure. Short of water, sewerage, schools. • Parking and lack of it in the town. Build a decked car park at the station, not in the town.

Individual Answers	<ul style="list-style-type: none"> • Museum is fabulous. • Progressive – recognise what we've got and recognise what we need. • Inadequate provision for education in Farnham – secondary schools • Underground parking should be considered • A hall with decent acoustics would be really good – multi purpose, perhaps part of a school • Section 106 – that pot of money could be used to improve public transport • Better facilities for bikes/trikes etc. we have to think more green • There are not good signposts for paths and cyclists • Tilford would be a good place for development • We can now mention design and turn it down. We can specify what kind of design for each of the villages • 3,600 people come to Farnham each day to work. • The chamber of commerce can find out where people come from to work in Farnham.
Question 6 – Do you think that the needs of all sectors of the population of Farnham are adequately met? What could the planning process bring to Farnham to help to provide anything that is missing?	
Workshop Answers to Question 6	
Answers common to all workshops	<ul style="list-style-type: none"> • Elderly and unwell people cannot get to area hospital. • There is no plan – individual developers are building but not to a plan. • Not enough affordable housing in the area. • Leave social housing to housing associations. • Better use of areas. Bring specific planning policies to restrict/control building. • The towns' lack of an auditorium. There is no place to have public meetings • Schools – needs of children's education, cannot go to local schools. 11+ primary is a growing problem. • Strategic concept of planning. Is Farnham's population growing at the national average? Farnham house prices 3x the national average – do we need more houses? • Life expectancy increases all the time – the elderly need younger people to look after them. Older population – we do need young blood. Homes for younger families to keep Farnham alive. • Needs of young people • Very little for young people – they would like a cinema.
Individual Answers	<ul style="list-style-type: none"> • Very little for young people – they would like a cinema. • Lack of sports facilities in Farnham. Are there any sites that could be made available? • There may be sites available in the villages but each village would need to be able to complete a design statement. • Many of the spaces above shops are empty – perhaps they could be used for 1st time buyers.

Question 7 – What are the worst aspects of Farnham, which could be improved by good use of the planning process?

Workshop Answers to Question 7

<p>Answers common to all workshops</p>	<ul style="list-style-type: none"> • Air pollution appalling – severe red spots. Stop amount of traffic. Farnham’s worst problem is traffic – Area Action plan on this subject. • Parking at the station – bad. • You can’t regulate shops that go into the units. • No nightclub – or good bus service to Guildford. • Get rid of the Woolmead • A planning policy should relate directly to this – the type of architecture should be specified. • We should encourage good quality modern architecture – not just pastiche buildings. • Keep using local materials to reflect local styles and helps to keep character • A Farnham Vernacular: • Sloping roofs – not flat – not above 3 storeys. • Traffic and infrastructure needs to go hand in hand with development • Stop development in overloaded places • No areas are getting money for infrastructure anywhere
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<p>Individual Answers</p>	<ul style="list-style-type: none"> • Do something about the back of the post office • Do something about the shop at the head of Downing Street. • Do something to improve the entrance to the Town from the Shepherd and Flock. • Sandy Hill area could do with improving. • Unless you try to get a major scheme from central government they are not interested. The pot of money is used up until 2016
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Question 8 – Planning policies protect certain parts of Farnham – for example where there is conservation or landscape value. Would you like to see special policies introduced to protect other areas? Where, and why?

Workshop Answers to Question 8

<p>Answers common to all workshops</p>	<ul style="list-style-type: none"> • Tree preservation orders – weakly enforced. • Trees are vital to the character of Farnham – rural heath land survey • Large traditional trees • Grass verges • Tree lined roads. • The planning inspectorate has to uphold this local policy therefore the policy has to say why an area should be protected. • Strategic Gap is under pressure – protection of this is very important as its slowly being eroded. • Garden grabbing is better than going into green areas • Flats in the area are a problem
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Individual Answers	<ul style="list-style-type: none"> • Upper Hale, Lower Bourne – distinct communities they are worth preserving, village greens etc. • South Farnham – Area of low density to prevent garden grabbing. • If within ½ a mile of town centre – garden grabbing is the only solution to housing needs. • Planning area – south of Farnham Station, improve • Alma Lane and Hale Road – dozens of small lanes – area is as full as it can get. Protected because its full. • Ring fence areas of land – vulnerable – work out designation. You can claim it and then manage it. The only development should be like for like, i.e. 2 semis for 2 semis. • Area at full capacity. • Use factory space for building
Question 9 – If we accept that more housing is needed in the South East of England, how can Farnham best play its part in helping to achieve this?	
Workshop Answers to Question 9	
Answers common to all workshops	<ul style="list-style-type: none"> • Business areas that could be redeveloped for housing – move businesses to outskirts of town. • Should the villages be built on? • Apply effort to looking for suitable places for development. • Gap between Aldershot and Farnham vitally important. • Put in a variety of houses in the villages to accommodate everyone. • Farnham has to allow development otherwise it will die. Have to control it. • We have to improve the infrastructure – roads, water, schools etc • Affordable 2 – 3 bedroom houses
Individual Answers	<ul style="list-style-type: none"> • Areas that would benefit from enhanced development – Sandy Hill Area – Fringe Areas. • Badshot Lea – cheaper houses could be built there. • It is massively green round here – the concentration of villages is not high. Perhaps a new village would be appropriate, if population increases. • The Green Belt should be sacrosanct – people should be fitted in. • Build outside the 5KM of SANGS. Any development in Farnham has relied on mitigation. Farnham is not outside the 5KM zone, so at the moment we can't build. • Communal core for the elderly – small bungalows
Question 10 – Would you like to see Farnham promoted more – as a place to live in, to work in, or to visit? How might this be done? Is this a job for the local authorities?	
Workshop Answers to Question 10	
Answers common to	<ul style="list-style-type: none"> • No Farnham should not promoted at all. If we do what we do right, the word will get out and people will know. • 50% of people on the streets are not local. Large visitor numbers already.

all workshops	<ul style="list-style-type: none"> • The infrastructure has to be able to cope with it. Sometimes promotion could help local businesses. Make substance of the town better and that will attract more people. • There would be even more traffic. • If you don't promote you disappear. • Tourists don't know about Farnham Park – lack of information. • More publicity – we are already doing this with Farnham Town Council
Individual Answers	<ul style="list-style-type: none"> • The appearance of the town is important and can use planning policy. The street furniture etc, walkways better, incredible details, put all this back into the design statement. • We do well for local people. • We don't do so well for people outside – you need to make sure that the Tourism Industry knows you are there • Not always role of Local Authorities. We have never had the resources – feed it into the people that can do it. • That is what we have in mind for downstairs and the Town Hall – we pass the information on but we a conduit for that information
Any other topics?	
Workshop Answers to 'Any other Topics?'	
Answers common to all workshops	<ul style="list-style-type: none"> • There should be no more development in the SPA
Individual Answers	<ul style="list-style-type: none"> • UCA – is it to expand? • Noise pollution – expansion of Farnborough Airport • Crime – local policing back again • SPA consultation