

## Response to MM1 Para 6.24

**This modification states that ‘the Farnham Neighbourhood Plan includes some site allocations for housing and that additional housing required in Farnham would be allocated either in Local Plan Part 2 (current target date for adoption March 2019) or in a review of the Farnham Neighbourhood Plan’**

- Farnham is not unwilling to take further development. It is a town of aspiration and ambition but it is a question of when.
- The Neighbourhood Plan is set to deliver 2,361 homes in the first ten years of the Plan.
- It was known by both authorities, Waverley Borough Council and Farnham Town Council, that there would be a review of the Neighbourhood Plan in years five to ten, to identify the shortfall, caused by the differing end date.
- The Farnham Neighbourhood Plan was originally following the same timetable as the Waverley Local Plan.
- The Local Plan was delayed but the Neighbourhood Plan had already completed its consultation.
- The Plan was a true community effort over four years, involving local societies, the Chamber of Commerce, Residents’ Associations, neighbouring parishes and individuals.
- Everybody involved with the Farnham Neighbourhood Plan understands the need for plan-led development and for a sound Local Plan to be in place. Support for the Local Plan was expressed at every workshop and meeting.
- The Neighbourhood Plan was created to make sure that development was plan-led in our town. The team worked closely with Waverley throughout the process.
- The Farnham Neighbourhood Plan was positively-prepared, the town actively sought sites for development and there was no limit proposed on housing numbers
- Support for the Plan at referendum was overwhelming.
- It was Waverley’s deliberate decision to render the Farnham Neighbourhood Plan out of date.
- All sites, which fulfilled the criteria, were included in the Plan.
- The Neighbourhood Plan examiner would not sanction the site allocations in the plan without further reassurance on SANG. There is currently no SANG provision in the pipeline, to deliver an additional 450 homes.
- Both Waverley Borough Council and Farnham Town Council have so far failed to find further SANG provision.
- It would be reasonable to expect the town to deliver any shortfall between 2027 and 2032 after a call for sites and the identification of further SANGs.
- There are currently no SANGs available to deliver a further 450 homes in the town.
- There was no consultation whatsoever with towns and parishes on the time scale of the increased housing numbers demanded by the Local Plan Inspector.
- Perfect storm: timing of events. The upheaval in the town over the next five years will be of a scale none of us has ever known. It would be better to let the Neighbourhood Plan take its rightful place in local decision-making until the chaos is over.

- Waverley is about to impose three to five years disruption in and around our town, as it finally delivers the East Street scheme. The scale of this scheme is unprecedented in Farnham.
- The Woolmead, a large strategic site immediately adjacent to the East Street site, is also set to be redeveloped in the near future. A large proportion of our town centre will be under construction for several years, causing extra congestion on local roads and yet more pollution.
- The Plan actively seeks and supports development on all brown-field sites within the town. New brownfield sites will be forthcoming in time. Let's wait for that time and brown-field sites to be offered.
- It is possible to have a sound Local Plan, while retaining respect for a made Neighbourhood Plan. Other boroughs have done this by making all figures minimum and not allocating sites nor imposing a timescale in areas where there is a made Neighbourhood Plan.
- As a result of Waverley's declaration, developers have written to the Secretary of State, to inform him of the borough's decision and to ask that the three outstanding appeals are allowed. These sites don't meet the criteria and are not included within the Farnham Neighbourhood Plan.
- In Waverley's own transport evidence relating to Farnham it was stated that existing areas of congestion and delay will remain and be exacerbated by the development of 2,330 homes as proposed. It also stated that the town will not be benefitting from any proposed local or strategic mitigation schemes. Delaying allocation of the sites would reduce further congestion in the short term.