

DRAFT FARNHAM NEIGHBOURHOOD PLAN

(Regulation 14)

Section 1: Introduction

The Farnham Neighbourhood Plan is a new type of planning document produced in Farnham. It is part of the Government's new approach to planning which aims to give local people more say about what goes on in their area. This is set out in the Localism Act that came into force in April 2012.

If passed at a local referendum, the Neighbourhood Plan will be adopted by Waverley Borough Council as the plan which must be used in law to determine planning applications in the area covered by Farnham Town Council. It will become part of the Development Plan alongside the Borough Council's Local Plan.

The Plan therefore provides the local community with a powerful tool to guide the long term future of Farnham and its surrounding countryside for the period 2013 to 2031. The Plan contains a vision for the future of Farnham and sets out clear planning policies to realise this vision.

In order to develop the Neighbourhood Plan, Farnham Town Council set up a Neighbourhood Plan team which comprises three Town Councillors supported by a number of local volunteers.

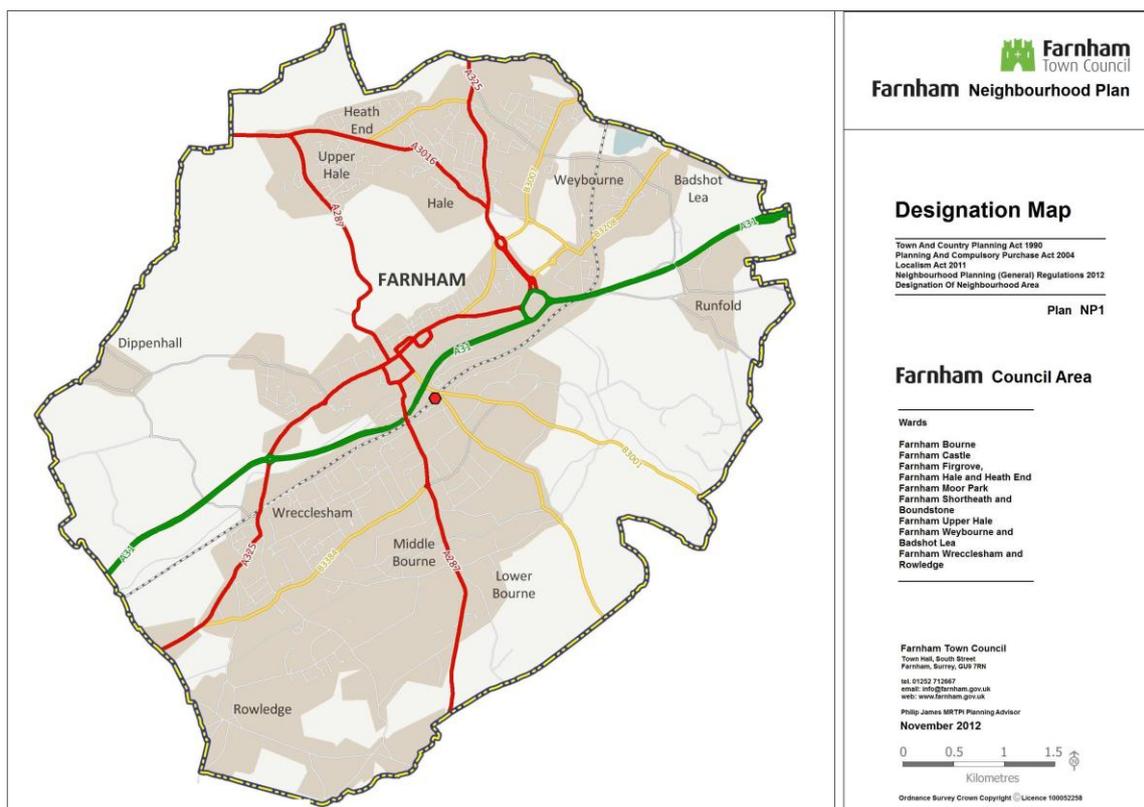
Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area specific and apply only to the relevant areas illustrated on the associated Map. Nevertheless, in considering proposals for development, the Town and Borough Council will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole and cross-referencing between Plan policies has been minimised.

The Plan should also be read in conjunction with the National Planning Policy Framework, Waverley Borough Council's Local Plan and the Neighbourhood Plan evidence documents.

Which Area Does the Neighbourhood Plan Cover?

The Farnham Neighbourhood Plan relates to the designated area covered by Farnham Town Council. In preparing the Plan, there has been dialogue with the adjoining parish of Seale and Sands Parish Council and Haslemere Vision as well as with Waverley Borough Council, Hart District Council and Rushmoor Borough Council. The neighbourhood plan designation was approved by Waverley Borough Council on 19 February 2013. The area to which the Plan applies is shown on the Farnham Neighbourhood Plan Designation Map (figure 1).

Figure 1



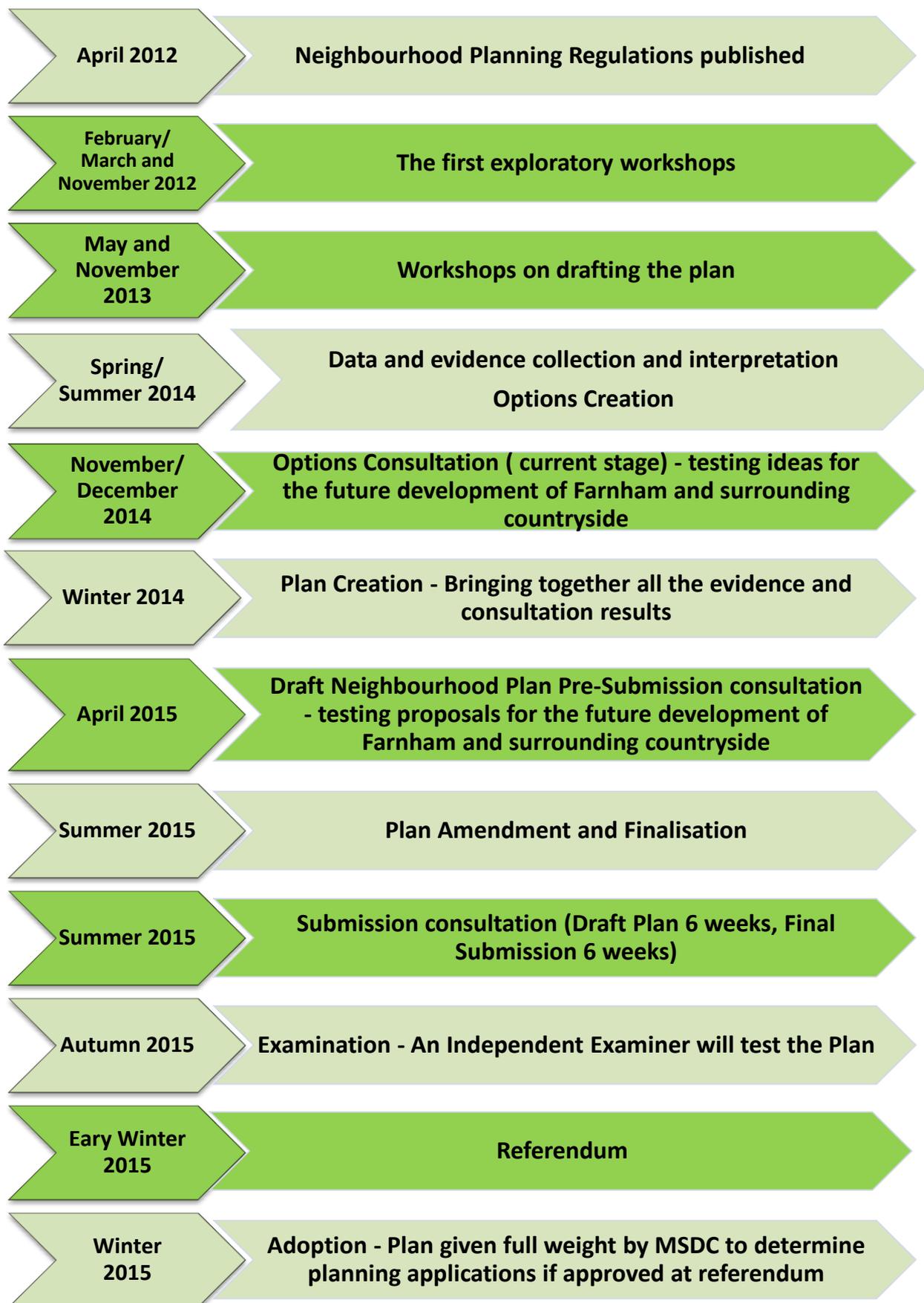
Involvement in the Neighbourhood Plan Process

The Neighbourhood Plan team has followed the necessary legal steps to create the draft Plan. Most importantly the team has ensured extensive engagement with the people of Farnham and others with an interest in the area. Details of the consultation to date have been recorded in a series of reports that are available to download from The Farnham Town Council website at www.farnham.gov.uk/shapefarnham or to view at the Town Council offices.

The process is set out in Figure 2 – Farnham Neighbourhood Plan Process with the opportunities for local involvement highlighted in green. There are a number of chances to comment on the Plan after this stage. The timetable is partly dependant on the responses received to the Plan, and the number of issues to be considered by the independent examiner and council decision making process.

This Options Consultation aims to test ideas for the future development of Farnham and surrounding countryside. This involves an online questionnaire, a paper questionnaire, and open day events across the Plan area in November/ December where residents are able to comment on a number of options in the draft Plan. Static exhibitions are to be held in the Farnham Library, the Town Council Offices and The Farnham Maltings. The exhibition will also be visiting other locations throughout the community. Details of these sessions can be found here www.farnham.gov.uk/shapefarnham.

Figure 2 – Farnham Neighbourhood Plan Process



How the Neighbourhood Plan Fits Into the Planning System

Although the Government's intention is for local people to decide what goes on in their area, all Neighbourhood Plans must be in line with higher level planning policy. That is, within the constraints imposed by national guidance and local policy, neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development, and plan positively to support local development, shaping and directing development in their area. Neighbourhood Plans must comply with European Regulations on strategic environmental assessments and habitats, the National Planning Policy Framework (NPPF) and generally conform to the strategic policies in the adopted Local Plan (2002). In order to future-proof the Plan, the Neighbourhood Plan team has also ensured through dialogue with the Borough Council that the Plan takes account of up to date evidence of any strategic needs identified for the area.

Nevertheless, if passed at a local referendum, the Neighbourhood Plan will be adopted by Waverley Borough Council as the plan which must be used in law to determine planning applications in the Farnham Town Council area.

What is in the Draft Neighbourhood Plan?

Although deciding where new housing and new employment should go is an important part of the draft Plan, it is about much more than this. The draft Plan is for Farnham as a whole and looks at a wide range of issues, including:

- Achieving high quality development which fits well with the location
- Protecting open space within the town and providing new open space alongside development
- Preventing coalescence of the distinctive parts of Farnham as well as between Farnham and Aldershot
- Ensuring new development complies with the European Directive in relation to Thames Basin Heaths Special Protection Area and protects and enhances other biodiversity interests
- Promoting local businesses in Farnham town centre and local centres as well as on other business sites around the town
- Testing the need for further infrastructure through consultation

What period does the Neighbourhood Plan cover?

The emerging Waverley Borough Local Plan period will be from 2013 – 2031 and the Farnham Neighbourhood Plan covers the same period.

Sustainability Appraisal

To ensure that the policies and proposals set out in the draft Neighbourhood Plan contribute to sustainable development, it has been tested to see how well it performs against economic, social and environmental objectives. In order to assess the sustainability impacts of different plan and policy options, an appraisal framework (known as a Scoping Report) was prepared, with input from statutory consultees.

This has helped in developing the draft Plan's vision and objectives, the overall planning strategy and individual policies that work towards achieving sustainable development, offering economic, social and environmental benefits. At each stage in the Neighbourhood Plan preparation, an assessment has been undertaken and recommendations made as to how the sustainability of the Plan might be improved. The Sustainability Appraisal Report presents the appraisal of this draft Neighbourhood Plan and demonstrates how the Policies of the Neighbourhood Plan meet the sustainability objectives of Farnham. The majority of the policies proposed in the Neighbourhood Plan have a positive impact on Farnham's environmental, social and economic wellbeing. Taken as a whole, the policies of the Plan have no net negative impact, and therefore no additional mitigation is required. The overall effect of the implementation of the Plan will contribute to the objectives of sustainable development at Farnham.

How this Draft Plan is organised

The draft Plan is divided into five sections:

Section 2: Farnham Now: a brief description of the town and surrounding countryside today and the key issues that have influenced the Plan

Section 3: Farnham Future: a vision over the next 20 years

Section 4: Farnham Neighbourhood Plan Strategy; the broad planning approach for Farnham and how this conforms to higher level planning policy

Section 5: Neighbourhood Plan Policies; which set out policies to support the overall vision, including site specific allocations for new development. Policies are arranged in the following themes:

- Environment
- Housing
- Business
- Farnham Town Centre and Local Centres
- Leisure and Wellbeing
- Local Infrastructure

Section 2: Farnham Now

A wide range of issues have been considered in producing the draft Neighbourhood Plan. These are grouped under six themes:

- Environment
- Housing
- Business
- Farnham Town Centre and Local Centres
- Leisure and wellbeing
- Infrastructure (education, roads and transport, sewerage capacity and water)

The key issues for these six themes are set out below. The main issues have been identified from research along with issues raised by local people at the various consultation events. The background reports used to help prepare the Neighbourhood Plan are referred to in more detail in Section 5. A full report of issues raised to date during consultation is set out in the Consultation Statement.

Environment

Residents are justly proud of Farnham. The historic centre is designated as a Conservation Area for its special architectural and historic character and combines with an additional ten distinct character areas, generally of more recent development, around the town. Within these areas there are three smaller Conservation Areas at Great Austins, Wrecclesham and Old Church Lane. There is a high incidence of heritage assets - English Heritage's register has some 360 listed buildings within Farnham. At Farnham, the settlement and transport routes are concentrated in the valleys of the Wey which bisect the town. To the north and south, the land rises into hills and ridges.

The Surrey Hills Area of Outstanding Natural Beauty extends into the plan area - to the south east of The Bourne and Moor Park areas, with the latter well wooded areas providing an important part of the setting of the AONB and a densely landscaped transition into the town. Natural England are assessing whether the AONB boundary should be extended to encompass further areas incorporating the River Wey as it enters the town from the south (up to the A31) and areas to the south of Rowledge (up to the Long Road). There is also an area of high landscape value and sensitivity to the north of Hale, Heath End and Weybourne in the narrow gap with Aldershot.

Open green spaces, such as Farnham Park (a Grade II listed Historic Park and Garden), the Bishop's Meadows and the corridor along the A31 give the town a spacious setting, although the gap between Farnham and Aldershot is now narrow and there are concerns about coalescence. The River Wey corridor, running through Farnham from Wrecclesham Road in the west to Waverley Abbey in the east, is recognised as an important natural asset which fulfils a number of landscape, biodiversity and recreation functions. These special sites, together with other natural open spaces such as woodland, meadows along the streams of the Wey and other publicly owned land, such as playing-fields, cemeteries, parks and gardens contribute to the green infrastructure of the town.

Farnham incorporates several areas of local or national natural conservation interest and is within the buffer zone of two European Special Protection Areas (SPAs) - sites of international importance; Thames Basin Heath and Wealden Heath.

An Air Quality Management Area has been designated in Farnham extending either side of the A325 through the town centre due to nitrogen dioxide emissions mainly from traffic and air quality in this area, including the town centre, is of concern.

Flooding has been experienced in the past and, although subsequent preventative measures have so far proved generally effective, any future development must take account of potential flood risks and displacement to other sites.

Without careful planning, the distinctive character, valued areas of open space, accessibility to the countryside and sensitive landscape and ecology are under threat from significant and inappropriately located or designed development.

Housing

Farnham's population has grown by 25,000 in the last century to around 40,000 (2011) and will continue to grow. The census tells us that in 2011 Farnham had 16,707 dwellings (16,050 households) with a predominance of family housing (68% of homes having 3 bedrooms or more). 11,961 (74% of households are owned outright or with a mortgage or loan, with 1,903 (11.8 %) available for social rent, 1,829 (11.4%) private rent and 153 (1%) shared ownership.

The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted.

A draft Strategic Housing Market Assessment (2013) has identified a net housing need in Waverley Borough of around 9400 homes (470 homes per annum) as being an objective assessment of full need for market and affordable housing over the 2013 to 2031 period with a need to achieve a range of house sizes at Farnham including smaller homes to meet demand from new and older downsizing households as well as younger families. Addressing the housing needs of older people will be particularly important in Farnham given the ageing population, with 18.7% of the population being aged over 65 (2011 census). In addition, the presence of the University of Creative Arts means there is a demand for student accommodation.

The Borough Council is consulting in 2014, on 4 housing scenarios for the Borough with different implications for Farnham:

Scenario	Additional homes at Farnham beyond existing provision of 1100 anticipated dwellings
Scenario 1	Around 2,700 homes
Scenario 2	Around 1,500 homes
Scenario 3	Around 1,000 homes
Scenario 4	Around 700 homes

The Neighbourhood Plan should plan positively to help accommodate identified strategic housing need but residents are keen that this is absorbed within the environmental constraints identified and can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents. When planning new development it is important to understand the characteristics of each area of the town and designs should protect and enhance attractive areas and improve those which are less attractive.

Local Economy

In the 2011 census, 20,140 residents were economically active, many of whom were working outside of Farnham.

There is over 30 hectares of employment space for light and general business units in Farnham and residents are keen to retain a thriving local economy rather than becoming a dormitory town. The market for town centre office space is strong. Other space has good access, parking and services and could be regenerated over the Plan period. However, some sites are small-scale, out of date, poorly serviced and limited by their location. Outmoded employment land should be considered for housing development but there is a perceived shortage of high quality modern business accommodation and there may be a need to identify further land for modern workshop space. There is also support for small businesses and agricultural diversification.

Tourism plays an important part in the local economy and is based on visitors to the historic centre and local cultural attractions. Tourist accommodation is available within the town and the countryside beyond.

Farnham Town Centre and Local Centres

Farnham Town Centre plays a major role in the local economy. The attractive historic centre is the focus for the shopping centre, offices, hotels and cultural facilities. Farnham is the most important of the four town centres in Waverley Borough with the greatest quantum of businesses and range of comparative shopping together with a good range of convenience shops and services including restaurants, cafes and public houses.

There are not many empty retail units within the town centre and there remains a wide range of independent shops, though these are under threat from high rents.

As local population and spending increases in Farnham there will be a need to retain and create additional retail floorspace mostly for comparison goods. Changes to the planning system mean that there will be increased freedom for businesses to change between town centre uses and consequently the neighbourhood plan is likely to have more limited control over the precise mix of town centre uses.

There is a mixed use development planned for East Street and the Woolmead (a secondary retail provision built in the 1970s) is also due for redevelopment. Both could provide opportunities to enhance the mix of town centre uses, particularly retail, and the quality of the environment.

There are 13 local centres comprising a cluster of shops, community services or public open space which serve local communities such as those in The Ridgway, Rowledge, the Bourne

and Weybourne. These provide accessible services within the town's discrete communities and help reduce the need to travel by car.

Leisure and well-being

Sport contributes to community life and well-being in Farnham and there is a range of sports clubs within the town. The Borough's Open Space, Sport and Recreation Study (2012) reviews the quantity and quality of a wide range of open space together with its accessibility. It concludes that residents in Farnham generally have good access to open space with the exception of natural / semi- natural greenspace; football, cricket and rugby pitches; allotments and children's open space for which there is a current shortfall which will increase over time. There is also a shortage of swimming-pool space. Farnham has a public sports centre, community halls and fitness clubs and reasonable access to informal open space and the countryside. It will be important that new development is supported not only by Suitable Alternative Natural Greenspace but also local amenity space and other types of open space to serve new residents.

Farnham Hospital provides a range of services and Frimley Park and the Royal Surrey Hospitals provide emergency cover in close and moderate proximities. There are several GP practices and a range of therapies available in the town

Infrastructure

A main purpose of this draft Neighbourhood Plan is to ensure any new development is supported by adequate infrastructure development. This consultation draft plan will be discussed in detail with the following infrastructure providers to test whether proposed development can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents:

- Surrey County Council in respect of the local schools and transport network
- South East Water in respect of water supply
- Thames Water in relation to waste water treatment
- Natural England in respect of SANG
- Waverley Borough Council in respect of recreation (including the swimming pool) and open space provision

Future development in and outside Farnham has the potential to exacerbate existing infrastructure issues and these will need to be reassurance that these can be resolved before the development options included in the draft Neighbourhood Plan could be delivered.

Education

One of the reasons people move into the town is to access good schools. Farnham has several good schools, which are heavily over-subscribed, and South Farnham School remains the best state primary school in the country, according to OFSTED.

There is a shortage of places at both primary and secondary level which clearly puts pressure on school places for the current and predicted populations. A number of children

are forced to make long journeys to access school places at all levels. All primary schools have undergone expansion and at secondary level Weydon School is about to expand.

Surrey County Council expects to be able to meet demand through increasing school places on existing sites but this needs to be tested and shown to be deliverable specifically in relation to Farnham's potential housing growth.

There is a thriving sixth form college and Farnham is home to the University for the Creative Arts.

Roads and Transport

There is high car ownership in Farnham; 49.5% of households have access to two or more cars but 12.2% have no access to a car (Census 2011). There is a limited bus service throughout the town with services in the evening or at weekends very limited or non-existent. There is a good rural cycle network but there are few cycle lanes within the town. Surrey County Council has prepared a plan showing existing on and off-road cycle routes and desire lines. A scheme of works is proposed to improve cyclist safety at junctions and crossings on major routes. There is an extensive network of Public Rights of Way across Farnham and long distance footpaths – St Swithun's Way, Blackwater Valley Footpath and the North Downs Way – run through the Plan area.

Heavy volumes of traffic on major routes and passing through Farnham town centre cause congestion at peak times and contribute to climate change, pollution, loss of amenity and create safety issues. Congestion on the B3001 (Waverley Lane); Tilford Road and the A31 is exacerbated by the operation of the level crossing at the railway station.

The historic town centre suffers from congestion on its narrow roads and through traffic (including HGVs) on the A287 and A325 passes right through the town causing additional congestion and pollution. The narrow, historic routes create challenges for promoting public transport and a safe environment for pedestrians and cyclists. Nevertheless, the poor environment for pedestrians and cyclists in the town centre needs to be improved.

Shortage of school places in the town adds to the congestion as parents are forced to drive longer distances to access a school place for their child often in other boroughs.

There are issues related to high traffic volumes and large vehicles on country roads in Upper Hale, Weybourne and Badshot Lea. These will be exacerbated by significant developments in neighbouring boroughs.

The town is bisected by the A31 Guildford to Alton road which currently forms a barrier to pedestrian movement between north and south Farnham.

There is a single rail link to London Waterloo and peak-hour trains are over-crowded. Rail commuters to London and elsewhere need to travel to the station by car, as there are no evening buses and thousands of workers drive between neighbouring boroughs on a daily basis.

The draft Neighbourhood Plan needs to test that the impact of new proposals can be accommodated within the highway network and that more sustainable travel options are introduced as a result of new proposals.

Sewage capacity/ water

Thames Water's draft five-year plan 2015 – 2020 does not appear to contain any proposals to improve the sewage treatment works at Farnham. There is concern that the works will be able to accommodate the development options included in the Neighbourhood Plan.

Farnham, being in the south east of England is classified as being in an area of severe water stress. Water is supplied by South East Water and their Management Plan 2013 indicates that Farnham is within Water Resource Zone 5 which uses no surface water supplies, relying instead on 12 groundwater sources. Farnham's water zone is considered to be highly vulnerable to climate change and there are future proposals to transfer water into the zone from the south. New pipelines were recently installed in Farnham. Future development is likely to create increased pressure on water resources in Farnham and in neighbouring areas and there is a need to ensure that there will be sufficient capacity to serve the need.

Section 3: Farnham Future

The Vision for Farnham

Our vision is for Farnham to continue to thrive, meeting the changing needs of the community by ensuring new development fits well with the character of the distinctive areas of the town and is supported by improved infrastructure.

The following is a portrait of how we hope Farnham will feel in 2031. Not all of the aspects of this portrait will rely on the Neighbourhood Plan, but represent a wider vision for the future of the whole town of Farnham:

Farnham remains a most attractive place to live. The distinctive areas of the town have retained their individual characteristics and the town continues to enjoy a green and spacious setting.

The town centre and shops and businesses are flourishing. The cinema remains popular and the Maltings retains its reputation as one of the finest Arts Centres in the south-east. Shop fronts have been refurbished to a very high standard and hanging signs have been replaced or refurbished along the town centre's streets and have become such a feature of the town that they are included in the list of visitor attractions. The Conservation Area enhancement measures set out in the Management Plan and an enhanced pedestrian environment are being implemented with support from all local stakeholders. More innovative traffic controls in the town and the removal of Heavy Goods Vehicles have improved traffic flows and air quality.

There is a thriving evening economy with a good range of successful pubs and restaurants, both in the town centre and throughout the whole town.

Farnham remains rich in cultural activities. The museum, pottery, amateur dramatic groups, opera societies and musical groups of all kinds continue to thrive. The new performance building is well supported.

Farnham Castle remains one of the main features in the town and the character of Castle Street has been protected and enhanced.

New development has merged in well with the existing character of Farnham and its distinctive areas and, where located at the edge of the town, is well integrated into the countryside.

Farnham Park and the Bishop's Meadow have been protected from inappropriate change and remain beautiful, natural green spaces for all to enjoy. The importance of the town's green infrastructure (GI) in contributing to the character of the town and its setting, for the health of the community and for wildlife has been fully recognised. The combination of public open spaces, the inclusion of green space in new development and the protection of trees

particularly in areas where they form part of the character of an area, have resulted in the reinforcement and extension of a successful green infrastructure.

The catchment-wide approach to addressing degradation of the water environment, in conformity with the EU Water Directive and taken by the Wey Landscape Project, welcomed and supported by the town, has resulted in many enhancements, designed to improve the natural functioning of the River Wey and associated wetland habitats. A number of specific enhancement projects have been initiated at Snailslynch, Waverley Abbey and upstream to Alton. Possible changes to the weirs on the river, to improve fish passage, are being actively investigated.

The extensive network of footpaths and bridleways has been preserved and enhanced by the provision of fresh paths and cycle ways in new development. Access to long-distance walks, converging on the town, has been improved by a safe route across the A31 near the BP petrol station.

The A31 town centre by-pass has been extensively planted and improvements made at Hickley's Corner. Traffic has been slowed between the two roundabouts at Coxbridge and the Shepherd and Flock and there is improved connectivity between the two parts of the town located either side of the bypass.

The new sewage plant is complete, reducing the problem of smells across parts of north Farnham and improving the water quality in the river.

There are more sports facilities for young and old and enhanced green spaces across the town for recreational use.

The shortage of school places at all levels has been addressed.

Section 4: Draft Neighbourhood Plan Strategy

Farnham has continued to thrive by adapting and evolving since the construction of its 11th century Norman castle and the 12th century when the outline of the existing town plan was recognisable. The town needs to continue to evolve over the next two decades and the draft Neighbourhood Plan looks to set out an appropriate planning strategy for the town and its surrounding countryside up to 2031.

The draft Neighbourhood Plan strategy is well aligned with the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The plan positively seeks opportunities to help meet the strategic development needs of the area whilst recognising specific policies in the NPPF which indicate development should be restricted and by looking to minimise any adverse impacts which development may cause to the locally-valued distinctive characteristics of the area.

Following a careful assessment of the evidence and responses from public consultation, the planning strategy is to focus well designed development on brownfield sites within the built up area of Farnham whilst proposing further options for housing development and a new business site on a range of greenfield sites.

In accordance with the NPPF, the greenfield sites avoid areas at high risk of flooding; the Green Belt (and potential extensions to the Green Belt) and the Surrey Hills Area of Outstanding Natural Beauty (and potential extensions to the AONB). New proposals have been kept away from areas of high landscape value and sensitivity and avoid increasing coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge and Rowledge and Frensham.

A built-up area boundary is defined for Farnham which seeks to enable development opportunities within the town whilst protecting its rural setting and the surrounding countryside from inappropriate development. The Built Up Area Boundary is proposed to be extended around the new housing and business site options to indicate the acceptance of development of these areas. The new Farnham Built Up Area Boundary is shown on Map A.

INSERT Map A - Farnham Built Up Area Boundary TO FOLLOW

Within the Built Up Area Boundary the draft Plan seeks high quality designs which respond to the distinct character of the individual areas of Farnham. The distinctive landscape-dominated character of the southern arcadian areas of Farnham is protected and the draft Neighbourhood Plan seeks to preserve and extend the network of green spaces across the area including parks, recreation grounds, sports pitches, rivers, streams and footpaths, allotments, cemeteries and woodland.

The draft Neighbourhood Plan Strategy aims to ensure that Farnham does not become a dormitory town by retaining and enhancing the town centre as a vibrant social and economic hub during the day and evening. The draft Plan looks to protect and enhance the historic character of the town centre, with special attention given to shop fronts and advertisements.

The draft Plan also proposes the retention, intensification and regeneration of existing business areas throughout the town which remain fit for purpose and marketable.

The draft Neighbourhood Plan recognises the importance of community facilities and services and seeks to protect local centres throughout Farnham together with other community and leisure facilities which are important to the social fabric of the town.

Outside the revised Built up Area Boundary, priority will be given to protecting the countryside from inappropriate development and the draft Plan seeks to allow only limited development outside the revised boundary. In addition to residential extensions, it allows the retention, intensification and regeneration of existing suitable business sites together with conversions, extensions or new buildings for business or tourist uses. All development within the countryside is expected to be of a high design quality.

The draft Neighbourhood Plan also seeks to protect and enhance biodiversity by protecting designated sites, protected species and ancient woodland and enhancing Biodiversity Opportunity Areas.

New housing development at Farnham is currently severely restricted by Special Protection Areas (SPAs) at Thames Basin Heath and Wealden Heaths which are protected under the Birds and Habitats Directives. Adopted regional policy clearly states that priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. In summary, this would mean that housing development should be directed away from Farnham. Nevertheless, the draft Plan has taken a pragmatic approach which recognises the broad regional policy but also seeks to meet some of the housing need locally. Even so, housing sites within the area between 400m and 5km of Thames Basin Heaths Special Protection Area (most of Farnham) must make provision for Suitable Alternative Natural Greenspace (SANG). As SANG capacity at Farnham Park is now limited, it is proposed that this capacity be reserved for brownfield sites in Farnham. The only way potential greenfield housing sites can be shown to be deliverable in the short/ medium term is for on-site SANG provision as an integral part of the development. This consultation will be used to investigate the delivery of further SANG to serve Farnham and support for this approach.

A main purpose of this draft consultation Neighbourhood Plan is to ensure any new development is supported by adequate infrastructure development. In particular, the draft Plan will assess:

- whether the draft Neighbourhood Plan proposals have any implications for existing GP and Hospital services
- how the shortage of places at both primary and secondary schools can be met
- the impact of proposed development on traffic and transport (including Nitrogen Dioxide levels either side of the A325 through the town centre); sewage capacity and water

This draft Plan will be discussed with the infrastructure providers to test whether proposed development can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents. Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development,

Section 5: Draft Neighbourhood Plan Policies

Environment

Objectives

- To conserve and enhance the distinctive built heritage of the area.
- To ensure development is well designed and takes into account the distinctive character and heritage of each of Farnham's individual areas.
- To protect the identity and distinctive character of the different areas of Farnham and prevent the coalescence of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham
- To protect and enhance the landscape of high value and sensitivity around the town and the well wooded arcadian character of south Farnham
- To protect and enhance important green spaces in the whole town, including the strategically important Farnham Park, the Bishop's Meadow and the Wey corridor
- To maintain the integrity of all Special Protection Areas (SPAs)
- To retain and extend the diversity of wildlife and habitats throughout the Neighbourhood Plan area

High Quality Design

The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Sustainable development involves achieving positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including replacing poor design with better design. One of the Government's core planning principles is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Waverley Borough Council's adopted Local Plan attaches great importance to the quality of design in new development. The Borough Council has also adopted the Farnham Design Statement www.farnham.gov.uk/designstatement as a material consideration.

Through evaluation, there is a good understanding of the distinctive character of the whole of the Farnham Neighbourhood Plan area including the special character of the conservation areas, the distinctive character of the different parts of the town and the surrounding landscape setting.

Heritage

The historic centre of Farnham, together with three smaller areas at Great Austins, Wrecclesham and Old Church Lane, are designated as Conservation Areas for their special architectural and historic character.

Farnham is often quoted as the finest Georgian town in the country and it has at its heart a number of tightly knit streets lined with listed buildings. The Farnham Town Centre Conservation Area Appraisal (CAA) sets out in detail the special character of the streets, yards, open spaces and landscape that make up the Conservation Area (available at www.farnham.gov.uk/farnhamcaa). Given the quality of the environment and the importance of the town centre to the whole of Farnham and visitors beyond, the draft Neighbourhood Plan contains a specific policy to preserve and enhance the special character of the Farnham Town Centre Conservation Area (Policy FNP2).

Great Austins Conservation Area in south Farnham is a residential area built in the early 1900s on a plateau. Most of the houses were completed by 1930. The area comprises a grid pattern development on the lines of a garden suburb, with wide, straight and tree-lined streets. Houses are set well back from the roads and the area has a spacious character. Gardens and roads were planted extensively, with many trees and the distinctive laurel hedging giving a verdant character to the area. Harold Falkner, one of Farnham's most famous architects, used the opportunity to build his distinctive style of houses and created twenty in all, in styles including Queen Anne, Wren and Arts and Crafts.

Wrecchesham Conservation Area comprises four streets of differing distinctive characters (The Street, School Hill, Beales Lane and Pottery Lane). Existing buildings are generally small scale and two storey, with red brick or render finish with small plain or slate roof tiles. Details such as chimneys, window design and brick detailing also contribute to the character. The workshops and yards, which characterise much of the Conservation Area, could benefit from sympathetic development and improved landscaping and further development along The Street should include hedge boundaries and additional trees, where possible. Hedges and trees are particularly important in roads such as School Lane and Pottery Lane and should be retained and further planting encouraged elsewhere in the Conservation Area as a condition of future development.

Old Church Lane Conservation Area contains some of the oldest cottages in the town which are nationally and locally listed. The cottages in this area are varied, which reflects the history of the agricultural workers, who built them dotted among the trees on the hillside leading down from Vicarage Hill. There are white rendered examples with hanging tiles, brick cottages and some with stone and flint detail. The well-wooded spaces around the buildings should be maintained and the built environment should not dominate the hillsides. The nature of the well-wooded valley and the relationship of the dwellings to the lane should be maintained. Old Church Lane, itself, becomes a footpath as it drops down to the Bourne Stream. Parking is difficult in the narrow lanes and careful consideration should be given to this when development is proposed.

Vine Cottage is Grade II listed and was the home of George Sturt, who captured the character of the Bourne in the books he wrote about life in the area. Vine Cottage dates from 1800 and is mainly red brick with a slate roof.

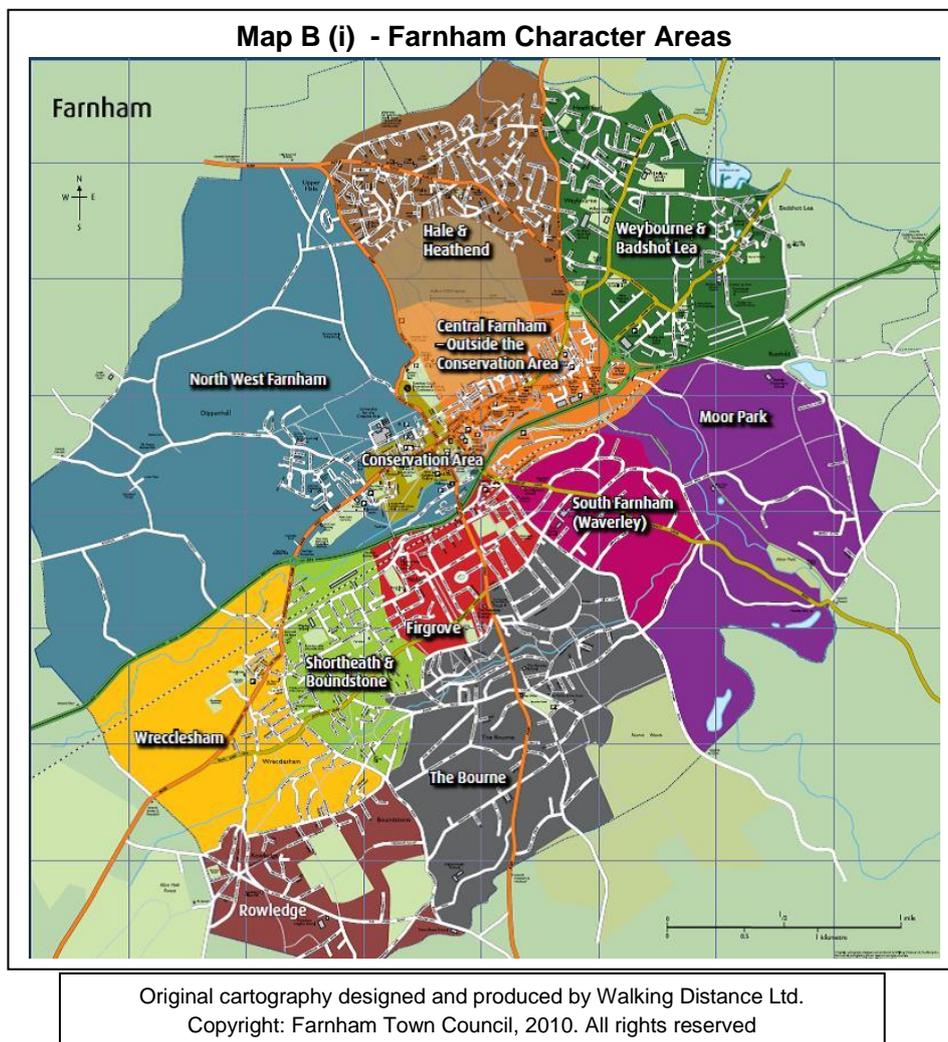
The Planning (Listed Buildings and Conservation Areas) Act 1990 empowers the local authority to pay particular attention to proposed development within, and affecting the setting of, a Conservation Area and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements.

The NPPF also seeks the protection of the character and setting of listed building. English Heritage's register has some 360 listed buildings within Farnham. In addition, 350 Buildings of Local Merit (buildings and structures recognised as locally important heritage assets) are also listed.

The heritage of the town provides an important context for new development.

Distinctive Character Area

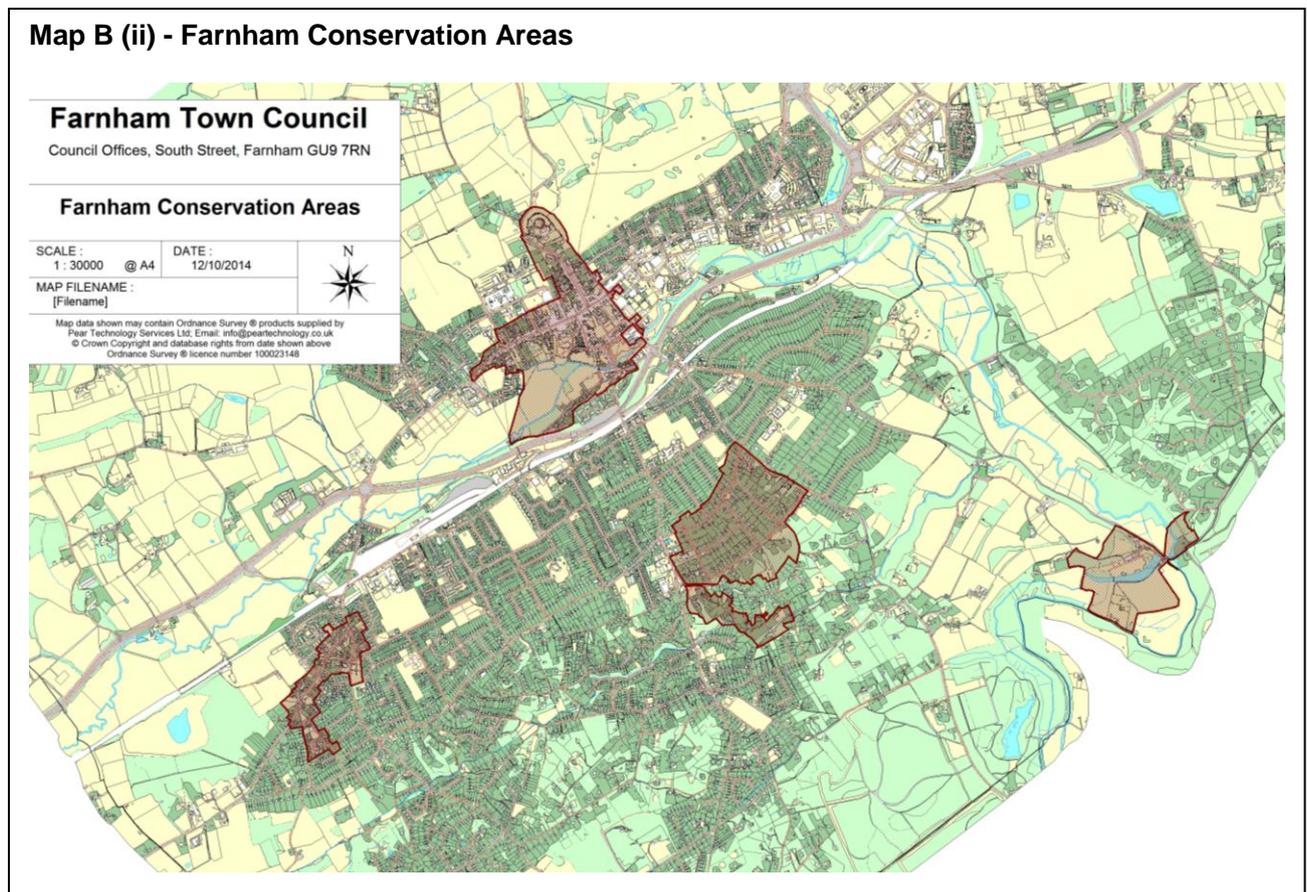
A key feature of the town is the ten distinct character areas located outside the town centre conservation area. The NPPF supports the promotion or reinforcement of local distinctiveness.



Each of Farnham's areas has an individual character ranging from the verdant character of South Farnham (Waverley) with single houses in large gardens with mature trees and hedges laid out along roads with wide green verges and street trees - to the small workers' flint and red brick cottages along narrow, winding lanes in Hale and Heath End.

The Farnham Design Statement identifies the distinctive character of each of these areas and was adopted as a material consideration by Waverley Borough Council in 2010.

New development should respond to the distinctive character of the area within which it is located and reflect the identity of the local context of Farnham.



Landscape

Each area outside of the town's Built Up Area Boundary has its own distinct rural character. The Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014 (available at [weblink](#)) includes further information on each.

The Surrey Hills Area of Outstanding Natural Beauty extends into the plan area - to the south east of The Bourne and Moor Park areas. Areas of Outstanding Natural Beauty have the highest status of protection in relation to landscape and scenic beauty. The AONB Management Plan (available at [weblink](#)) seeks to ensure that the natural beauty, special character and the vitality of its communities are recognised, maintained and strengthened. Natural England is assessing whether the AONB boundary should be extended to encompass further areas incorporating the River Wey and areas to the south of Rowledge. These areas are identified as Areas of Great Landscape Value in the adopted Local Plan.

The Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014 indicates further areas of high landscape value and sensitivity at Farnham Park and to the north of Hale, Heath End and Weybourne in the narrow gap with Aldershot.

The need for new development will mean that some development will have to take place on greenfield sites at the edge of Farnham. Such development must be well integrated into the landscape by existing and new landscape buffers of appropriate native species as well as through sensitive designs in terms of the height, layout and materials of new development.

The draft Neighbourhood Plan contains a specific policy to protect and enhance the character of the Farnham landscape (Policy FNP7).

Design of New Development and Conservation

The draft Neighbourhood Plan attaches great importance to preserving and enhancing the character and appearance of the four Conservation Areas and their setting; the distinctive character of the other built up areas within the town and the surrounding landscape.

Development should respect the natural contours of a site and sensitively incorporate natural features such as trees, hedges and ponds within the development. Landscape proposals should form an integral part of a planning application and be in scale with the proposed development.

The height, scale, density, layout, orientation, materials and design of buildings should reflect the context of the surrounding area. Development should result in an attractive and safe public realm. Roads and car parking areas should not dominate the area and boundary treatment to properties such as hedges or walls should reflect that used in the surrounding area.

Farnham has a history of flooding and, after a particularly serious incident in 1968, flood measures were introduced which along with a maintenance scheme have improved the situation. Nevertheless, the Borough Council's Strategic Flood Risk Assessment and Natural England data indicate that both the River Wey and River Blackwater are at some risk of flooding along their full length and some sections are at high risk of flooding. One of effects of climate change in Farnham will be the frequency and severity of flooding. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Flood zones 2, 3a and 3b (the functional floodplain) apply to parts of the Neighbourhood Plan area and the draft Neighbourhood Plan seeks to avoid development in areas with the highest risk of flooding.

The design and layout of specific sites and residential extensions is also considered in the Housing Chapter of the draft Neighbourhood Plan but Policy FNP13 applies to all types of development within the Neighbourhood Plan area and sets out the quality of development that will be expected for the area.

Policy FNP1 - Design of New Development and Conservation

New development in accordance with the Neighbourhood Plan will be permitted where it:

a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Map B - Conservation Areas and Character Areas, by way of:

- i. height, scale, density, layout, orientation, design and materials of buildings,
- ii. boundary treatment,
- iii the scale, design and materials of the public realm (highways, footways, open space and landscape);

b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan;

c) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;

d) Is well integrated into the landscape by existing and new landscape buffers;

e) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere; and

f) Will not result in unacceptable levels of light, noise, air or water pollution.

Farnham Town Centre Conservation Area

The Farnham Town Centre Conservation Area Appraisal (CAA) identifies the special character of the streets, yards and open spaces that make up the Conservation Area and was adopted by Waverley Borough Council as a supplementary planning document in 2005.

Farnham is one of the earliest planned medieval towns in the region. Today there is little to be seen of the medieval town itself, other than the surviving street plan (including the wide market street - Castle Street) and property boundaries. The timber-framed properties which would have lined the main streets were rebuilt or refaced with new red brick symmetrical Georgian red brick town houses which dominate the town centre today. The continuous urban frontages indicate a high density, although many properties have large rear gardens with high walls, often associated with a network of passages and yards providing gaps which give intriguing views from the main roads. Over the past 200 years the centre has generally successfully assimilated Victorian, Arts and Crafts, half-timbered mock Tudor and modern buildings. In addition, the yards of these buildings, such as Lion and Lamb Yard, Borelli Yard and St George's Yard mainly in West Street and The Borough, are important to the character of the conservation area and form a very distinctive element of the town centre.

In contrast to the tightly knit streets and yards a number of open spaces, often with substantial groups of trees, are very important to the character of the Conservation Area. A

number of these are linked to the town by interesting alleyways or passages. The green spaces include:

- Gostrey Meadow
- Library Gardens
- Museum Garden
- St Andrew's Churchyard

The town centre streets in Farnham have an almost fully developed frontage, providing little space for tree planting with the trees that do exist really standing out in the street scene, magnifying their importance to the character of the conservation area.

The water meadows beside the River Wey comprise almost a third of the conservation area. This green space forms part of the view of the historic town centre from the Farnham Bypass and from the public footpaths that cross the meadows. The rural setting for the historic centre is a very important part of the character of the conservation area and complements the rural setting of Farnham Park on the north side of the town centre (although the latter is not located within the conservation area).

The Farnham Town Centre Conservation Area Management Plan (FCAMP) seeks to provide clear guidance as to how to preserve and enhance this special character and for the enhancement and improvement of the area. The FCAMP was adopted by the Borough Council in 2012 as a material planning consideration and contains proposals for environmental enhancements to the public realm which may be funded through Section 106 money and the community infrastructure levy (CIL). These enhancement proposals are important to the centre of the town and are included as part of the infrastructure requirements identified in the draft Neighbourhood Plan and sought through Policy FNP24 – Securing Infrastructure.

The quality of the environment and the importance of the town centre to the whole of Farnham and its visitors mean that it is vital to preserve and enhance the character of the Town Centre Conservation Area and its setting. In addition to Policy FNP1 - Design of New Development and Conservation, development in the Farnham Town Centre Conservation Area will be expected to comply with Policy FNP2 - Farnham Town Centre Conservation Area.

Policy FNP2 - Farnham Town Centre Conservation Area and its setting

New development within the Farnham Town Centre Conservation Area or its setting will be permitted where it:

- a) Is designed to a high quality and preserves and enhances the character of the conservation area and its setting;
- b) Retains those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;
- c) Protects open spaces and views important to the character and setting of the area;
- d) Maintains alleyways or passages and yards and incorporates them into new development;

e) Follows guidance set out the Farnham Town Centre Conservation Area Appraisal and Management Plan; and

f) Where appropriate, makes provision for the enhancement measures included within Farnham Town Centre Conservation Area Management Plan and the Farnham Design Statement.

Shop Fronts within Farnham Conservation Area and its setting

The town's principal shopping streets are located within the Farnham Conservation Area, or form part of its setting. Today the 'shop front' may provide the entrance to uses other than a shop such as a café, restaurant or bank and the policy applies to all types of premises in the Conservation Area. The Conservation Area contains many fine traditional and modern shop fronts that are an important element in the townscape. A shop front photographic survey in 2011 concluded that the majority of shop fronts within the Conservation Area respected the character of the Conservation Area in terms of design, colour and signage. However, vigilance is needed to protect and enhance the character of the Conservation Area whilst recognising the importance of the continuing commercial role of the town centre.

Within the Conservation Area and its setting, priority will be given to the retention of architecturally or historically interesting traditional shop fronts. Adapting new shop fronts to modern needs can be achieved through sensitive design. Proposals for replacing existing shop fronts will only be allowed where the existing shop front has no particular architectural or historic quality in itself or does not contribute to the character of the Conservation Area. Where replacement is allowed, the design should respect not only the building but also the overall character of that part of the Conservation Area in which it is situated.

All elements of the shop front are important including the pilasters (defining the shop width), the fascia with signage and, potentially, the cornice (defining the top of the shop front) and the stall riser (providing a solid base). Standard corporate images may need to be adapted to meet particular circumstances and to respect the character and appearance of the building and the surrounding area.

The choice of materials to be used for a shop front should normally reflect the materials of the building in which it is situated. Use of local materials is preferred, including brick, tiles and plaster, with stained or painted wood. Plastic is generally inappropriate.

Mid-18th century shop fronts were painted in a relatively restricted range of colours, using the pigments then available and such colours remain appropriate in reflecting the historic character. A shop front colour scheme should always be selected to harmonise with the upper floors of the building and the general street scene. A single colour is usually most appropriate but details might be picked out in a contrasting colour.

Shop front window and door patterns should reflect the traditional design of the area. The method of window sub-division should suit the character of the shop front and building. Smaller-paned designs are appropriate to 18th and early 19th Century buildings, such as

those in Castle Street, and larger glass areas are more appropriate to late Victorian and Edwardian styles, though subdivision may still be appropriate.

Internally illuminated signs above shop fronts are generally out of character in the Conservation Area, or if attached to listed buildings. However, in some cases it may be considered appropriate to illuminate a sign with a small spotlight or some other subtle method of illumination. Painted fascia boards, particularly in wood, are preferred.

One of the attractive characteristics of Farnham town centre is the proliferation of brackets for hanging signs. Some of these are in use - many are not, but many remain. In the 19th century they took the form of realistic trade symbols to identify the trade within. Some examples remain and using these existing brackets is encouraged. Hanging signs need to be carefully designed, to be correct in scale, with appropriate colours and lettering used, while still being easy to read. They should be safely positioned above the fascia of the shop front.

Proposals will be assessed against the criteria of the shop fronts policy and also against Policy FNP2 – Farnham Conservation Area and its setting. Additional shop front guidance can be found within the adopted Farnham Conservation Area Appraisal (2005).

Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting

Within Farnham Conservation Area and its setting, proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where:

- a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest;
- b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part, except in cases where the building itself is architecturally incompatible with the character of the area;
- c) The proposal would be in sympathy with the predominant architectural style and materials of the surrounding area;
- d) The shop front would be related to the width of the property or a logical vertical subdivision created by the upper storey; and
- e) Where a fascia is to be applied, it would not be internally illuminated and would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level.

Advertisements within Farnham Conservation Area and its setting

Whilst the Conservation Area contains retail and related uses, in most cases, the level of advertising is restrained.

Advertisements and signs, by their very nature, need to be visible in order to attract attention and convey information. However, if insensitively designed or positioned they can appear as overly dominant or incongruous features within the street scene and therefore require careful

control. In exercising such control over advertisements the interests of amenity and public safety are the two principal tests which will be applied.

Proposals for large, dominant signs will in most cases be at variance with the character of the buildings and of the Conservation Area. Similarly, a box sign (including internally illuminated signs) will usually be out of character due to its shape, lack of intricacy and detail, and use of unsympathetic materials. Standard corporate designs may need to be adapted to meet particular circumstances whilst the positioning of advertisements above ground floor level (other than hanging signs) may not be acceptable as the majority of buildings in the Conservation Area have retained their domestic appearance at upper floor levels.

Excessive advertising defeats its own objective by creating a clutter of signs and destroying the common asset of an attractive, historic environment.

Given the important role of Farnham town centre it is reasonable to permit some form of advertising, provided this can be incorporated without detriment to the visual amenities and character of the building or the area.

Proposals will be assessed against the criteria of the advertisements policy and also against Policy FNP2 – Farnham Conservation Area and its setting. Additional guidance can be found within the adopted Farnham CAA (2005).

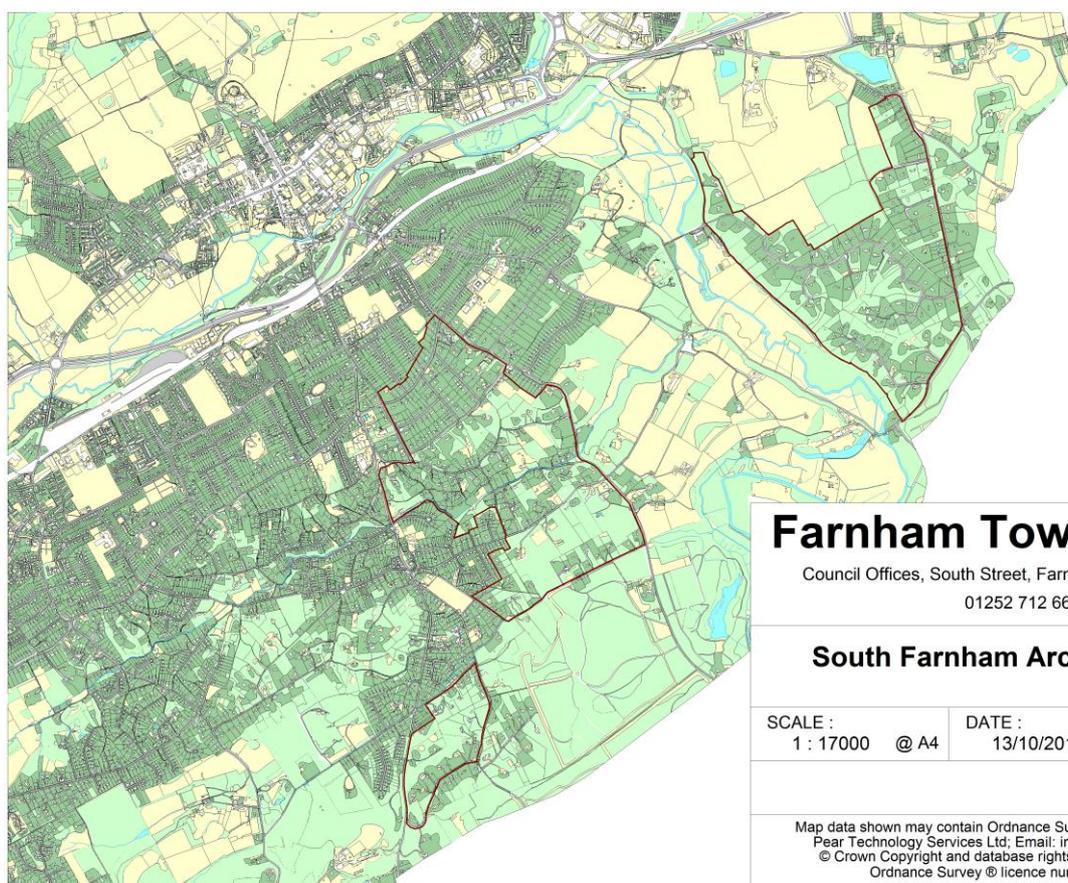
Policy FNP4 - Advertisements within Farnham Conservation Area and its setting

Within Farnham Conservation Area and its setting, proposals for an advertisement will be permitted where:

- a) It would not be obtrusive in appearance, cause visual clutter or lead to a proliferation of signs, appear dominant or overbearing in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of its siting, size, design, construction or materials;
- b) The level of illumination would cause no significant harm to residential amenity and
- c) It would not endanger highway or public safety.

South Farnham Arcadian Areas

Certain parts of the town exhibit strong Arcadian characteristics where landscaping is the dominant visual element. The well wooded parts of The Bourne and Moor Park areas provide an important part of the setting of the AONB and a densely landscaped transition into the town. The NPPF encourages the promotion or reinforcement of local distinctiveness. The extensive landscape also forms part of the town's green infrastructure and provides habitats for wildlife.

Map C – South Farnham Arcadian Areas

Large individually designed detached houses are set well back from the road and are well screened and generally have a minimal impact on the street scene. For example, in laying out Moor Park in the 1930s, plot sizes were set at a minimum of one acre and were mostly in the range of two to four acres.

The narrow, often undulating or winding lanes in this area are enclosed by hedges and substantial numbers of mature trees, often arching across the road to add to the sense of enclosure. Hedges and trees abut the lanes and development is generally well hidden by vegetation and narrow entrances. The verdant edges, discrete development and the informal highway layout, often without footpaths or kerbs, create an informal rural character to the lanes. The character of the lanes is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings. Mature trees are also prevalent between and behind buildings forming the backdrop and setting for development.

The dispersed nature of development leads to pressure to develop parts of the large gardens within the area and to subdivide existing plots or redevelop existing properties. In addition, there may be pressure for large areas for car parking or garages but in judging such proposals the impact of any proposal on the character of front boundaries, gardens or the street scene should be carefully assessed. In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

Policy FNP1 - Design of New Development and Conservation development seeks to ensure high quality development which responds to the character of the distinctive area of Farnham by way of height, scale, density, layout, orientation, design and materials of buildings and the scale, design and materials of the public realm (highways, footways, open space and landscape. In the South Farnham Arcadian Areas any proposal, including extensions and garages, will also be expected to comply with Policy FNP5 - Farnham Arcadian Areas.

Policy FNP5 – South Farnham Arcadian Areas

New development in the South Farnham Arcadian Areas, as defined in Map C, will be permitted where it:

- a) Would maintain the informal rural character and the well wooded appearance of the area;
- b) Would retain and reinforce trees and hedged boundaries which are important to the character of the area; and
- c) Would fit unobtrusively with the house, surrounding garden and the street scene and would not appear cramped on the site.

Local Listing

Throughout Farnham there are buildings and structures that, while not of sufficient special historic and/or architectural interest to warrant designation as listed buildings, have a distinct and valued local character and/or appearance that are worthy of retention as part of development proposals. The draft Neighbourhood Plan recognises these buildings and structures as locally important heritage assets:

These buildings and structures have been identified as Buildings of Local Merit as a result of:

- being very good examples of traditional or established style, or unusual type; and
- being buildings or structures which contribute towards the local townscape or have important historical associations; and
- remaining largely intact and not adversely affected by later extensions or alterations.

A brief description of the special character of each building or structure is included in the Buildings of Local Merit evidence base accompanying this plan [\(available at weblink\)](#).

In accordance with the NPPF, the effect of an application on the significance of a locally listed building or structure of character should be taken into account in determining a planning application. In weighing applications that affect directly or indirectly such buildings or structures, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The NPPF recognises local listings as

heritage assets which should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Policy FNP6: Buildings and Structures of Character

The effect of a proposal on the significance of Buildings of Local Merit will be taken into account in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Protect and Enhance Countryside outside the Town Boundary

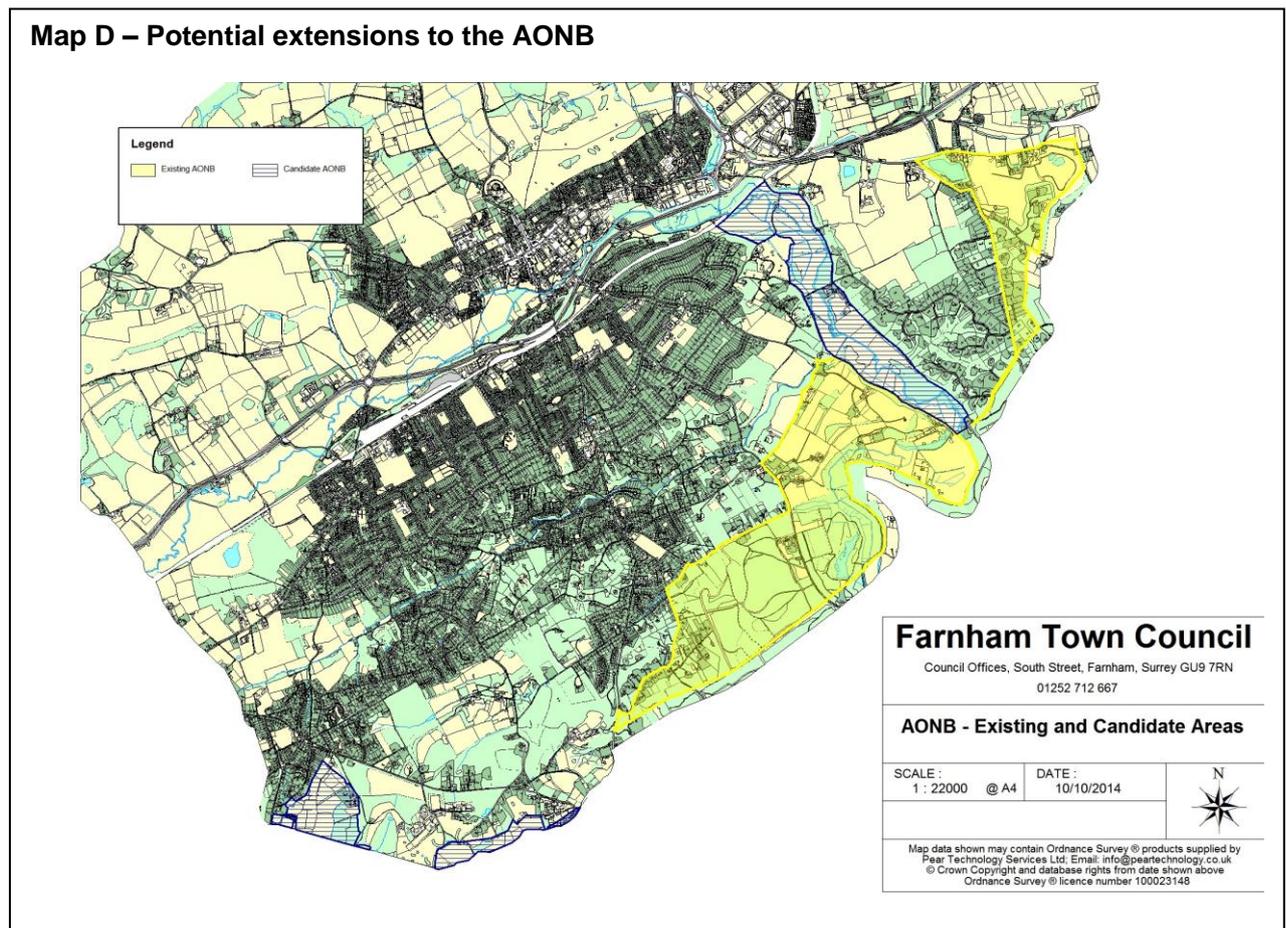
Landscape Protection

The landscape forms an intrinsic part of the character and setting of the town and provides informal and formal recreational opportunities for the community and visitors alike.

The Surrey Hills Area of Outstanding Natural Beauty extends to the south and east of Farnham within and beyond the Neighbourhood Plan boundary. Great weight should be given to conserving and enhancing the landscape, scenic beauty and cultural heritage in this area which has the highest status of protection in the country. The NPPF states that planning permission should be refused for major developments in the AONB other than in exceptional circumstances and locally there is no need to allocate land for development within this area. The Surrey Hills Area of Outstanding Natural Beauty Management Plan (2014-2019) sets out ways that the countryside will be protected and enhanced by, for example, protecting the distinctive character of the landscape and managing and enhancing the natural features which contribute to this character.

The NPPF states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes. Public engagement in the preparation of this draft Plan has indicated that the landscape around Farnham is highly valued and is identified as one of the town's assets.

Natural England are assessing whether the AONB boundary should be extended to encompass further areas incorporating the River Wey as it enters the town from the south (up to the A31) and areas to the south of Rowledge (up to the Long Road). The AONB Candidate Areas are identified as Areas of Great Landscape Value in the adopted Local Plan and as areas of high landscape value which form part of the setting of the AONB (and potentially will become part of the AONB itself), their landscape character should continue to be conserved and enhanced. Consultation on an extension of the AONB into these areas forms part of the draft Neighbourhood Plan (see Map D).

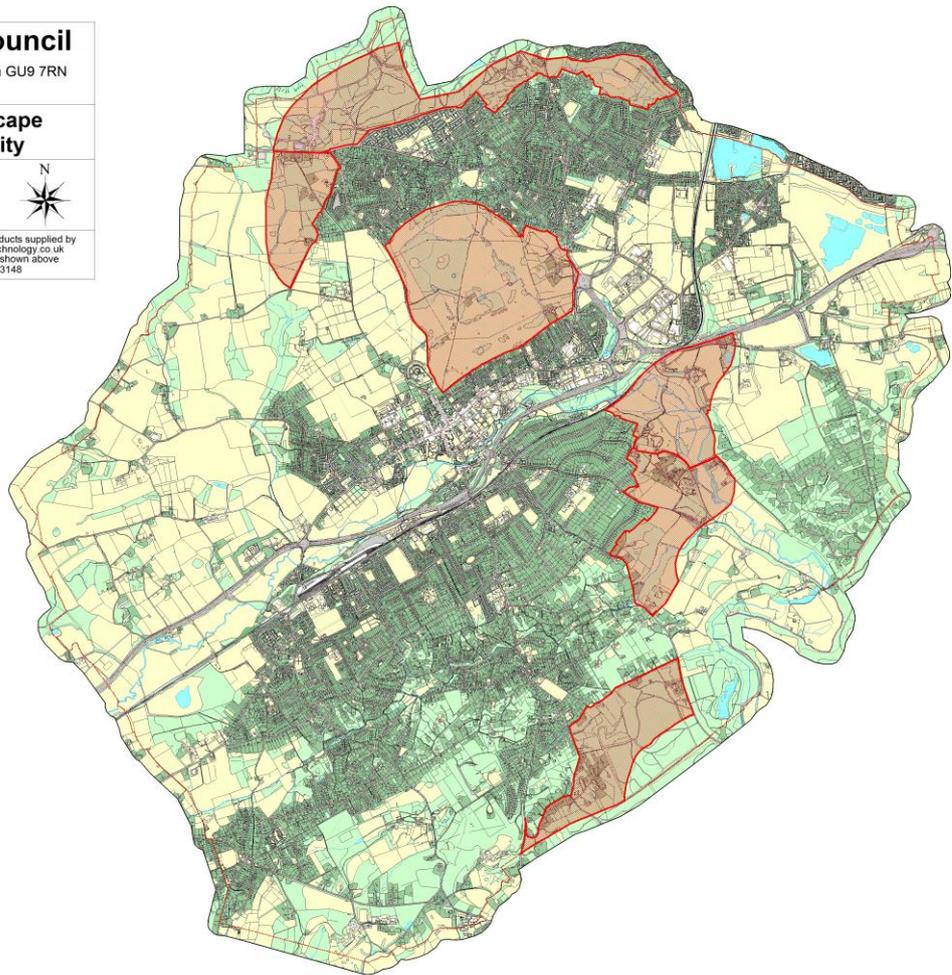


The Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014 provides the most up to date assessment of the landscape character, value and sensitivity of detailed segments of the countryside around the town (available at [weblink](#)). The Study indicates that as well as the high landscape value and sensitivity of the areas to the south of the town being considered for AONB designation, there are also areas of high landscape value and sensitivity at and adjoining Farnham Park and to the north of Hale, Heath End and Weybourne in the narrow gap with Aldershot.

The draft Neighbourhood Plan seeks to retain the landscape character of the areas of high landscape value and sensitivity, as shown on Map E, and to avoid allocating sites for development in these areas.

Map E – Areas of High Landscape Value and Sensitivity

Farnham Town Council	
Council Offices, South Street, Farnham GU9 7RN	
Areas of High Landscape Value and Sensitivity	
SCALE: 1 : 45000 @ A4	DATE: 12/10/2014
MAP FILENAME: [Filename]	
<small>Map data shown may contain Ordnance Survey © products supplied by Pear Technology Services Ltd. Email: info@peartechnology.co.uk © Crown Copyright and database rights from date shown above Ordnance Survey © licence number 100023148</small>	



The need for new development will mean that some development will have to take place on greenfield sites at the edge of Farnham. Such development should avoid the AONB and its setting and landscape of high value and sensitivity. Elsewhere there is still a need for appropriate development to protect and enhance the countryside and to be well integrated into the landscape by existing and new landscape buffers of appropriate native species as well as through sensitive designs in terms of height, layout and materials.

Policy FNP7 - Protect and Enhance the Countryside

Outside of the Built up Area Boundary, as defined on Map A, priority will be given to protecting the countryside from inappropriate development. A proposal for development will only be permitted where:

- a) it would be in accordance with Policies Policy FNP13, FNP14 and FNP16 in the Neighbourhood Plan or other relevant planning policies applying to the area,
- b) Would conserve and enhance landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting

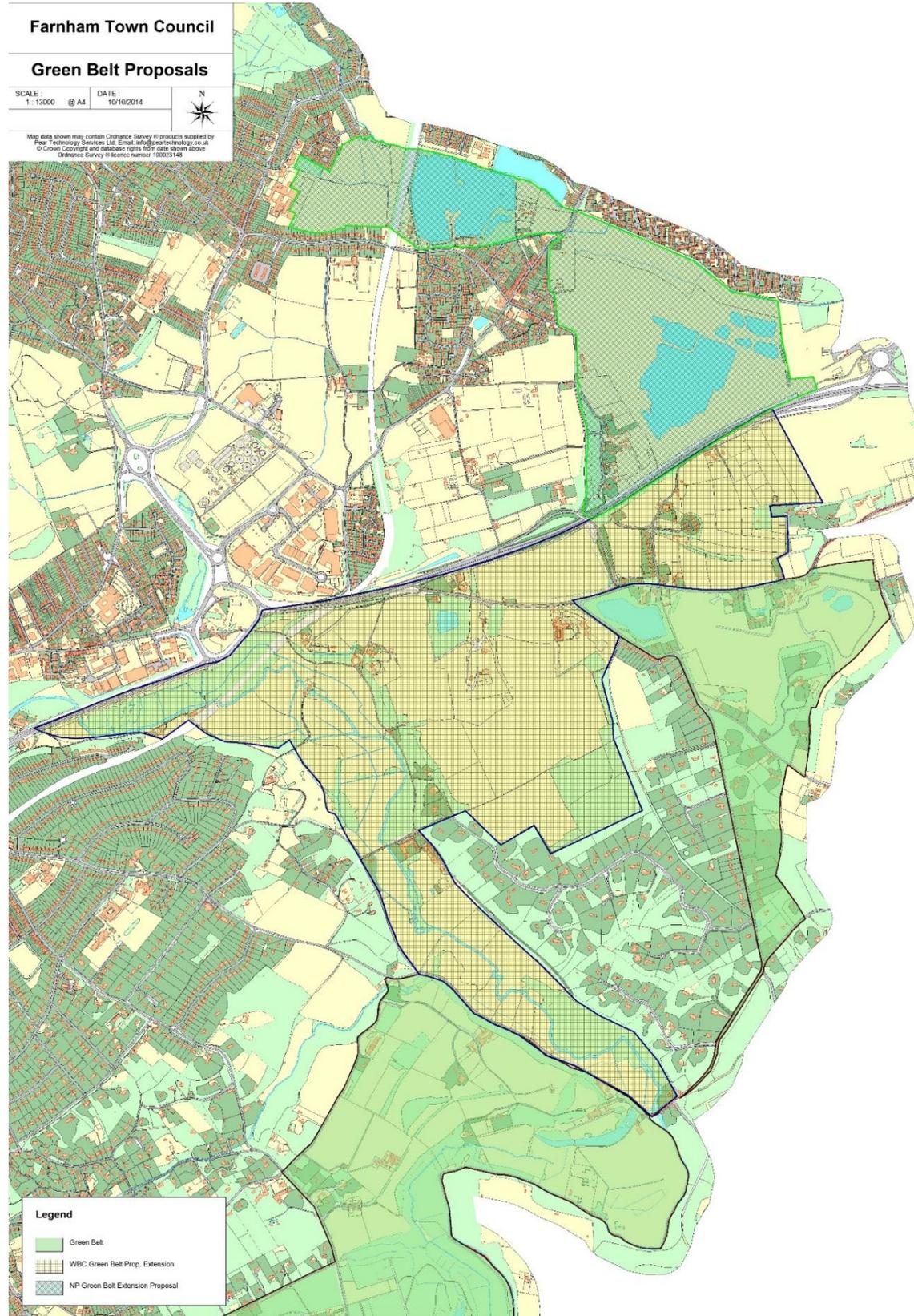
- c) Would not have a detrimental impact on areas shown on Map E as having high landscape value and sensitivity; and
- d) Would enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.

Preventing Coalescence

Protecting the separate identity of Farnham is a key objective of the draft Neighbourhood Plan. The gap between the built up areas of Farnham (at Badshot Lea and Weybourne) and Aldershot to the north and north east is already very narrow. This countryside comprises an area of high landscape value and sensitivity. Any intensification of development in the narrow gap beyond the defined Built Up Area Boundary which would have the effect of reducing the separate identity of the two distinct settlements and increasing the coalescence between them would be inappropriate. Even limited new development could contribute to a cumulative undermining of the effectiveness of the Built Up Area Boundary which has been designated with the protection of open countryside and the prevention of coalescence in this area. The separation with Aldershot is supported by residents. The 2014 Green Belt Review by Waverley Borough Council ([available at weblink](#)) does not propose an extension of the Green Belt to the north of the A31 east and north of Badshot Lea to protect this gap, although this option is consulted on as part of the draft Neighbourhood Plan (see Map F).

The Green Belt Review also proposes an area between Moor Park and the A31, including the River Wey, as an extension to the Green Belt and consultation on this option is part of the draft Neighbourhood Plan (see Map F).

Map F - Proposed Extensions to the Green Belt

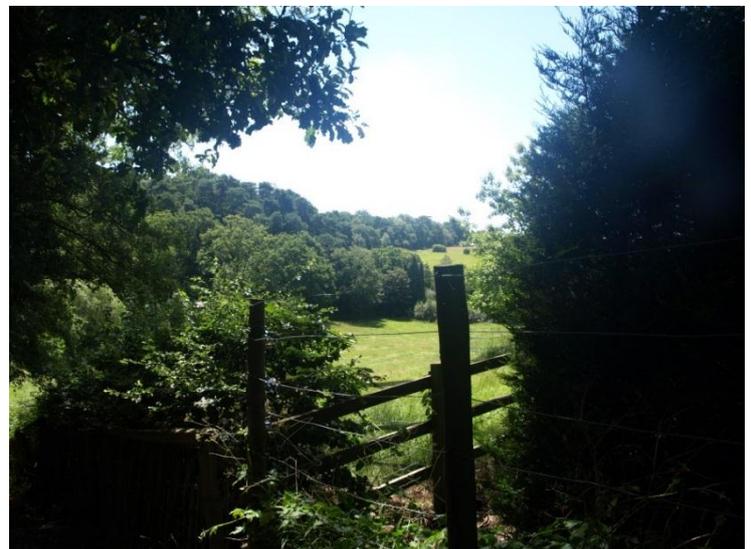




The residents of other distinct areas within the town are also keen to ensure the retention of the separate identity of these areas.

Badshot Lea and Weybourne are separated by the railway line. There is also a single field gap on Lower Weybourne Lane which breaks the built up frontage of the two settlements. Whilst currently not of high landscape value, this remaining gap has an important role in separating these two distinct areas of Farnham.

The southern part of Wrecclesham marked by the linear development along Echo Barn Lane is separated from Rowledge by an attractive valley occupied by the Bourne Stream and comprising woodland, trees, hedgerows and pasture. The valley has a high landscape sensitivity meaning it is unlikely to be able to accommodate change without extensive degradation of character and value.



The gap between Rowledge and Frensham is located partly within the plan area and partly in Hampshire to the south. Most of this area is being assessed by Natural England to determine whether the AONB boundary should be extended. The area is identified as an



Area of Great Landscape Value in the adopted Local Plan. As an AONB Candidate Area already identified as an Area of Great Landscape Value in the adopted Local Plan and as an area which forms part of the setting of the AONB (and potentially will become part of the AONB itself), its landscape character should continue to be conserved and enhanced. The area to the south of Long Road is also being recommended as an extension to the Green Belt and consultation on this

Biodiversity

The NPPF states that in order to minimise impacts on biodiversity, planning policies should:

- Identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.
- Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.

Farnham incorporates a network of green infrastructure across the plan area including parks, recreation grounds, river, streams and footpaths, allotments, cemeteries, woodland and arcadian areas with large gardens (Map C). Map H also shows the green infrastructure within the Plan area including the hierarchy of international, national and locally designated sites of importance for biodiversity and Biodiversity Opportunity Areas (BOAs).

INSERT Map H – Green Infrastructure – To FOLLOW (Awaiting information from WBC)

European Special Protection Areas

Farnham is within the buffer zone of two European Special Protection Areas (SPAs) - sites of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

The Thames Basin Heath SPA is located in the northern most part of the Neighbourhood Plan area. The retained South East Plan Policy NRM6 states that new residential development which is likely to have a significant effect on the ecological integrity of the SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. The policy clearly states that priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. In order to comply with this policy, housing to meet the strategic housing need of the Borough will need to be directed away from Farnham.

The potential number of additional dwellings projected in the Waverley Borough Council potential housing scenarios as set out in Table 1 below. In order to comply with South East Plan Policy NRM6, priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures and Scenario 4 would be the most favourable scenario in terms of both aligning with adopted policy and the impact on the Special Protection Areas.

Table 1 – Potential Additional Housing Development in Farnham and the Requirement for SANG

Source	Scenario 1 (dwellings)	Scenario 2 (dwellings)	Scenario 3 (dwellings)	Scenario 4 (dwellings)
Sites within Farnham built up area	260	260	260	260
Windfall contribution	330	330	330	330
Scenario (approximate additional dwellings)	2,700	1,500	1,000	700
Total dwellings proposed	3290	2090	1590	1290
Approximate SANG area required if development located within 5km of the Thames Basin Heath SPA (hectares)	56.8	33.8	24.2	18.4

The South East Plan Policy NRM6 states that where development is proposed within a 400m to 5km zone, mitigation measures will be delivered prior to occupation and in perpetuity. It adds that these measures will be based on a combination of access management of the SPA and provision of Suitable Alternative Natural Greenspace (SANG). Such measures must be agreed with Natural England. As the zone of influence of the Thames Basin Heath SPA extends 5km from its perimeter, the designation affects most of Farnham. Within 400m of the perimeter of the SPA, the impact of additional residential development on the SPA is likely to be such that it is not possible to conclude no adverse effect on the SPA and therefore residential development would be inappropriate.

The Policy NRM6 standard of SANG provision is 8 hectares per 1000 population. In order to perform as a Suitable Alternative Natural Greenspace, Natural England advises that a site should be a minimum of 2 hectares.

Whilst Farnham Park is designated as a SANG its current capacity is limited. Natural England has previously advised that the potential SANG capacity at Farnham Park is 21.25 hectares. At September 2014, 6.3ha of SANG remained available to allow for development within 400m-5km of the SPA. This is sufficient to deliver approximately 325 new dwellings. It may be that with some further improvements that this could be increased marginally. The draft Neighbourhood Plan allocates brownfield sites with a capacity of some 295 dwellings. In addition, the draft Plan anticipates approximately 130 dwellings to come forward as small brownfield windfall sites over the Plan period. In order that brownfield sites are deliverable, the remaining available SANG capacity at Farnham Park, along with any marginal increases in capacity, must be reserved for brownfield sites. It is the intention of Farnham Town Council to seek amendment to the Thames Basin Heaths Special Protection Area Avoidance Strategy to ensure this approach is followed.

In terms of the provision of SANG, once the residual capacity at Farnham Park is used, there are two options open to developers for meeting avoidance requirements:

- on larger sites (approximately 100 dwellings or more), provide new SANG on site;
- buy into provision of new SANG assembled by the local authority or provided by a private land owner

In 2009, Waverley Borough Council identified the following potential SANG sites:

- Farnham Quarry

- The land to the east of Farnham Park (total site area 5.2ha)
- Alice Holt Forest (less suitable in diverting or intercepting trips from most new housing development as it lies to the south of the town and with a possible SANG capacity of 10ha)

Since 2009 no alternative SANG sites have been confirmed by Natural England. The Consultation on Potential Housing Scenarios and Other Issues for the Waverley Local Plan, September 2014 states more work is required in relation to this before the Council can reach a final view on what level of new housing is possible in Farnham.

This consultation will be used to investigate the delivery of further SANG to serve Farnham. Without such provision, residential development within 5km of the Thames Basin Heath SPA (most of Farnham) would not be able to comply with the European directive or South East Plan Policy NRM6 and any further housing within this area would not be possible.

The Wealden Heaths SPAs are less of a constraint because Natural England does not demand the level of mitigation required in relation to Thames Basin Heaths. In essence, this is because the overall development pressure is less, there is a wider choice of alternative space, and therefore the habitats themselves are less vulnerable.

New residential development which is likely to have a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be based on the Thames Basin Heaths Special Protection Area Avoidance Strategy, 2013 and agreed with Natural England. Based on the ANGST accessibility standard, the SANG should generally be no more than 15 minutes walk from the residential development although in accordance with Policy NRM6, developments of fewer than 10 dwellings are not required to be within a specified distance of a SANG.

Policy FNP9 – Thames Basin Heaths Special Protection Area (SPA)

Within 400m of the SPA boundary, no net new residential development will be permitted, as mitigation measures are unlikely to be capable of protecting the integrity of the SPA.

New residential development which is likely to have a significant adverse effect on the SPA beyond 400m and within 5km of the SPA boundary (in a straight line) must provide:

- i) in the case of brownfield sites, appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) at Farnham Park; or
- ii) in the case of greenfield sites, adequate mitigation measures on site or in a suitable off site location to avoid any potential adverse effects; and
- iii) a financial contribution towards wider Strategic Access Management and Monitoring (SAMM).

Such mitigation measures shall be agreed with Natural England and be provided prior to occupation of the development and in perpetuity.

Where mitigation takes the form of provision of SANG the following standards and arrangements will apply:

A minimum of 8 hectares of SANG land (after discounting to account for any existing capacity) should be provided per 1,000 new occupants.

Each SANG to be a minimum of 2 hectares and be well connected to a wider network

The SANG should be readily accessed from, and well connected to, the development it serves including by sustainable modes of transport so that it is able to divert or intercept trips from the proposed housing development to the Thames Basin Heaths SPA.

Developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings.

Other Sites

There are two SSSIs in the plan area at Heath Brow (Pleistocene Gravel) and at Moor Park (which is designated for its rare Ash wetland habitat). In addition there are several sites designated locally as Sites of Nature Conservation Importance including Farnham Park.

There are five ancient woodlands in the vicinity at Vanners Copse, Moor Park Wood, Monks Wood, Edgeborough Wood and Black Lane Wood as well as many mature and veteran trees.

The Surrey Biodiversity Opportunity Areas (BOAs) falling partially within the Neighbourhood Plan area include;

- River Wey & tributaries;
- Farnham Heaths;
- Puttenham & Crooksbury (but only just);
- North Downs Scarp: Hog's Back;
- River Blackwater.

BOAs identify the most important areas for wildlife conservation remaining in Surrey and each include a variety of habitats, providing for an 'ecosystem approach' to nature conservation across and beyond the county. By working with larger, more dynamic ecosystems, it will be possible to create a wider range of habitats and their variants, which will in turn increase the ability of the landscape to support the largest variety of species. BOAs are those areas where targeted maintenance, restoration and creation of UK Biodiversity Action Plan (BAP) priority habitats will have the greatest benefit.

Climate change is likely to have a major impact on the biodiversity around Farnham over the plan period and beyond and the network of green spaces should be maintained and enhanced to help wildlife adapt to climate change and facilitate the migration of species.

In addition, incorporating and enhancing existing landscape features such as hedgerows and trees into new development provides important habitats integral to important corridors for wildlife and therefore attempts to exploit opportunities to incorporate biodiversity within and around developments is encouraged.

Policy FNP10 – Protect and Enhance Biodiversity

Proposals should protect and enhance biodiversity by:

- a) Protecting designated sites, protected species, ancient woodland, veteran or aged trees, and species-rich hedgerows;
- b) Preserving and extending ecological networks, in particular those defined on Map H – Green Infrastructure, to assist the migration and transit of flora and fauna, including within the built up area of Farnham; and
- c) Promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas where appropriate.

Housing

Objectives

- To ensure an adequate supply and mix of housing to meet strategically identified needs within the identified environmental constraints of Farnham.
- To make the best and effective use of brownfield sites
- To ensure the development of greenfield sites is well integrated with the adjoining countryside by retaining and enhancing landscape features (such as woodland, hedgerows, mature trees, watercourses and ponds) and providing a good standard of amenity space and sensitive landscape edges

Farnham Housing Stock

The 2011 census indicates that Farnham had 16,707 dwellings (16,050 households). There is a predominance of family housing (68% of homes having 3 bedrooms or more).

There is an emphasis on owner occupied homes with 11,961 (74% of households) owned outright or with a mortgage or loan, 1,903 (11.8 %) available for social rent, 1,829 (11.4%) private rent and 153 (1%) shared ownership.

Housing Requirement

The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted.

In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide an up-to-date basis for new housing provision within the Borough. Where neighbourhood planning is undertaken before an up-to-date local plan is in place, collaboration between the community and the Borough Council is critical. In developing the Farnham Neighbourhood Plan, Waverley Borough Council has taken an active role in advising and supporting the local Neighbourhood Plan team, sharing evidence and information and ensuring the Neighbourhood Plan fits with any relevant up-to-date evidence of strategic needs.

A draft Strategic Housing Market Assessment (2013) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of around 9400 homes (470 homes per annum) as being an objective assessment of full need for market and affordable housing over the 2013 to 2031 period.

In addition to existing housing commitments, in order to meet the identified need of around 9400 homes, the Borough Council are consulting on 4 housing scenarios for the Borough with different implications for Farnham:

The Neighbourhood Plan should plan positively to help accommodate identified strategic housing need but residents are keen that this is absorbed within the environmental

constraints identified and can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents. When planning new development it is important to understand the characteristics of each area of the town and designs should protect and enhance attractive areas and improve those which are less attractive.

Housing Supply

Housing Completions

The draft Neighbourhood Plan period is from 2013 – 2031. There were 53 housing completions for the year 2013/14 and therefore these form part of the Plan's housing land supply.

Sites with Planning Permission

Farnham had sites with planning permission for 452 dwellings at 1st April 2014 – half of which had been commenced. Further consents have been granted since this date including the former Police Station site and others have expired so that at 1 October 2014 there were valid planning consents for a total of 480 dwellings (net).

Windfall Sites

Over the past 11 years, small sites of less than 5 dwellings (excluding residential gardens) have made a regular contribution towards the housing land supply in the Neighbourhood Plan area. A total of 103 dwellings have been completed over this period at an average of 9.4 dwellings per annum.

There remain opportunities for changes of use, redevelopment and infill development as 'windfall' developments over the remainder of the Plan period, if developed in accordance with Policy FNP1 - Design of New Development and Conservation.

Waverley Borough Council has made an allowance for small windfall sites (excluding garden land) of 132 dwellings at Farnham over the remainder of the plan period based on such sites having consistently become available over the past decade and with continuing capacity for such sites to come forward.

It is difficult to capture all land owners' intentions for the long term and, whilst every effort has been made to allocate suitable large sites, this is based on current known land owners' intentions. For this reason the Borough Council has calculated a windfall allowance of 198 dwellings at Farnham on large sites for the last 5 years of the Plan period (2024 – 2031) based on the average per annum over the last 11 years.

A total windfall supply of 330 dwellings is therefore anticipated at Farnham up to 2031 though this may be a cautious estimate as it is based on past trends which do not reflect recent and proposed changes to permitted development rights.

Summary

In total Farnham is already committed to 863 dwellings.

	Net Dwellings
Sites which have already been completed (in the period 2013/14)	53
Large Sites with planning permission at 1 October 2014	412
Small Sites with planning permission at 1 October 2014	68
Windfall contribution	330
Total	863

Source: Waverley Borough Council

The assessment of sites against specific policies in the NPPF which indicate development should be restricted and other factors of local importance (such as the coalescence of settlements; protecting the distinctive character of individual areas and retaining landscape of high value and sensitivity) illustrates that Farnham is currently able to accommodate some 840 dwellings over and above the existing potential of some 1100 dwellings from completions, existing planning permissions, windfall sites and mainly brownfield sites within Farnham.

Housing Allocations

It is clear that in order to help meet the strategic housing need, further sites will need to be identified in order to help meet the strategic housing target and help to meet local need particularly from new households, younger families, older downsizing households as well as the specialist needs of older people. The Farnham Housing Land Availability Assessment, 2014 (FHLAA) appraises a range of sites put forward by landowners for their suitability, availability and achievability. Only sites of at least 0.2 hectares are considered as potential allocations as other smaller sites can come forward as windfall sites in accordance with Policy FNP1 - Design of New Development and Conservation. The assessment identifies sites which may be suitable for housing development during the Plan period.

The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land) and a number of brownfield sites are potentially suitable for housing development. The Borough Council's projected housing supply for Farnham already includes approximately 245 dwellings on largely brownfield sites within Farnham. These sites do not have planning permission, are not currently allocated for housing development in the Local Plan but are put forward as housing options in this plan, Policy FNP11 (a) – (f).

Business sites which remain suitable locations for business are not promoted for housing development. However, a limited number of business sites which are constrained, have poor

access or are less compatible with adjoining residential uses than a residential use. The draft Neighbourhood Plan puts these sites forward as options for residential development. The sites have all been confirmed as available by landowners with the exception of site k, Coal Yard, Wrecclesham Hill which is included as an option in order to test the landowner's interest in promoting a residential development.

Following careful assessment, greenfield sites at the edge of Farnham have also been identified as potentially suitable options for housing development. The sites avoid the Green Belt (and potential extensions to the Green Belt); the AONB; areas of high landscape value and sensitivity; arcadian areas; public open space; areas of wildlife importance; Biodiversity Opportunity Areas; areas at high risk of flooding and the Air Quality Management Area. Only the town centre Woolmead site which has redevelopment potential for a mixed use site is located within the Air Quality Management Area. Sites within the Green Belt (or areas under consideration for the Green Belt) and those which would increase the coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge and Rowledge and Frensham are not considered suitable. The proximity of services and the suitability of access for the scale of development proposed have also been taken into account.

In accordance with Policy FNP9, sites within 5km of Thames Basin Heaths SPA must make provision for Suitable Alternative Natural Greenspace (SANG). SANG capacity is now limited, the only way potential housing sites can be shown to be deliverable in the short/medium term is for on-site SANG provision as an integral part of the development. The following sites have capacity to achieve an on-site SANG (subject to the approval of Natural England):

- Land west of Green Lane, Badshot Lea
- Land at Little Acres Nursery and south of Badshot Lea
- Coxbridge Farm, Alton Road
- Land off Crondall Lane
- Garden Style, Wrecclesham Hill

The presence of an on-site SANG reduces the developable area of a site and allows for natural features to be retained and enhanced. The need for on-site SANG provision has been taken into account in deriving the approximate number of homes which could be accommodated on each site.

Sites often contain natural features (such as trees, hedges and ponds) which contribute to the local character and provide wildlife habitats and corridors. In accordance with Policy FNP1 - Design of New Development and Conservation, new development should respect the natural contours of a site and protect, and sensitively integrate, natural features into the new layout to maintain and extend the town's green network and connectivity to the countryside.

New development at the edge of Farnham must be well integrated into the landscape by existing and new landscape buffers of appropriate native species as well as through sensitive designs. Where appropriate, the SANG provision along with other open space and landscape buffers should be provided in the more sensitive parts of the site where development would be more intrusive in the landscape or impact on biodiversity interests.

Other open space such as amenity space, children's play areas and sports pitches will need to be provided in accordance with Policy FNP20 – Public Open Space. The need for green infrastructure on site has been taken into account in deriving the approximate number of homes which could be accommodated on each site. Other infrastructure provision will be assessed as part of this consultation and the need to comply with Policy FNP23 – Securing Infrastructure.

The potential housing sites often adjoin existing residential development. Development would need to ensure that its residential amenities in respect of privacy, daylight and sunlight were safeguarded, through careful site layout, property orientation, landscaping and detailed design. However, the planning process is not able to protect a view from a private property.

The potential density of development proposed in this plan responds to the density surrounding development.

Consultation on the draft Neighbourhood Plan gives the opportunity for further discussion with local residents about the principle of development and the density, form, layout, dwelling mix, landscaping and access for these sites.

The FLAA has identified sites at FNP11 which may be suitable, deliverable and achievable in the period up to 2031. The draft Neighbourhood Plan puts these sites forward as options for housing development and will test their suitability and deliverability further through consultation including the provision of SANG and all other infrastructure requirements. The draft Neighbourhood Plan seeks views on the site options in helping to meet the need for housing in the period to 2031.

Policy FNP11 – Housing Site Options

The following sites as defined on Map I – Housing Options (see Appendix 1), are identified as potential housing sites with the proposed density and capacity as set out below.

Open space and landscape buffers should be provided in the more sensitive parts of the site where development would be more intrusive in the landscape.

Development should safeguard the residential amenities of adjoining occupiers in respect of privacy, daylight and sunlight.

The allocated sites may come forward for development in phases, but proposals for development of part of a site which would prejudice eventual development of the whole allocation will not be permitted. Any proposals for development of part of the allocation will be required to demonstrate that they would not prevent the quantum of development set out below from being satisfactorily accommodated on the site.

Sites n) - r) must provide on-site SANG in the more sensitive parts of the site where development would be more intrusive in the landscape.

Sites k) – r) must be well integrated into the landscape by existing and new landscape buffers of appropriate native species as well as through sensitive designs.

a) Land rear of Viners Mead and Colemans, Wrecclesham Road (Site Area: 0.42ha; Approximate Density 35 dwellings per hectare; approximate capacity 15 dwellings)

- b) Stephenson's Engineering site, 66 Wrecclesham Hill (Site Area: 0.32ha; Approximate Density 25 dwellings per hectare; approximate capacity 10 dwellings)
- c) Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land (Site Area: 3.3ha; Approximate Density 30 dwellings per hectare; approximate capacity 90 dwellings)
- d) Part of Farnham College (Tennis Courts), east of Firgrove Hill (Site Area: 0.45ha; Approximate Density 30 dwellings per hectare; approximate capacity 15 dwellings)
- e) The Woolmead, (East Street) – see Policy FNP17 – The Woolmead (Site Area: 0.8ha; Approximate Density 125 dwellings per hectare; approximate capacity 100 dwellings)
- f) The Dairy, Weydon Lane (Site Area: 0.44ha; Approximate Density 30 dwellings per hectare; approximate capacity 15 dwellings)
- g) Wellingtons, Folly Hill (Site Area: 0.22ha; Approximate Density 30 dwellings per hectare; approximate capacity 5 dwellings)
- h) Brethren's Meeting Room, West Street (Site Area: 0.46ha; Approximate Density 20 dwellings per hectare; approximate capacity 10 dwellings)
- i) Land between Hale Road and Guildford Road (Site Area: 0.2ha; Approximate Density 50 dwellings per hectare; approximate capacity 10 dwellings)
- j) Coal Yard, Wrecclesham Hill (Site Area: 0.48ha; Approximate Density 50 dwellings per hectare; approximate capacity 25 dwellings)
- k) West of Switchback Lane, Rowledge (Site Area: 2.3ha (reduced for on-site landscape retention) Density 10 dwellings per hectare; approximate capacity 10 dwellings)
- l) Land to the south of Monkton Lane (Site Area: 3.06ha; Approximate Density 20 dwellings per hectare; approximate capacity 60 dwellings)
- m) Land at South East Badshot Lea off Georges Road (Site Area: 2.9ha; Approximate Density 30 dwellings per hectare; approximate capacity 80 dwellings)
- n) Land west of Green Lane, Badshot Lea (Site Area: 7.9ha (reduced for on-site SANG and as only northern part of the site suitable for development); Approximate Density 30 dwellings per hectare; approximate capacity 80 dwellings)
- o) Land at Little Acres Nursery and south of Badshot Lea (Site Area: 4.45ha; Approximate Density 30 dwellings per hectare; approximate capacity 130 dwellings) SANG to be provided immediately to the south of the site on land within the control of the promoter of this site.
- p) Coxbridge Farm, off Alton Road (Site Area: 14.2 ha (reduced for on-site landscaping, open space and SANG); Approximate Density 20 dwellings per hectare; approximate capacity 200 dwellings)
- q) Land off Crondall Lane and rear of Three Styles Road (Site Area: 11.24ha (reduced for on-site SANG); Approximate Density 20 dwellings per hectare; approximate capacity 160 dwellings)

r) Garden Style, Wrecclesham Hill (Site Area: 4.9ha (reduced for on-site landscape retention and provision of SANG); Approximate Density 25 dwellings per hectare; approximate capacity 70 dwellings)

This consultation will be used as a further 'call for potential housing sites'.

The assessment of sites against specific policies in the NPPF which indicate development should be restricted and other factors of local importance (such as the coalescence of settlements; protecting the distinctive character of individual areas and retaining landscape of high value and sensitivity), illustrates that Farnham is currently able to accommodate some 840 dwellings over and above the existing potential of 835 dwellings from completions, existing planning permissions, windfall sites and mainly brownfield sites within Farnham.

Achieving this number of additional dwellings will depend on ensuring sufficient infrastructure capacity is provided in a timely manner, appropriate to the scale of new development. Importantly, the provision of new homes will rely on the delivery of SANG without which development will not be achievable. The consultation is being used as a call for sites' for SANG. If further deliverable SANG can be identified to the satisfaction of Natural England, this may allow greater housing capacity for sites providing on-site SANG subject to other site constraints.

Locally Appropriate Housing Mix to meet identified need

Affordable Housing

The adopted Local Plan seeks at least 30% of the number of net new dwellings provided are in the form of subsidised affordable housing developments on sites involving 15 or more net new dwellings or sites of 0.5 ha or larger. The emerging Local Plan will set an updated policy based on the SHMA ([available weblink](#)).

Size of Dwelling

In terms of the size of new homes, Farnham currently has a predominance of family housing (68% of homes having 3 bedrooms or more, 23% 2 bedrooms and 9% 1 bedroom). Table 2 summarises the housing need for Farnham based on the SHMA, indicating a need for some additional smaller homes over the Plan period.

Research shows that there is a growing need for smaller units in Farnham to meet demand from newly forming household and younger families as well as older downsizing households. In addition, the presence of the University of Creative Arts means there is a demand for student accommodation.

Table 2 Farnham Housing Need

Tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Affordable housing	48.6%	27.4%	22.1%	1.8%
Market housing	5.0%	28.1%	40.4%	26.5%

Source: SHMA Tables 40/ 41)

In order to meet an identified local need and to meet the objectives of enabling local people to stay in Farnham throughout their lifetime as their needs change whilst ensuring a mix and integration of house types within the town, smaller 1 or 2 bedroom dwellings will be encouraged on smaller sites within the built up area where they would fit well with the character of the area in accordance with Policy FNP1 - Design of New Development and Conservation.

Smaller scale dwellings will be sought on larger sites where there is the opportunity to ensure a mix of development within the layout. The precise number of 1 or 2 bedroom dwellings will be negotiated on each scheme. Where developers consider that accommodating a number of 1 or 2 bedroom units would have serious implications for the viability of developments, the Council will encourage an 'open book' approach and where necessary will operate the policy flexibly.

Farnham is experiencing a steady increase in the number of its population over retirement age. This trend is likely to continue and will result in more very old people. While most older people prefer to remain in their own homes, the ageing population will also mean some increased provision will be needed of housing specifically designed for older people who are likely to require community care or accommodation in nursing homes. The Neighbourhood Plan supports this provision of such housing where it is situated in suitable locations due to the proximity to facilities, local amenity and the gentle topography of the area.

Policy FNP12 – Small Scale Dwellings

Proposals for 1 or 2 bedroom dwellings on smaller sites within the built up area will be encouraged where they would fit well with the character of the area

Proposals for residential development on larger sites will be permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.

Proposals for sheltered housing, extra care housing and nursing homes for older people will be encouraged on suitable sites in areas close to a range of services that provide for the needs of occupants.

Extensions Within and Outside the Built Up Area Boundary appropriate to distinctive areas identified in the Farnham Design Statement

Over the next 20 years, existing homes and businesses within and outside the built up area will be extended to adapt to changing needs. The siting, scale, form and materials of extensions to existing buildings should be in keeping with the original property and the street scene. Consistent with Policy FNP1 - Design of New Development and Conservation, extensions should be designed to a high quality and should respond to the heritage and distinctive character of the area of Farnham in which they are situated. Extensions should also reflect the identity of the local context by way of height, scale, spacing, design and materials of buildings and respect the amenities of adjoining residents.

Scale, Height and Form

The overall scale, height and form of an extension are important factors in achieving a successful design and should fit unobtrusively with the building and its setting and be compatible with the surrounding properties. An extension should be subservient to the original dwelling and not dominate the original building or the locality. A range of devices are available to subordinate an extension such as setbacks from the building line, lower roofs, changes in materials or detailing. Where visible from public view, roof shape is critical to creating a successful built form. The pitch of extension roofs should normally be as, or similar to, the roof pitch of the main property.

Spacing

In terms of spacing between buildings, an extension to the side of a property should normally be acceptable if it does not have a significant adverse impact on the nature of space between buildings. If the resultant space would be out of character in the street scene, when the gaps - that are often with associated landscaping or allowing longer views - are important elements, then the extension is unlikely to be suitable.

Materials

Good quality design relies on the choice and combination of materials. The choice of materials should respond to, and reinforce, the character of the area and generally, the materials of an extension should match those used on the original building. However, often secondary buildings or extensions were traditionally erected in different materials which can help reinforce the subservience of the extension and maintain the visual primacy of the original. Hence, if it is compatible with the materials of the existing building, it could be appropriate to use other local materials on an extension.

Boundary Treatment

The boundaries to properties such as hedges or walls have a significant impact on the character of an area and its visual amenity. They help enclose the road space, define the boundary between public and private space and act as a strong link to the history and distinctive character of the area and locally derived materials. When adding an extension to a property, the proposal should retain and, where feasible, reinforce the traditional boundary treatment of an area.

Innovative Design

Subject to the context, it may be possible to arrive at an innovative design which responds to the positive features of the existing building and the area and ensures sufficient references to reinforce the distinctive character of the building and its surrounding context.

Privacy, Daylight, Sunlight and Outlook

Extensions should respect the amenities of adjoining residents regarding privacy, daylight, sunlight and immediate outlook.

Extensions can materially affect the privacy of adjoining occupiers. In order to safeguard the privacy of neighbours, windows in extensions should avoid overlooking windows of habitable rooms in any adjoining property at a close distance and the private amenity area immediately adjacent to the rear of an adjoining dwelling.

Overshadowing occurs when an extension is in such a location, and/or is of a size that it would cause significant overshadowing of a neighbour's property or amenity space. An extension should be designed to avoid any significant loss of daylight or the cutting out of sunlight for a significant part of the day to principal rooms (including lounge, dining room, kitchen and bedrooms) in neighbouring properties or private amenity space. Daylight is the volume of natural light that enters a building to provide satisfactory illumination of internal accommodation between dawn and dusk. Sunlight refers to direct sunshine and is very much brighter than ambient daylight.

Extensions should not significantly adversely affect the immediate outlook from neighbours' windows. For example, extensions should be designed to avoid having an outlook from a main window, which is part of a large wall of a residential extension.

Policy FNP13 – Building Extensions Within and Outside the Built Up Area Boundary

Building extension will be permitted where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene;
- b) Spacing between buildings would respect the character of the street scene;
- c) Materials are compatible with the materials of the existing building;
- d) The traditional boundary treatment of an area is retained and, where feasible, reinforced, and
- e) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Business

Objectives

- To support a balanced local economy with a thriving town centre office sector and a range of business units (including for creative industries) with good access around Farnham
- To retain and regenerate well located existing business sites

The Local Economy

The most recently available census shows that in 2011, 20,140 of Farnham's residents were economically active, many of whom were working outside of Farnham.

The economy of Farnham is relatively broad based and although dominated by the service sector (including offices and retail premises focused on the town centre) this is balanced by over 30ha of land for light or general industry and warehousing. The Town Centre section covers economic development in the town centre whilst this section concentrates on provision for light or general industry and warehousing located on industrial estates and in converted rural buildings in the countryside. However, this section refers to one site of modern office accommodation which is located outside the town centre.

The adopted Waverley Borough Local Plan (2002) covers the period to 2006 and clearly does not provide an up-to-date basis for new future employment provision within Farnham. Where neighbourhood planning is undertaken before an up-to-date local plan is in place, collaboration between the community and the Borough Council is critical. In developing the Farnham Neighbourhood Plan, Waverley Borough Council has taken an active role in advising and supporting the local Neighbourhood Plan team, sharing evidence and information and ensuring the Neighbourhood Plan fits with any relevant up-to-date evidence of strategic needs, such as the Employment Land Review.

In accordance with the NPPF, the Neighbourhood Plan should plan positively to help accommodate identified employment need. In order to help maintain a buoyant and balanced local economy the draft Neighbourhood Plan will support a range of initiatives which help maintain a variety of opportunities for business:

- Retention, intensification and regeneration of designated existing business areas including support for development of start-up units for small businesses;
- A business site allocation including support for development of start-up units for small businesses;
- Conversion of buildings in rural areas which seeks to prioritise business uses or tourist facilities.

Retention, intensification and regeneration of existing business areas

The Employment Land Review Update (2014) (available at weblink) considers that overall the demand for light and general industrial floorspace in the Borough will decline in the period to 2031, leading to a surplus of industrial land.

Conversely for Farnham, the Employment Land Review Update (2014) 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 (available at weblink). The town has a low vacancy rate for all types of business premises at around 2.4% (September 2011) and recent site surveys support this finding. Farnham residents are keen to retain a thriving local economy rather than becoming a dormitory town. The main challenge is therefore to safeguard good quality industrial sites to help maintain this buoyant and balanced local economy and to consider the release of surplus sites that are no longer fit for purpose.

The Employment Land Review Update (2014) shows that there is a significant supply on a wide range of sites and that the great majority is acceptably located, although some sites are in need of modernisation to meet current business needs. Other space has good access, parking and services and could be regenerated over the plan period. However, some sites are small-scale, out of date, poorly serviced and limited by their location. Outmoded industrial sites should be considered for housing development.

There is also one site comprising modern purpose-built office accommodation at Bridge Court, Wrecclesham (0.41ha) which is well located and fit for purpose.

Taking account of these findings the emphasis of the policy is on retaining and making effective use of existing sites which remain fit for purpose and for which agents confirm a continuing demand. Farnham's light/ general industrial and warehousing/ storage sites are seen as a flexible resource that can be adapted, through intensification; redevelopment, or change of use if necessary, for a range of different types of business use, including new and expanding sectors of the local economy. It is recognised that some of these sites are located outside the Built up Area of Farnham but their designation as business sites gives support to the principle of intensification and regeneration of existing sites where necessary to better meet modern business needs. The development of start-up units to support the establishment and early development of small businesses will be supported in suitable locations. All proposals will be subject to FNP1 – Design of New Development and Conservation and FNP7 – Protect and Enhance the Countryside.

Policy FNP14 - Land for Business

The sustainable development of Farnham's economy will be supported by the retention, intensification and regeneration of the following existing business sites as defined on Map J.

The following sites, as defined on Map J – Land for Business (see Appendix 2), 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.

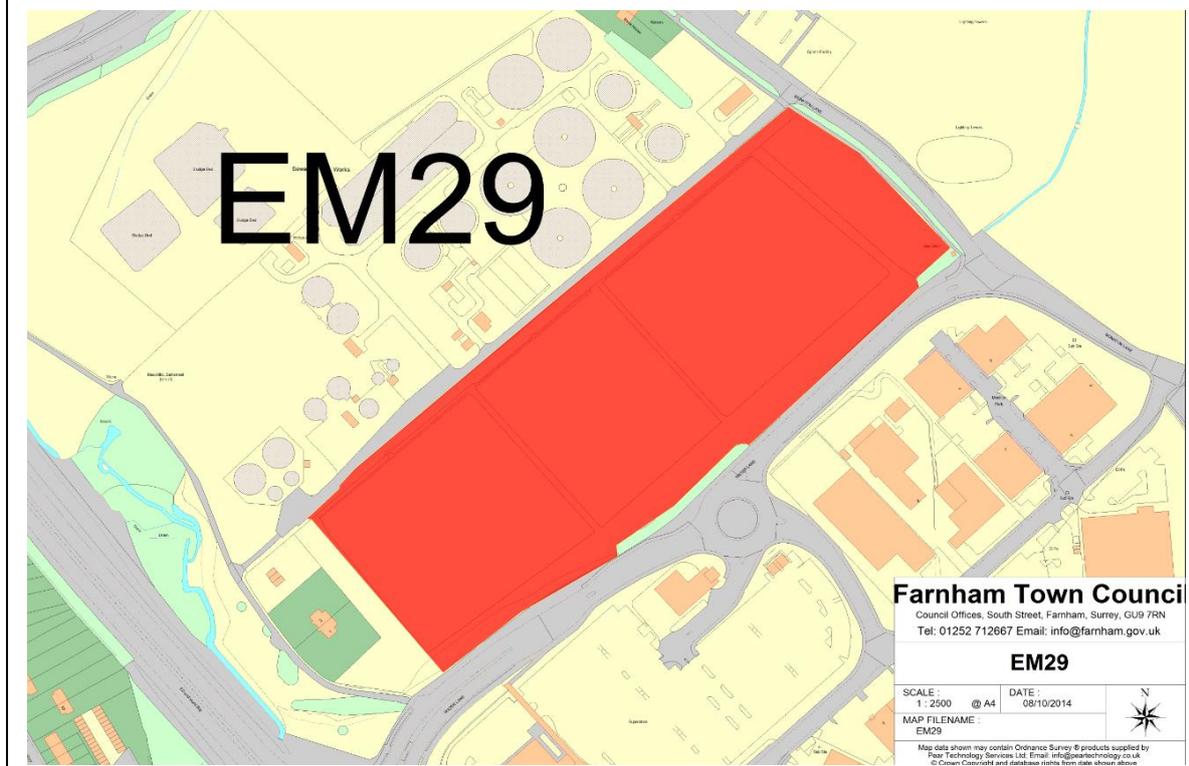
a) Guildford Road Council Depot (0.95ha)

- b) Coxbridge Business Park (8.7ha)
- c) Riverside Industrial Park (0.6ha)
- d) Riverside Business Park (0.3ha)
- e) Farnham Business Centre (0.5ha)
- f) Hurlands Business Centre (0.53ha)
- g) Farnham Trading Estate (10.78ha)
- h) Monkton Park (1.01ha)
- i) Bourne Mill Business Park (rear part only) (0.46ha)
- j) Grove Bell Industrial Estate (0.99ha)
- k) Farnham Business Park (Broadmede) (1.9ha)
- l) Hones Yard, Waverley Lane (0.38ha)
- m) Abbey Business Park (1.4ha)
- o) Century Farm, Badshot Lea (0.61ha)
- p) The Factory, Crondall Lane (0.5ha)
- q) Surrey Sawmills (0.86ha)
- r) Bridge Court, Wrecclesham (0.41ha)

Business site allocation

There is a perceived shortage of high quality modern accommodation for light industrial uses within Farnham and, whilst these may be provided through the regeneration of existing sites, there may be a need to identify further land for modern workshop space. In order to retain further flexibility in terms of local sites for new business development (including support for development of start-up units for small businesses) the draft Neighbourhood Plan puts forward an additional business site as an option for development and will test its suitability and deliverability further through consultation. The 4.87 hectare site abuts the sewage works and industrial uses and would be suitable for business use.

In accordance with Policy FNP1 – Design and Conservation, development should be of a high quality design and not result in unacceptable levels of light, noise, air or water pollution.

Map K – Business Site Option**Policy FNP15 – Business Site Option**

Land at Water Lane, Farnham, as defined on Map K, is identified as a potential business site.

Conversion and Expansion of Rural Buildings for Business and Tourist Uses

The NPPF states that Neighbourhood Plans should promote a prosperous rural economy as follows:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through reuse of existing buildings and well-designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

Although agriculture (including forestry) now provides a very small percentage of employment within the Town Council area, it remains an important part of the rural economy

and is also instrumental in protecting the character and appearance of the landscape and potentially enhancing local biodiversity. 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.

Tourism also plays an important part in the local economy and a small number of hotels, guest houses, bed and breakfast and self-catering accommodation are available in the countryside outside the town centre.

From 2013, agricultural buildings under 500 square metres have been able to change to a number of other uses; Use Classes A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants and Cafes), B1 (Business), B8 (Storage and Distribution), C1 (Hotels), and D2 (Assembly and Leisure). The draft Neighbourhood Plan wishes to continue to enable the reuse of suitable rural buildings for small scale, low impact business and tourism uses. Re-use of rural buildings for residential purposes would not normally be permitted.

The re-use of agricultural buildings should not prejudice the agricultural unit itself. Proposals for the re-use of recently constructed agricultural buildings, including those erected under permitted development rights, which have not been used or little used for their approved/intended agriculture purpose, should be refused. The building to be re-used should be capable of reuse without substantial reconstruction or extensive alteration. Works of adaptation should not materially alter its appearance and setting.

The National Planning Policy Framework allows well designed new business premises in the countryside. Whilst the principle of such development is therefore acceptable, the draft Plan also seeks to protect and enhance high quality and sensitive landscapes and formal and informal recreational amenities, prevent the coalescence of Farnham and Aldershot as well as other distinctive areas and to minimise impacts on biodiversity. For these reasons, any proposals for new buildings will need to be suitably located and of appropriate scale, form and design so as to comply with Policy FNP8 - Preventing Coalescence between of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham, Policy FNP 7 - Protect and Enhance the Countryside and Policy FNP10 – Protect and Enhance Biodiversity, and would result in a high quality design in accordance with Policy FNP1 - Design of New Development and Conservation as well as not adversely affecting the amenities of local residents and other countryside users.

Similarly, the small scale, low impact extension of rural buildings in business or tourist use will only be permitted where it can be demonstrated that it is essential for the operation of the existing occupier and in accordance with these countryside policies. The design and height, scale and materials of any extension should meet with the requirements of Policy FNP13 – Building Extensions Within and Outside the Built Up Area Boundary.

Development should not result in a large, bulky or intrusive building in the landscape which is likely to have a detrimental impact on an area largely free from development. The impact of the development on the countryside is clearly greater if located in a highly visible location. However, the test of impact still applies even if there are limited or no public views of it as, if allowed, the argument could be repeated, with a potentially more serious cumulative impact

on the urbanisation of the countryside as well as public amenity value and for these reasons would be unacceptable. In some locations any development may be inappropriate.

Policy FNP16 – Rural Buildings for Business and Tourist Uses

Outside the Built Up Area Boundary, as defined on Map A – Farnham Built Up Area Boundary, and Land for Business sites, as defined in Appendix 2, the following proposals will be permitted:

- a) The change of use of a rural building to business or tourist uses;
- b) A well-designed new building for business or tourist uses;
- c) A proportionate and well-designed extension of an existing building in business or tourist use.

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.

Farnham Town Centre and Local Centres

Objectives

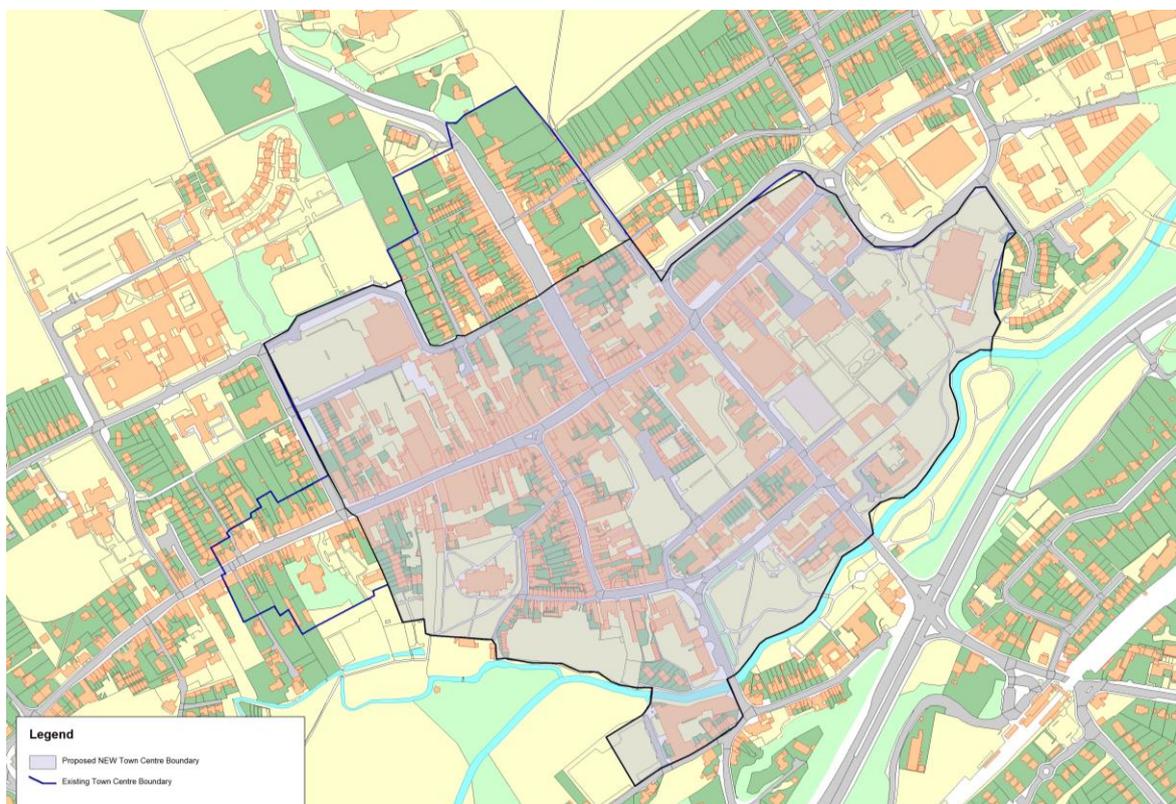
- To retain and enhance the attractive historic market town centre as the economic and social hub of Farnham
- To retain a range of unit sizes within the town centre to promote a variety of retailers, including independent stores, and a thriving evening economy with a range of pubs and restaurants
- To protect the clusters of shops and services at local centres serving the local communities of Farnham

Farnham Town Centre

The NPPF identifies the aims of town centres and suggests that the main uses which should be focused within them are retail development, leisure and entertainment facilities, offices and arts, culture and tourism development.

Farnham is an attractive historic town centre which contains a mix of shops, restaurants, cafes, public houses, offices, cultural attractions and facilities as well as some residential premises (often above the shops). The town centre boundary has been defined in the draft Neighbourhood Plan around this range of principle facilities and is shown in Map L. It is proposed to exclude the northern end of Castle Street and the western end of West Street from the adopted Town Centre boundary as these areas are occupied almost exclusively by residential properties.

Map L – Town Centre Boundary



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Retail provision

Shops are focused on West Street and Downing Street and associated yards leading from them. East Street and South Street have retail frontages but are separated from the principal shopping streets by the A325 and A287. There remains a range of unit sizes and independent shops but these are under threat from high rents and high parking charges. Vacancy rates are low.

Waverley Borough Council's Town Centres Retail Study Update, 2013 [\(available on weblink\)](#) undertook a comprehensive 'health check' of Farnham town centre which provided an updated quantitative and qualitative assessment of floorspace requirements up to 2033.

The Study concluded that Farnham is well served by major foodstores and only a low number of shoppers head to other major centres for their food shopping. Farnham also offers the greatest quantum and range of comparison shopping in Waverley Borough (such as clothes; furniture; electrical goods; books; jewellery and luxury goods). In each category of goods, a significant percentage of trade is captured within the town as well as the surrounding rural area. Such residents have a choice of destinations and the road network encourages movement toward Guildford but, despite this, Farnham is a popular destination.

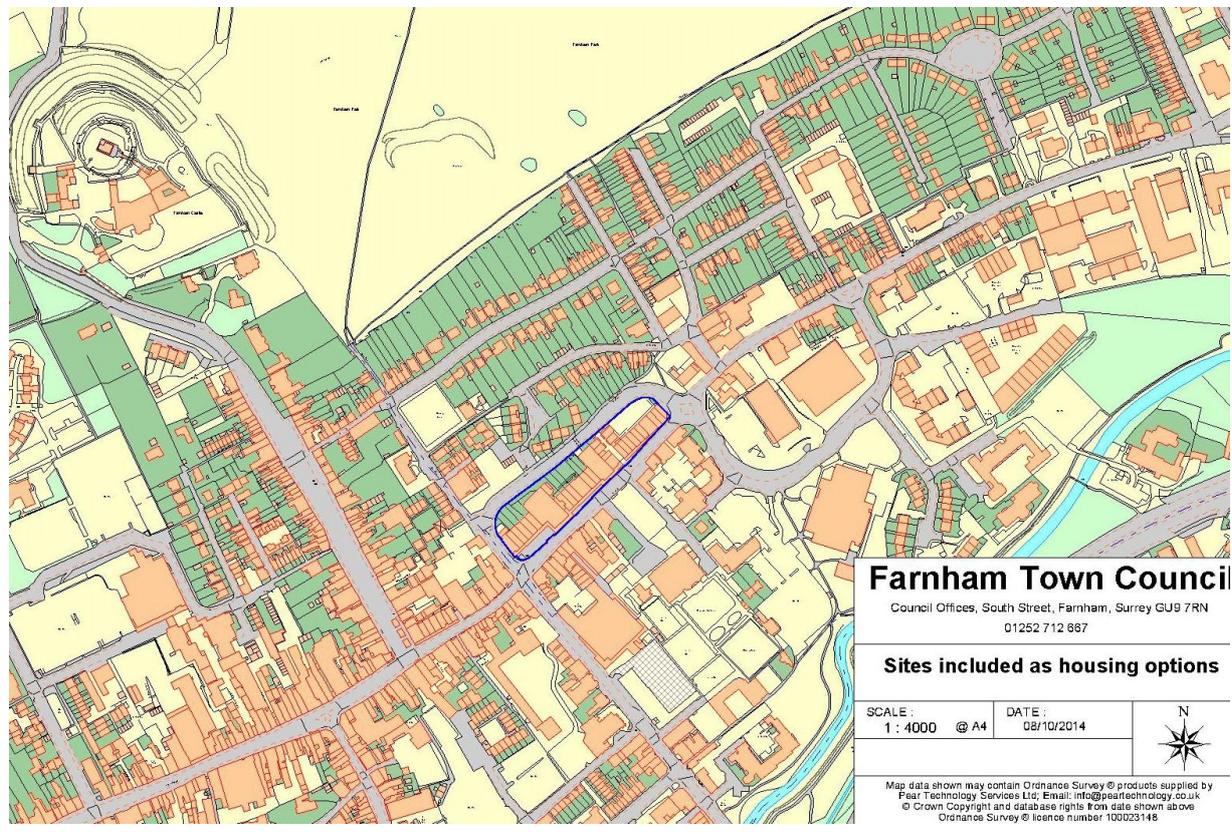
The assessment of the town's provision of convenience goods (mainly food) shows that whilst there is a potential need for 1,517 sq m floorspace (net) during the Plan period, this is not of a scale to justify a new store. It may, however, provide some basis for the possible improvement or extension of one or more existing foodstores in the town during the Plan period.

The total floorspace requirement for the town's comparison goods, including overtrading, is estimated to be 20,871 sqm (gross) and 14,610 sqm (net) over the Plan period.

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.

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.

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.

Map M – Woolmead Development Site**Policy FNP17 The Woolmead**

Land at the Woolmead, as defined on as defined on Map M, is allocated for retail development (ground floor) and residential development (upper floors).

Offices

The town centre is the focus for Farnham's service sector. Offices are located within the older Georgian and Victorian premises as well as modern office blocks including the Millenium Centre; Headway House; St Georges Yard; St Paul's House and St Stephen's House.

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 report a strong demand for town centre offices, particularly the modern premises.

Restaurants, Cafes and Public Houses

In common with other towns, the number of restaurants and cafes within the town centre has increased over recent years. Alongside public houses they add to the variety of uses in the town centre and support the night time economy. Whilst generally interspersed with shops, there is now a concentration of places to eat and drink at the southern end of Castle Street.

Leisure and Entertainment Facilities

The range of cultural attractions within, and close to, the town centre is important to the vitality of the town centre during the day and night and more detail is included within the Leisure and Wellbeing section of the draft Plan.

Tourism

The historic town centre and its cultural attractions attract many visitors. Farnham has two trails around the town for visitors to follow, using a free booklet. The first is the heritage trail, which takes visitors to historic features within the town and the other is the craft trail, which leads visitors to the historic and modern centres of craft.

The town centre has two hotels (The Mercure Farnham Bush Hotel and the Bishop's Table Hotel) which are an important component in the town's economy.

In recent years, the ability to use a property for a range of uses without the need for planning permission has increased. For example:

- a shop can be changed to a bank or building society without planning permission.
- premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination.
- buildings with shop (A1), financial and professional services (A2), restaurants and cafes (A3), (public houses (A4), hot food takeaways (A5), offices (B1), non-residential institutions (D1) and leisure facilities (D2) uses will be permitted to change use for a single period of up two years to A1, A2, A3 and B1 uses.

Change of use from small shops (up to 150sqm) to residential use is not permitted development within the Conservation Area. The town centre's principal shopping streets of West Street and Downing Street are located within the Conservation Area. The range of shop units with their distinctive shop fronts is an integral part of the character of the Farnham Town Centre Conservation Area. In any event, permitted development rights are still intended to allow the protection of valued and successful retail provision in key shopping areas, such as town centres, while bringing underused shop units back into use outside those areas.

Whilst some flexibility in the short term over how the town centre is made up may be helpful in maintaining a dynamic centre, the Neighbourhood Plan is about the longer term. Consultation responses have identified the town centre as a key economic and social hub which helps to define the town.

The draft 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; ensuring a

range of shop units; acknowledging the planning consent at East Street and allocating the Woolmead site for retail development at ground floor (Policy FNP17 The Woolmead). Whilst the loss of offices cannot generally be prevented, the draft Neighbourhood Plan expects that much of the modern office stock will remain in office use during the Plan period.

Restaurants, cafes and public houses add to the variety of uses in the town centre and support the night time economy and this variety should be maintained in the long term. The town centre hotels are important to the town's business community and tourist offer and should be retained.

Policy FNP18 – Farnham Town Centre

Within the town centre, as defined on Map L, proposals for Classes A1, A2, A3, A4, A5, B1, C1 and D1 will be permitted where the proposal would not result in:

- a) non-A1 uses becoming the dominant uses within West Street and Downing Street;
- b) such a concentration of non-A1 uses as to lead to a significant interruption of the shopping frontage;
- c) the loss of smaller units (150sqm); or
- d) the loss of hotel accommodation unless sufficient evidence is provided to the Council to demonstrate that the continued operation is no longer financially viable.

Local Centres

Outside the town centre, one of Farnham's characteristics is the provision of local centres that serve a local neighbourhood. A key characteristic of local centres is that they provide a cluster of units in Use Class A (such as shops; public houses; restaurants and take-aways) or Use Class D1 (such as such as primary schools, GPs, libraries, places of worship and community halls) within convenient walking distance (50m) of one another. In addition, well related public open space may also be regarded as part of the hub of a neighbourhood. This ensures that centres provide a local focus for an area and the opportunity for linked trips. Consultation on the Neighbourhood Plan issues has indicated the importance of such local centres and there is a need to identify and aim to protect them.

The following areas have been defined as Local Centres and are shown on Map M (Appendix 3):

- Heath End
- Farnborough Road
- The Street, Wrecclesham (not inc pub)
- Frensham Road
- Ridgway Parade
- Station Hill
- Firgrove Hill

Further Local Centres could be defined for the following areas, as shown on Map N (Appendix 3 if the distance between premises is increased to 100m).

- St Mark's Place, Sandy Hill
- Upper Hale Road
- Willow Way
- Cumpsteys Corner, The Long Road, Rowledge
- The Street, Wrecclesham

As with the town centre, the ability to use a property for a range of uses without the need for planning permission has increased. Nevertheless, permitted development rights are still intended to allow the protection of valued and successful retail provision in key shopping areas. Prior approval for such a change of use is required including an assessment of shopping impacts in relation to the effect of the development on the sustainability of key shopping centres and the provision of services. In Farnham, the distance of neighbourhoods from the town centre means that local convenience shops, together with other community services, are important to the sustainability of the local neighbourhoods which they serve. The draft Neighbourhood Plan seeks to resist the loss of small scale local shops where they are clustered with other community facilities as part of a local centre.

Policy FNP19 – Local Centres

Within local centres, as defined in Appendix 3 (maps M and N)

A range of shops (including Use Class A1) and services (including Use Classes A2, A3, A4, A5 and D1) will be maintained.

Appropriately located additional retail or service floorspace will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses.

Change of use between shop use (A1) and non-A1 Uses will not be permitted where this would lead to the loss of an A1 unit able to serve the day to day needs of the community or required to ensure that the centre is capable of meeting the day to day needs of the community during the Plan period. Exceptionally, such a change of use may be permitted where sufficient evidence is provided to the Council to demonstrate that the operation of the shop is no longer financially viable and where there are no other realistic proposals for retail or service uses on the site.

Leisure and Wellbeing

Objectives

- To protect and enhance public open spaces used for recreational purposes throughout the town and ensure new provision in association with new development
- To improve sports provision in and around Farnham
- To protect the cultural attractions of the town

Public Open Spaces

The Environment section of the plan attaches great importance to the protection of networks of green spaces, commonly referred to as green infrastructure, which can provide a wide range of environmental benefits. In addition, many of the green spaces are used for recreational purposes.

The NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It requires planning policies that promote opportunities to improve the local open space network, and create high quality public open spaces within new development, which encourages the active and continual use of public areas.

The NPPF stresses the need to ensure effective planning for high quality open spaces, sport and recreation facilities based on robust assessments of the existing and future needs of communities.

The NPPF advises that the assessments should include the following information:

- quantitative elements (how much new provision may be needed);
- a qualitative component (against which to measure the need for enhancement of existing facilities); and
- accessibility (including distance thresholds and consideration of the cost of using a facility).

Waverley Borough Council has undertaken an open space audit in accordance with government guidance (Open Space Study, 2012) which contains standards for each type of open space. The conclusions of the Open Space Study in terms of existing provision of each type of open space in Farnham are set out below. In addition, an increase in the number of dwellings within Farnham over the next 20 years will put pressure on existing open space and will require an improvement to the existing quality or quantity of open space provision. The amount of increased provision based on existing commitments and future housing options for each type of open space is also set out below.

Parks and Gardens

Most properties in Farnham have good access to Parks and Gardens. Others at the edge of the town generally have access to large private gardens or the countryside. There is no need

to provide additional parks and gardens to supplement the current provision. Nevertheless, in order to maintain the current provision, it is important to retain the existing parks and gardens. There is also a need to improve the quality of the following parks and gardens:

- Boundstone Recreation Ground (Farnham)
- Hale Reeds Recreation Ground (Farnham)
- Oast House Crescent Recreation Ground (Farnham)
- Sandy Hill Top Space (Farnham)
- Weydon Tip (Farnham) (former landfill site still producing methane which limits its use)

In terms of the provision of additional Parks and Gardens in association with new residential development, the following standard is set in the PPG17 Open Space Study:

Parks and Gardens:

Quantity Standard - 0.2ha per 1000 people

Quality Standard - Parks and gardens should be welcoming, safe, clean and inviting spaces that are well maintained with a good mix of natural and built amenities.

Accessibility Standard - 15 minutes walk, approximately 800m

If the housing commitments and site options in the draft Neighbourhood Plan were confirmed, a new park of approximately 1 hectare would be required. Parks and Gardens are generally large in scale and therefore would not be provided on individual housing sites in Farnham. Instead, developer contributions would be sought for either improvements to the existing parks and gardens or the development of a new park and garden.

Natural / Semi-Natural Greenspace

Whilst there is limited provision of smaller areas of natural/ semi-natural open space within Farnham, there is good access to larger areas. The Thames Basin Heath SPA is partly located in the northern most part of the plan area and is vulnerable to increased recreational pressure. Part of Farnham Park also acts as a Suitable Alternative Natural Greenspace (SANG) though capacity to accommodate additional usage at this site is limited. The quality of all natural and semi natural greenspace is considered to be good and/or (in the case of SSSIs) favourable or improving. In order to maintain the current provision and not put further pressure on sensitive habitats, it is important to retain the existing natural / semi- natural greenspace.

The need for further SANG in association with residential development is included in Policy FNP9 – Thames Basin Heaths Special Protection Area (SPA).

Green Corridors - including river (eg River Wey and its tributaries) and canal banks, cycleways and other rights of way

There is an extensive network of Public Rights of Way across Farnham, particularly given its rural character and the areas of natural and semi-natural greenspace. Existing designated rights of way should continue to be protected in the Neighbourhood Plan. No quantitative standard is set for new provision but opportunities should not be lost to improve connections to the rights of way network or other green corridors particularly where they arise through new development. Policy FNP22 - Transport Impact of Development in the Infrastructure

section aims to meet these objectives. Policy FNP10 – Protect and Enhance Biodiversity also seeks to preserve and extend ecological networks.

Amenity Greenspace

Amenity greenspace is most commonly, but not exclusively, found in housing areas or as part of town and city centres and business areas – and includes village greens. Its primary purpose is to provide opportunities for informal activities close to home or work, or enhancement of the appearance of residential or other areas. Most properties in Farnham have good access to amenity greenspace. Others at the edge of the town have access to large private gardens; natural semi-natural greenspace or the countryside. There is no need to provide additional amenity greenspace to supplement the current provision. Nevertheless, in order to maintain the current provision, it is important to retain the existing amenity greenspace. Any new development over the next 20 years will result in a population increase which will result in an increasing need for amenity greenspace within the newly developed areas. The following standard is set in the PPG17 Open Space Study:

Amenity Greenspace:

Quantity Standard - 0.8ha per 1,000 people

Quality Standard - Amenity greenspace should be well maintained, clean and litter free. It should be welcoming and provide a visually attractive environment. The management of dogs and any mess created needs to be integrated into the site.

Accessibility Standard - 15 minutes walk, approximately 800m

Amenity greenspace should generally be incorporated on individual housing sites in Farnham. Where appropriate, the amenity greenspace should be provided in the more sensitive parts of a site where development would be more intrusive in the landscape.

Provision for Children and Young People

North Farnham collectively is shown to be over the current overall provision of 0.04ha per 1000 people but this is due to the provision in Farnham Park. However, individually, all wards fall below the 0.04 provision with the exception of Castle. Some of Farnham's play areas are being updated. There is a need to look at ways of providing new or extended playspace in North and South Farnham, particularly in Upper Hale.

Play England advocate the following national accessibility standards:

- Local Areas of Play (LAPs): accompanied walking distance 100m (straight line distance 60m). Play England define these as 'doorstep playable spaces'.
- Local Equipped Areas of Play (LEAPs): walking distance 400m (straight line distance 240m).
- Neighbourhood Equipped Areas of Play (NEAPs): walking distance 1,000m (straight line distance 600m).

The Companion Guide to PPG17 suggests however, that this approach tends to result in children's play being allocated to the more 'unbuildable' parts of housing sites and often ignores the needs of older children, such as teenagers. It suggests that in new housing developments, it would be better to 'design in' children's play as an integral part of the housing environment, rather than to tuck it away in fairly sanitised play areas.

In order not to make the existing poor provision worse, it is important to retain the existing provision for Children and Young People.

In terms of provision for Children and Young People in association with new residential development, the following standard is set in the PPG17 Open Space Study:

Provision for Children and Young People:

Quantity Standard - 0.25 ha per 1,000 people of specific play equipment for children and young people, including both designated equipped play space, and informal play space.

Quality Standard - Sites should be clean/ litter free and provide a safe, fun and stimulating environment where possible for children of all ages. Areas should be set aside as dog free. Sites should be in areas easily accessible by foot to the local community they are intended to serve with limited barriers to access such as main roads.

Accessibility Standard - Fields in Trust standards are to be used:

Local Areas of Play (LAPs): accompanied walking distance 100m (straight line distance 60m).

Local Equipped Areas of Play (LEAPs): walking distance 400m (straight line distance 240m).

Neighbourhood Equipped Areas of Play (NEAPs): walking distance 1,000m (straight line distance 600m).

Given the accessibility distances for children and young people, provision of this type of open space should be well integrated into a site in a convenient, well located and safe part of the housing environment.

Allotments

The distribution of allotments shows provision in Farnham in the central area of the town with the northern and southern wards not within 800m of an allotment: eg Hale and Heath End and Upper Hale and Wrecclesham and Rowledge, Bourne and Moor Park wards.

The current allotment waiting list shows the strongest demand in Hale and Heath End and Wrecclesham and Rowledge.

Ward	Waiting
Hale & Heath End	12
Castle	9
Weybourne & Badshot Lea	5
Moor Park	3
Wrecclesham and Rowledge	13
Bourne	5
Firgrove	4
Non Farnham	10
Total	61

Source: Farnham Town Council, June 2014

There is a waiting list for allotments within Farnham but demand for many of these will eventually be met through the turn-over of plots. Nevertheless, there is clear unmet demand and in order to maintain the current provision, it is important to retain the existing allotments and replace any that are under pressure.

In terms of allotments which should be provided with new residential development, the following standard is set:

Allotments

Quantity Standard - 0.2 ha per 1000 persons

Quality Standard - A well maintained, clean/ litter free site, level with good quality soil, drainage and access to a good water supply.

Accessibility Standard - 15 minutes walk, approximately 800m

Allotments have a wide catchment area – 15 minute walking distance - and therefore would not be provided on individual housing sites in Farnham. Instead developer contributions will be sought for improvements to the existing allotments or a new allotment allocation. If the housing commitments and site options in the draft Neighbourhood Plan were confirmed, a new site for allotments of some 1 hectare would be required. In order to be located closest to areas with the greatest need, a new allotment site could be located at one of the new housing site options in the draft Neighbourhood Plan:

- Land to the south of Monkton Lane, Farnham (Hale and Heath End)
- West of Switchback Lane (Rowledge)
- Garden Style, Wrecclesham Hill (Wrecclesham)

Churchyards and Cemeteries

Permission was given in 2010 to 6ha of land at Upper Hale Road, Farnham for another woodland burial site.

There is no revealed need to allocate additional land for church yards or cemeteries in Farnham.

Outdoor Sports Facilities

Sport contributes to community life and well-being in Farnham and this category of open space includes privately or publicly owned facilities with natural or artificial surfaces, including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas

Site locations and pitch provision are identified in the Waverley Playing Pitch Strategy, 2013. The following types of pitches are covered in the strategy, including those not currently available for community use:

- Football (mini, youth, adult).
- Cricket.
- Rugby Union (mini, youth, adult).
- Hockey (synthetic turf pitches)

The following number of pitches are located in Farnham

Sport	Number of pitches in Farnham
Adult football	27
Youth football	9
Mini-soccer	16
Cricket	14
Rugby	7
ATPs	2
All pitches	74

Source: *Waverley Playing Pitch Strategy, 2013*

The following sports clubs have, or are projected to have, significant needs to meet the demand for more playing/water space and/or new provision or major improvements to their ageing facilities during the timeframe of the Plan:

- Rowledge Cricket Club - more playing space required to meet senior league and junior section playing requirements;
- Farnham Cricket Club - new or substantially modernised/extended pavilion;
- Farnham Rugby Club - more playing space adjacent to current site as many juniors are already having to play away from the club and club house;
- Farnham Town Football Club - new clubhouse/changing rooms and need to reflect the FA's ground grading requirements;
- Farnham United (youth) Football Club - car parking and clubhouse needed; could be relocated if a suitable quality alternative were available;
- Badshot Lea Football Club - a current ground move to the former Farnham Rugby United Football Club ground in Wrecclesham must reflect the FA's ground grading requirements;
- Badshot Lea Youth Football Club - more playing space required to meet demand and keep club together;
- Badshot Lea Cricket Club - require larger playing space;
- Aldershot & Farnham Hockey Club (Heath End School) - new ancillary facilities;
- Frensham Pond Sailing Club/Sailability - modernisation of clubhouse and ancillary facilities;
- Farnham Swimming Club - increased teaching, training and competitive swimming pool time/space.

In order to maintain the current provision to serve current needs (and potentially assist with future needs), it is essential to retain the existing sports pitches. There is also a need to improve the quality of some sports grounds. Pavilions on public recreation grounds will require replacement or modernisation during the life of the Plan, including the recreation grounds at Wrecclesham, Rowledge, The Bourne, Weybourne, Badshot Lea, Hale, Heath End and Farnham Park. Ground requirements will be further explored during consultation on this draft Neighbourhood Plan. Finally, whilst disability sport in Farnham is well catered for, mainly with activities such as swimming and sailing, over the lifetime of the Plan more emphasis will be to be placed on sporting opportunities and provision to meet the demands from disabled sports enthusiasts of all ages and abilities.

In terms of sports pitches which should be provided with new residential development, the following standard is set in the Waverley Playing Pitch Strategy, 2013. This is close to the NPFA standard currently used in the adopted Local Plan:

Pitch	Standard	Provision per 1000 people
Adult football	One adult pitch (1.2ha) per 5,000 people	0.24ha
Youth football	One youth pitch (0.75ha) per 3,200 people	0.23ha
Mini-soccer	One mini-soccer pitch (0.2ha) per 5,000 people	0.04ha
Cricket	One cricket pitch (1.2ha) per 2,800 people	0.43ha
Rugby	One rugby pitch (1.25ha) per 6,000 people	0.21ha
Total		1.15ha

Source: Waverley Playing Pitch Strategy, 2013

As each new pitch requires a substantial population growth to support it, sports pitches will be provided off site through developer contributions. The standard is to have the population within a 15 – 20 minute walk or drive of the nearest pitch.

A new synthetic turf pitch would require an increase in population of 12,000 people. As this is not proposed, new demand is likely to be met through the dual-use of school facilities.

If the housing commitments and site options in the draft Neighbourhood Plan were confirmed, just over 5 hectares of sports pitches would be required (the equivalent of approximately 4 adult football or rugby pitches; or 25 mini-soccer pitches – or any combination to meet the local need at the time).

The draft Neighbourhood Plan wishes to identify land suitable for future sports pitch provision and will use this consultation to help confirm suitable sites. For example, the Sita former tip site in Runfold and the tip at Weydon Lane (Brambleton Park), as shown on the Maps P and Q below, may have long term potential for the provision of sports pitches subject to environmental considerations and more detailed feasibility studies.

Map P – Proposed Site for Sports Pitches

The Weydon site is a former tip which is surrounded by housing development. Subject to environmental considerations, part of the site could accommodate two sports pitches and associated pavilions.

Map Q – Proposed Site for Sports Pitches

Policy FNP20 - Public Open Space

Public open space, as defined on Map H – Green Infrastructure, will be retained and, where appropriate, be enhanced. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided.

Residential development proposals will be expected to provide for new public open space to the following standard either through on site provision or a financial contribution to off site provision. On larger sites, amenity greenspace and children's and young people's equipped space will be provided on site. Provision should include arrangements for maintenance of the open space.

Type of Green Space	Quantitative Standard per 1000 people
Parks and Gardens	0.2ha
Amenity Greenspace	0.8ha
Children's and young people's equipped space	0.25ha
Allotments	0.2ha
Outdoor Sports Pitches	1.15ha
Total	2.6 ha

For the purposes of this policy, public open space includes parks and gardens, natural and semi-natural greenspace, green corridors, amenity greenspace, provision for children and young people, allotments, churchyards and cemeteries and outdoor sports facilities.

Indoor Sports Facilities

The Borough Council-owned Farnham Leisure Centre is located at Dogflud Way close to Farnham town centre. An extensive refurbishment scheme resulted in an improved swimming pool, extended gym, and refurbished sports area in 2010. The Leisure Centre plays an important part in the provision of community sport and fitness, especially in respect of community access and affordability and because there are 'pay and play' opportunities. The opportunities are limited when demand exceeds supply during peak times, especially for the swimming pools and the sports hall. The lack of pool space affects not only clubs but residents. Some large clubs, such as the Farnham Swimming Club, need more swimming space to accommodate club training and events. Further, a number of clubs are looking for permanent homes, such as Farnham Floorball Club and The Farnham School of Tae Kwon Do and this situation will fluctuate over the life of the Plan. The Leisure Centre may require modernisation/expansion during the life of the Plan.

The town also has some excellent and modern private health club facilities.

In addition, there are indoor facilities in the town which are under-used. These should be made available for a range of activities on an informal basis. Some schools in Farnham have excellent sports facilities both for the general public to hire and for linking sports development opportunities with local sports clubs. Such facilities could be used more widely, especially in the evenings, weekends and holidays. More options to accommodate current or emerging sports clubs and activities need to be identified, including better access to community halls and school's facilities.

The Waverley Borough Council Open Space Study, 2012 also considered indoor sports facilities. The Study concluded that there was a good level of access to indoor sports facilities located both within and outside of the Borough and that there is currently no evidence that an increase in population will have a significant impact. However, when combined with government policies and programmes to increase the general level of activity and health of the population, the potential housing development at Farnham and neighbouring authorities and the existing demand especially at peak times, the levels of usage are likely to require additional provision of indoor sports facilities in the Plan period.

Policy FNP21 Indoor Sports Facilities

Buildings which provide indoor sports facilities, including community halls and schools, will be retained and, where appropriate, enhanced to provide a high playing standard.

New development should contribute to increased indoor sports facilities.

Health Facilities

There are several GP practices and a range of therapies available in the town. Farnham Hospital provides a range of services and Frimley Park and the Royal Surrey Hospitals provide emergency cover in close and moderate proximities.

The consultation on the draft Neighbourhood Plan will assess whether the proposals have any implications for existing GP and Hospital services.

Locally Important Cultural Facilities

One of the core planning principles in the NPPF is to ensure that local strategies to promote health, social and cultural wellbeing are supported. The NPPF also states that provision of social, recreational and cultural facilities are a key factor in facilitating social interaction and delivering healthy, inclusive communities. It is important to plan positively for these facilities and guard against unnecessary loss.

Farnham has a wealth of talent, which must be encouraged and supported. There are choirs, which have achieved national fame as well as theatre groups, operatic societies and dance groups for all ages. There are art exhibitions throughout the town. There are several outreach projects, to include more of the community in the cultural activity of the town.

Within Farnham there is a range of locally important cultural attractions, including theatre, museums and arts facilities. In addition, Farnham has a number of community or village halls which are used for community activities throughout the year and host history groups, talks by local experts, meetings and amateur dramatic presentations.

Within the Town Centre

The Farnham Maltings offers a diverse programme of activities including theatre, cinema, craft, music and comedy and is renowned throughout South-East England.

Farnham Castle is the jewel in the crown of Farnham attractions. It dates back to the 12th century and the Norman keep is open to the public daily, from February to December. There

is also a small exhibition, which describes the history of the Castle. Guided visits around the castle, itself, are available on Wednesdays.

St. Andrew's Church in the town centre is not only a Grade II listed building, which dates back to the Middle Ages but also has some very modern meeting-rooms, designed by the architect, Ptolemy Dean. The modern structures and removal of the old pews has enabled the church to host concerts, art exhibitions and dramatic works. The grave of William Cobbett is in the churchyard.

Outside the Town Centre

The Museum of Farnham is located just outside the town centre on West Street. It is situated in an elegant Grade I listed Georgian townhouse. It has a walled garden and garden room, which is used for talks and exhibitions.

The Crafts Study Centre is attached to the University of the Creative Arts. It is a specialist museum and research centre open to the public. The collection includes calligraphy, ceramics, textiles and furniture. Nearby is the James Hockey Gallery, a public exhibition space, which presents work of lasting educational importance.

The New Ashgate Gallery, in the Waggon Yard car-park is run by a charitable trust, which seeks to support local artists in all media.

The library, just on the edge of the town centre, offers more than just books and computers. It has workshops and activities for children throughout the year. The library gardens have hosted charity fairs and fund-raising concerts.

The Memorial Hall, just outside the town centre, is a well-used venue for concerts and drama. There are several similar halls throughout the town, which are used for amateur dramatics. Some of these are connected to local churches.

The pottery at Wrecclesham is one of the best preserved examples of a Victorian pottery in England. The pottery is currently undergoing extensive renovation, which will provide not only space for ceramic-based organisations but also public access space for meetings and exhibitions.

Community or village halls in Rowledge, Wrecclesham, Weybourne, Badshot Lea, Hale, North West Farnham, the Bourne, Firgrove and Moor Park are used for community activities throughout the year and are an important cultural resource for the distinct areas of Farnham. To maintain the social fabric of Farnham, the range of existing well used facilities needs to be maintained and enhanced. The need is accentuated as the amount of additional development in the town increases.

There may be pressure to convert existing community buildings to other uses such as residential development during the Plan period. Whilst it is possible to change the use of a community hall to a shop (A1), financial and professional services (A2), restaurant/ cafe (A3) and office (B1) uses for a single period of up to two years, the Neighbourhood Plan is about the longer term. The Neighbourhood Plan will resist the loss of such facilities which contribute significantly to the social fabric of Farnham.

Policy FNP22 – Cultural Facilities

Buildings which provide cultural attractions or facilities including community halls will be retained and, where appropriate, enhanced.

Infrastructure

Objectives

- To ensure sufficient infrastructure capacity is provided in a timely manner, appropriate to the scale of new development
- To ensure new development is well connected to the facilities of Farnham by a range of transport modes, including walking, cycling and public transport and, where appropriate, makes suitable provision towards new sustainable transport infrastructure
- To improve air quality within the town centre
- To ensure Farnham's extensive network of footpaths, bridleways and cycle ways is protected and where possible extended through new development to continue to provide access to local facilities and the countryside
- To increase school places at all levels
- To ensure sufficient sewage treatment capacity is available to serve new development

Infrastructure Provision

In the context of the Neighbourhood Plan, infrastructure comprises the physical (eg roads, footways, cycleways, sewers); social (eg schools; GPs) and green (eg natural and semi natural greenspace and sports pitches) infrastructure necessary to support development.

A main purpose of this draft consultation Neighbourhood Plan is to ensure any new development is supported by adequate infrastructure development. Other sections of the draft Neighbourhood Plan have stated the need to:

- retain existing green infrastructure and provide new open space in association with development;
- ensure the provision of Suitable Alternative Natural Greenspace in relation to housing proposals;
- retain existing cultural facilities, including community halls;
- retain the shopping facilities in the town and local centres
- increase the provision of indoor sports facilities
- assess whether the draft Neighbourhood Plan proposals have any implications for existing GP and Hospital services

The remainder of this section considers future provision of schools; roads and transport; sewage capacity and water.

Education

Farnham has several good schools, which are heavily over-subscribed and there is a thriving sixth form college and the University of Creative Arts.

There is a shortage of places at both primary and secondary level in Farnham despite all primary schools having undergone expansion and recent expansion at secondary level at Weydon School and Heath End.

Surrey County Council expected to be able to meet demand through increasing school places on existing sites although the capacity to expand appears limited and this needs to be tested and shown to be deliverable specifically in relation to Farnham's potential housing growth.

Roads and Transport

The NPPF is clear that transport proposals need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

There is high car ownership in Farnham and heavy volumes of traffic on major routes and passing through Farnham town centre which cause congestion at peak times. The historic town centre suffers from congestion and HGVs. The national air quality objectives for Nitrogen Dioxide are being exceeded either side of the A325 through the town centre mainly due to traffic congestion. There is a rail link to London Waterloo and a limited bus service throughout the town. Whilst there is a good rural cycle network there are few cycle lanes within the town. There is an extensive network of Public Rights of Way across Farnham and long distance footpaths – St Swithun's Way, Blackwater Valley Footpath and the North Downs Way – run through the Plan area.

Development brought forward through the Neighbourhood Plan will have an impact on the transport situation of Farnham. Further, there are proposals adjacent to the town which are likely to have a traffic impact on local roads such as 4,000 dwellings at Whitehill-Bordon Ecotown in East Hampshire (via A325), approximately 900 dwellings at Queen Elizabeth Barracks, Church Crookham in Hart (via A287) and about 4,250 dwellings at Aldershot Urban Extension to the north (via A325 or A331 Blackwater Valley Relief Road). With existing peak hour congestion, it is important that future proposals do not exacerbate this situation. This draft Neighbourhood Plan seeks to manage transport through controlling the amount and location of development, promoting alternative modes of travel and will consult Surrey County Council on bringing forward appropriate transport proposals.

Residential development proposals will be expected to demonstrate that suitable sustainable transport connections from the site by safe, convenient and direct footpaths, cycle routes and public transport are available or will be provided to the town centre and the nearest Local Centre; primary school; secondary school and public open space.

All new development will be expected to provide safe vehicular and pedestrian access into the site and promote pedestrian safety beyond the development. In accordance with the NPPF, planning policies should protect and enhance public rights of way.

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 and traffic management measures which promote pedestrian safety such as safer routes to school.

Proposals which would add significantly to traffic congestion in Farnham will make traffic conditions and air pollution worse and would therefore be unacceptable. Road traffic is the main contributor to poor air quality in the town centre which is designated an Air Quality Management Area. Future development should avoid adverse impact on air quality in this area where there is a need to improve air quality.

Impacts from development changes which are outside the plan area, but which will affect Farnham's infrastructure, will be appraised and identified with the relevant infrastructure provider for mitigation requirements. Policy FNP23 – Transport Impact of Development

The draft Neighbourhood Plan needs to test that the impact of new proposals can be accommodated within the highway network and to ensure that more sustainable travel options are introduced as a result of new proposals.

Policy FNP23 - Transport Impact of Development

Proposals will be permitted where they meet the following criteria:

- a) Safely located vehicular and pedestrian access with adequate visibility exists or could be created;
- b) Development proposals 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;
- c) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements;
- d) Development proposals would not significantly add to traffic congestion in the town or inappropriate traffic on rural lanes;
- e) Development in areas of poor air quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level. Permission will be refused where unacceptable impacts cannot be overcome by mitigation;
- f) Development proposals would 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.

Sewage capacity/ water

In response to consultation from Waverley Borough Council on the four future housing scenarios, Thames Water accept that there are local capacity constraints in the sewerage network, but find it difficult to accurately identify the infrastructure upgrades needed at this stage. Thames Water's draft five-year plan (2015 – 2020) does not appear to contain any proposals to improve the sewage treatment works at Farnham. There is concern that the works will be able to accommodate the development options included in the draft Neighbourhood Plan and this aspect will be pursued through the Neighbourhood Plan consultation.

Farnham, being in the south east of England is classified as being in an area of severe water stress. Water is supplied by South East Water and their Management Plan 2013 indicates that Farnham is within Water Resource Zone 5 which uses no surface water supplies, relying instead on 12 groundwater sources. Farnham's water zone is considered to be highly vulnerable to climate change and there are future proposals to transfer water into the zone from the south. New pipelines were installed in Farnham this year. Future development is likely to create increased pressure on water resources in Farnham and in neighbouring areas and there is a need to ensure that there will be sufficient capacity to serve the need. In response to consultation from Waverley Borough Council on the four future housing scenarios, South East Water state that they will have taken the additional demand derived from the Experian population forecasts into account in their strategic planning as part of the Water Resources Management Plan. They indicate that proposed development would need a small amount of local reinforcement to supply the additional demand at specific sites.

Infrastructure Contributions

The development of sustainable communities requires the provision of a wide range of local facilities and services.

Waverley Borough Council has adopted a Planning Infrastructure Contributions Supplementary Planning Document (2008) which supplements a number of saved Local Plan policies seeking developer contributions. This is currently used as the basis for seeking contributions towards local infrastructure from residential and commercial development towards education (primary and secondary); libraries; playing pitches and play space; sports and leisure centres; community facilities; environmental improvements and transport.

In future, most development will be expected to contribute towards infrastructure through the Community Infrastructure Levy. The levy is intended to help pay for the infrastructure required to support new development though it should not be used to remedy pre-existing deficiencies unless the new development makes the deficiency more severe.

Most buildings that people normally use will be liable to pay the levy, once introduced, and all but the smallest building projects will be expected to make a contribution towards additional infrastructure that is needed as a result of their development, subject to an appropriate assessment of viability. Waverley Borough Council as the charging authority will set the levy and will decide on what infrastructure the funding is spent, taking into account the clear local infrastructure priorities set out in the draft Neighbourhood Plan. The Community Infrastructure Levy should normally be spent on infrastructure needs in the locality of the scheme that generated it.

The Planning Act 2008 provides a wide definition of the infrastructure which can be funded by the levy including transport, schools, play areas, parks and green spaces, cultural and sports facilities and health and social care facilities. This gives local communities flexibility to choose what infrastructure they need to deliver their development plan.

The Community Infrastructure Levy (CIL) is the government's preferred vehicle for the collection of pooled contributions and through the preparation of the Neighbourhood Plan the Town Council will compile a schedule of necessary infrastructure proposals and will seek their inclusion in the Borough Council's CIL Infrastructure Development Plan which will identify all types of infrastructure needed to support new homes and businesses in the Borough over the next 20 years. The Town Council would wish to see the timely release of funding to implement these local priorities. Other public and private sources of funding may be available to contribute to the local priorities listed.

Policy FNP24 - Securing Infrastructure

Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan, which should be provided in a timely manner, or through developer contributions subject to an appropriate assessment of viability.

Consultation with Infrastructure Providers

This consultation draft plan will be discussed in detail with the following infrastructure providers to test whether proposed development can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents:

- Surrey County Council in respect of the local schools and transport network
- South East Water in respect of water supply
- Thames Water in relation to waste water treatment
- Natural England in respect of SANG
- Waverley Borough Council in respect of recreation (including the swimming pool) and open space provision

Future development in and outside Farnham has the potential to exacerbate existing infrastructure issues and there is a need for reassurance that these can be resolved before the development options included in the draft Neighbourhood Plan could be delivered.

Appendix 1

Housing Option Site Maps

See FHLAA

Appendix 2

Land for Business Site Maps

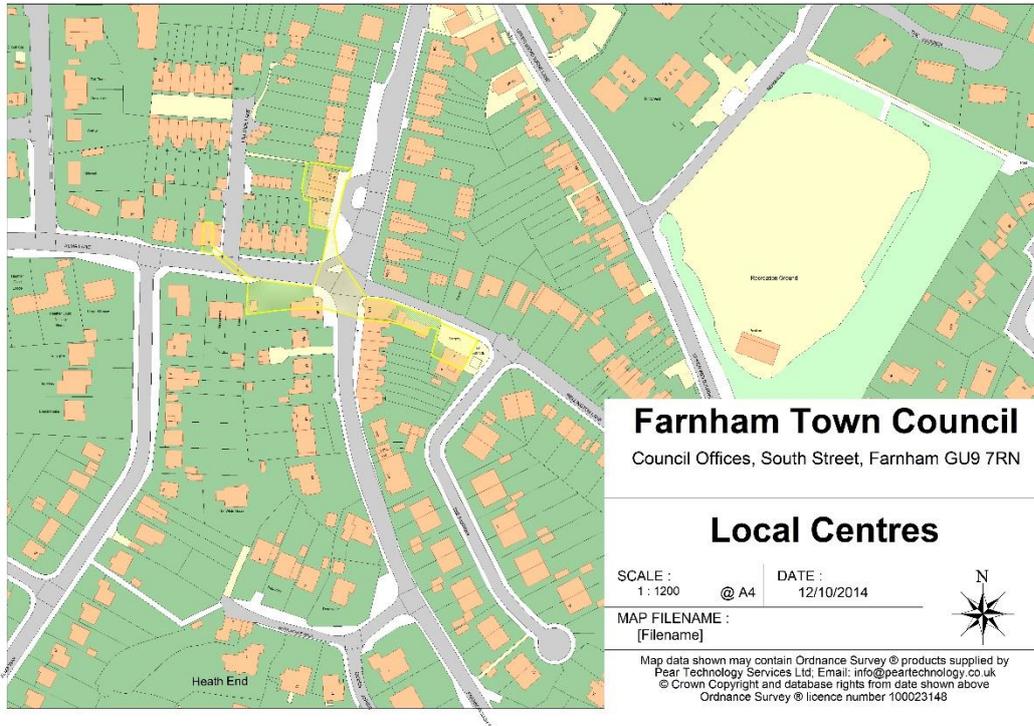
See ELR

Appendix 3

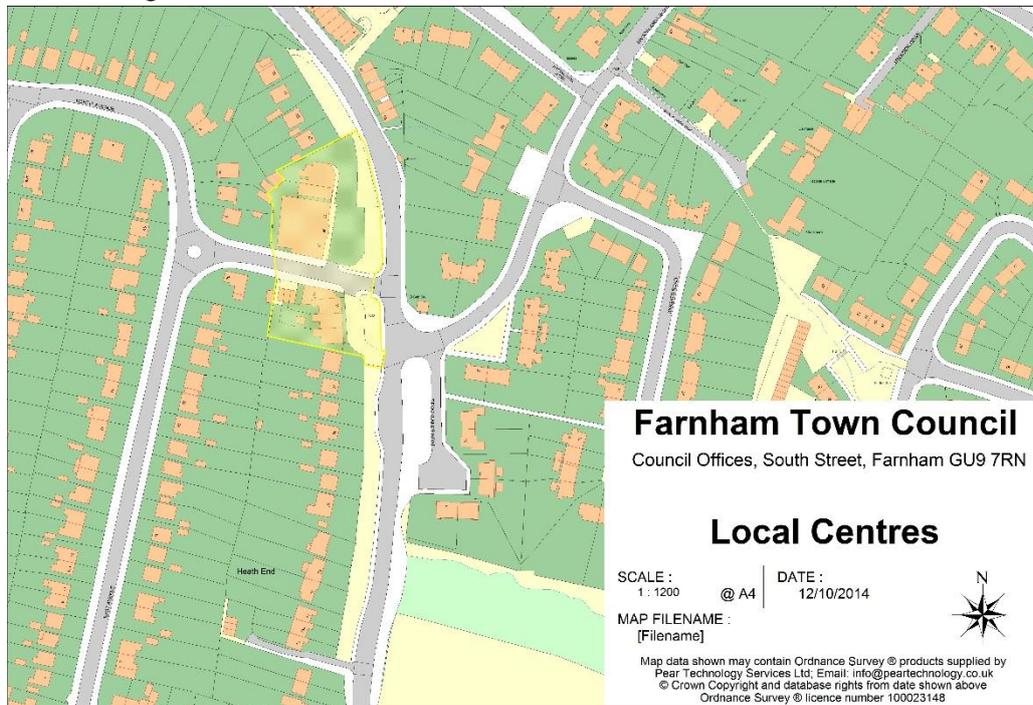
Local Centre Maps

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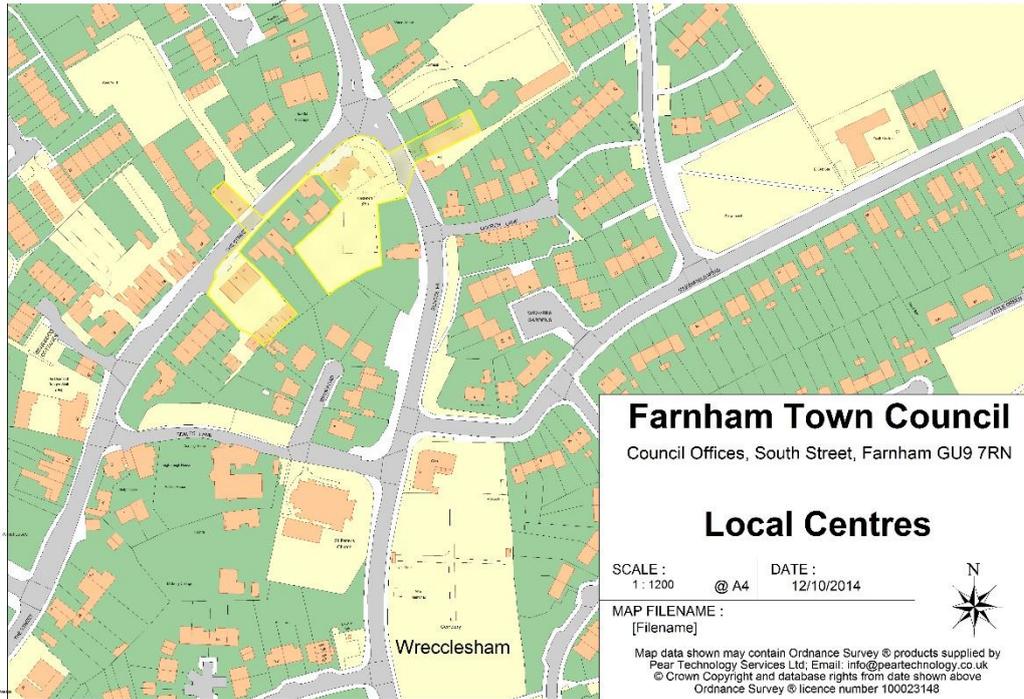
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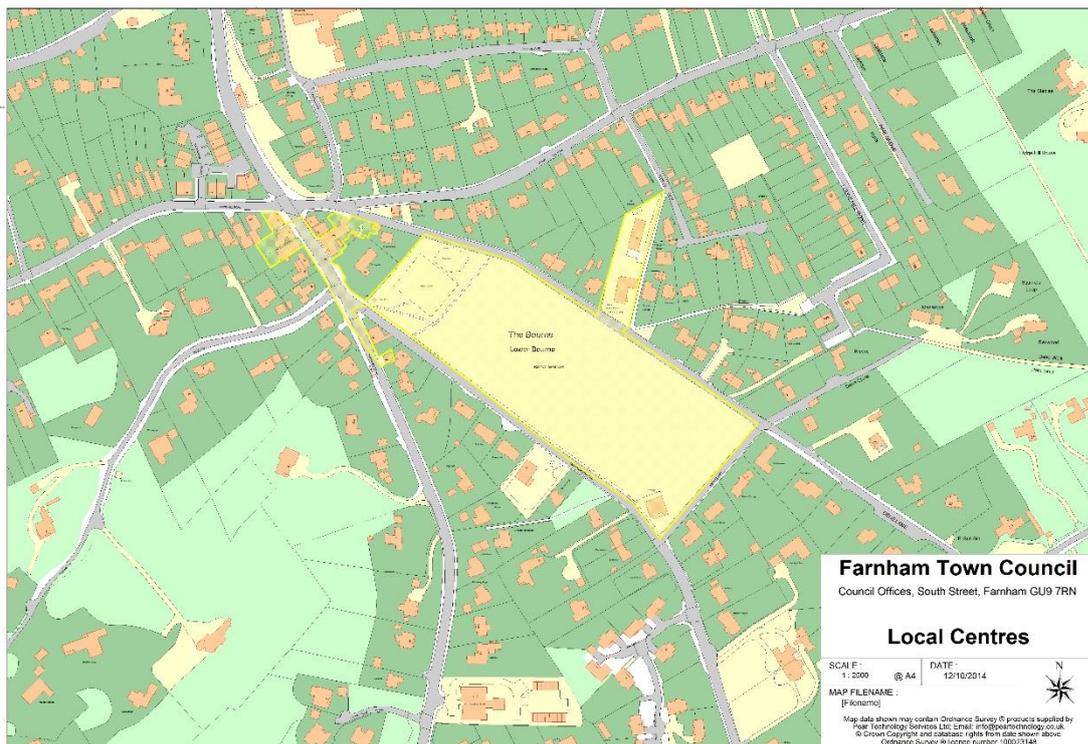
Farnborough Road



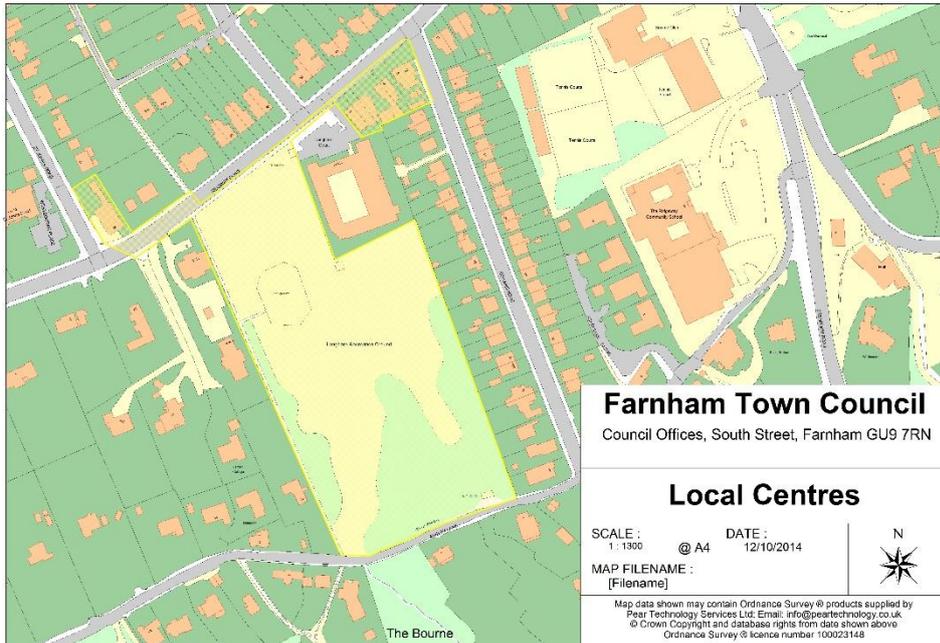
Wrecclesham



Frensham Road (Bourne)



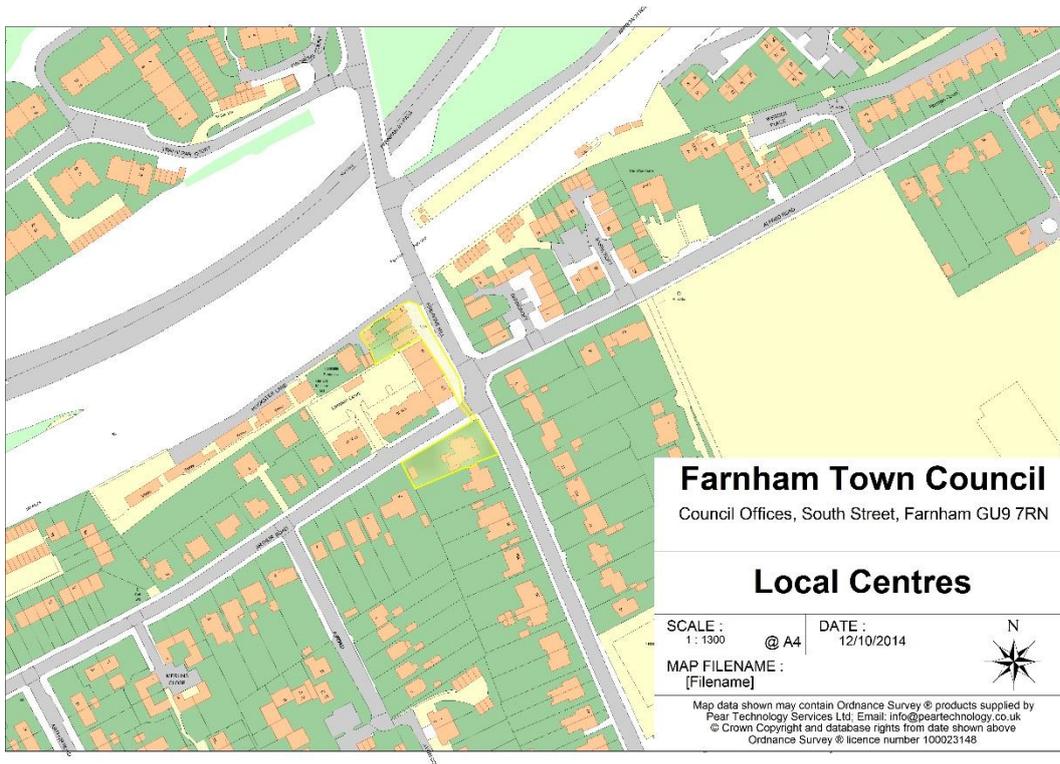
Ridgeway



Station Hill

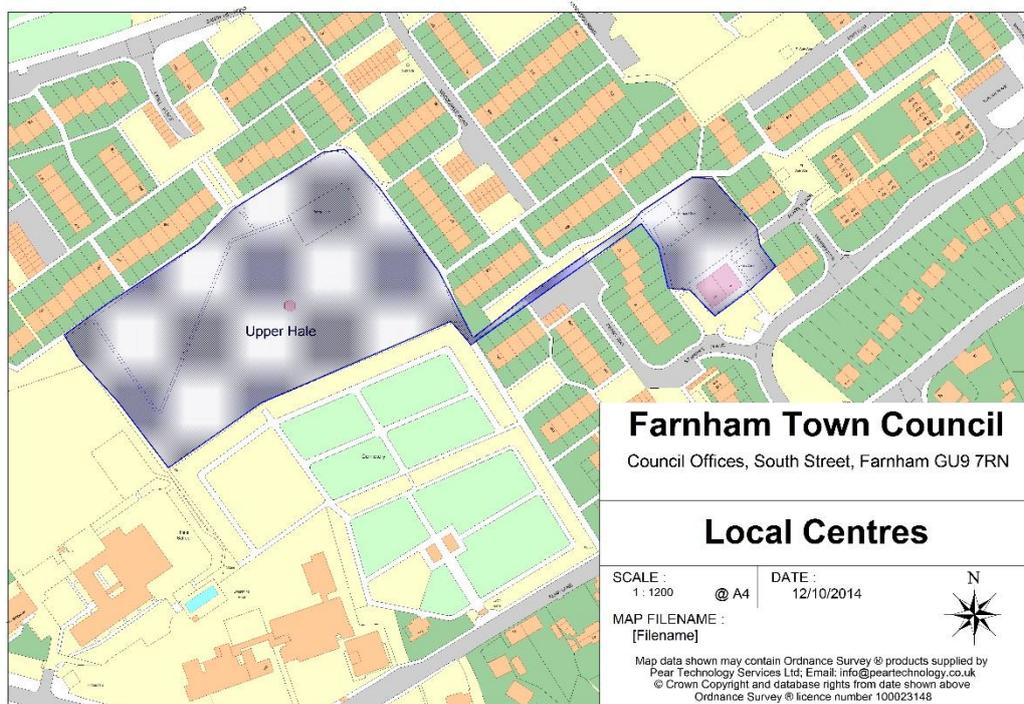


Firgrove Hill

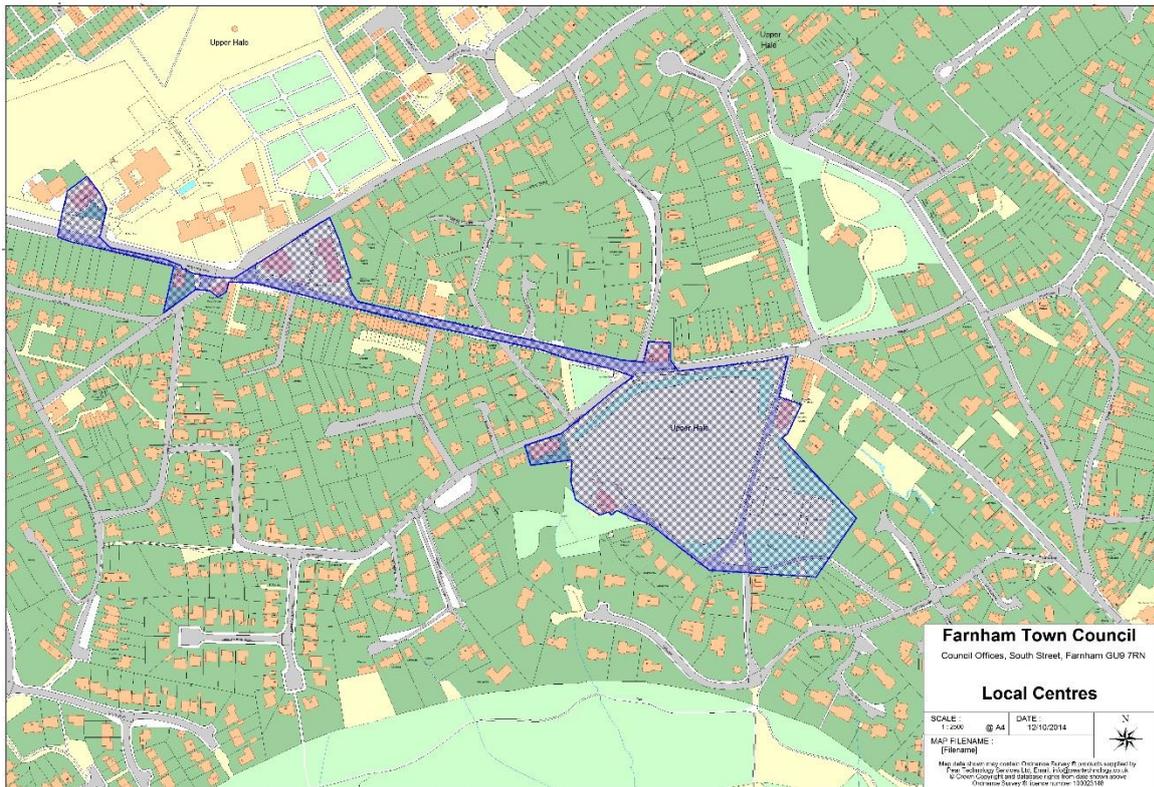


100m

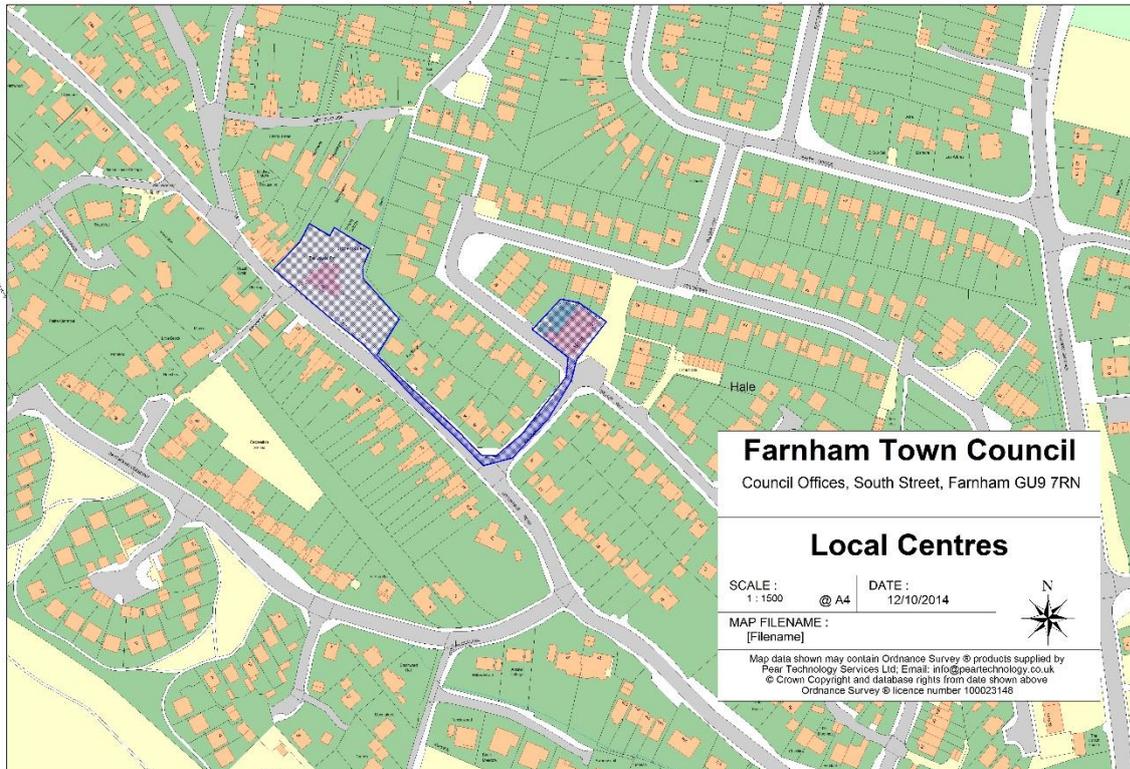
St Mark's Place



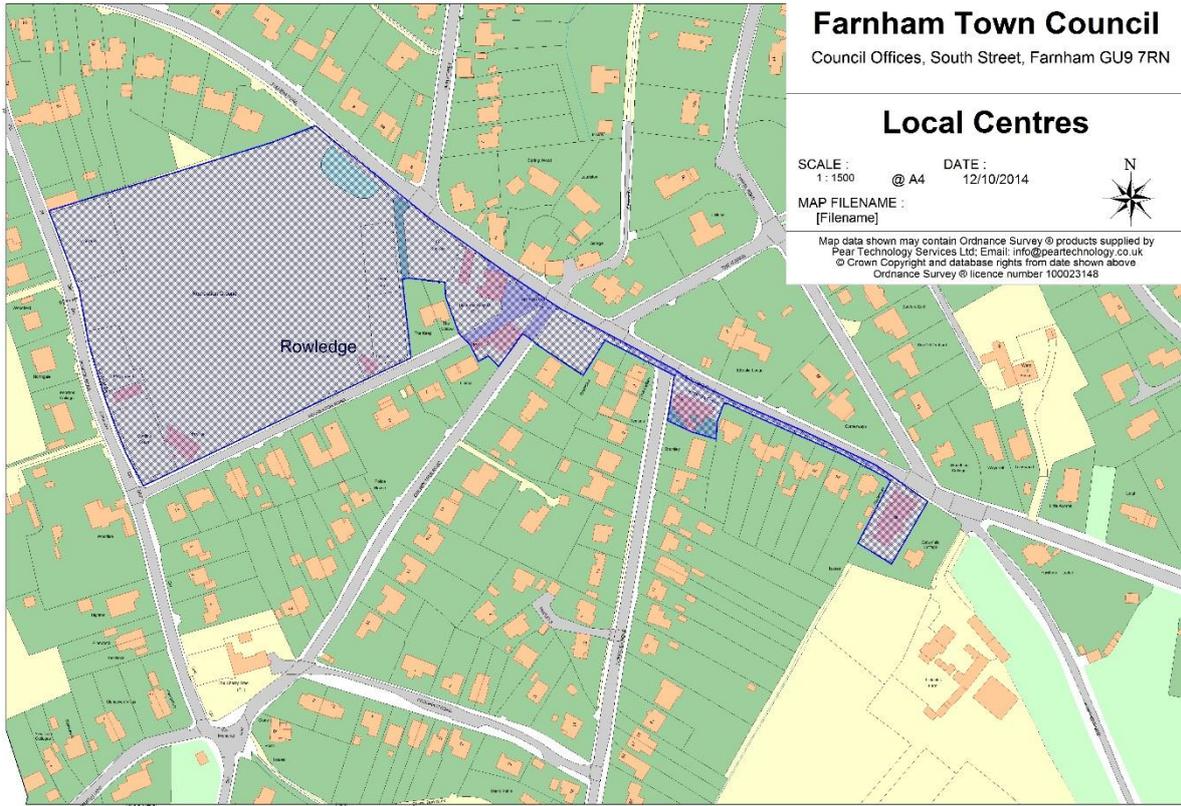
Upper Hale Road



Willow Way



Cumpstey's, Rowledge



Wrecclesham

