

Farnham Neighbourhood Plan

Farnham Built Up Area Boundary

October 2014

Introduction

The Built Up Area Boundary for Farnham is not defined in the Waverley Borough Local Plan (2002), though boundaries are defined for the smaller settlements.

The NPPF makes clear distinctions between built up areas and the countryside and a clear definition of a built up area boundary will help distinguish the built up area of Farnham and the surrounding countryside.

Methodology

The Ordinance Survey Map; aerial photography and local knowledge were used to plot the proposed Built-up Area Boundary around Farnham. A number of guiding principles were applied to ensure a consistent and comprehensive approach.

Guiding Principles

The principles have been created by focussing on the separate characteristics and land use functions of the built-up area and the countryside. This approach will determine whether a site or area relates to the built up area or the countryside.

1. The Built-up Area Boundary should generally follow defined physical features such as roads, footpaths, hedges and field boundaries.
- 2 The Built-up Area Boundary should be defined where the character of the area changes from being 'built up' or 'urban/ suburban' and therefore belonging to the character of the built up area, to being 'rural', 'loose-knit' and more akin to the countryside. In some cases there is an abrupt change of character, where the built up area may abut, for example, dense woodland or open countryside. In other cases a change of character occurs at a break in development, marked by undeveloped land where the character changes between more grouped development to more sporadic, loose-knit development or isolated buildings. This change in character is the point at which boundaries should be defined.
3. The Built Up Area boundary should be drawn to exclude the Green Belt (and potential extensions to the Green Belt); the Surrey Hills Area of Outstanding Natural Beauty (and potential extensions to the AONB) and areas of high landscape value and sensitivity.
4. The Built Up Area boundary should be drawn to avoid increasing coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge and Rowledge and Frensham.
5. The boundary should follow the whole curtilage of properties.
6. Boundaries should be drawn to include Neighbourhood Plan allocations within the Built Up Area Boundary. This signifies clearly that the Town Council accepts that such development within the area allocated should take place.

The proposed Farnham Built-up Area Boundary is defined below.

