

# Farnham's future is in your hands

A summary of Farnham's neighbourhood plan

GET INVOLVED FOR FARNHAM

## Imagine what Farnham will be like in 2031

For several months we have been talking to residents, businesses and visitors in the town, asking how they would like to see Farnham develop in the future. We are now asking you whether you agree with their ideas.

From 31 October to 15 December we are consulting with the community on the content of the draft neighbourhood plan. Please take the opportunity to shape where you live by completing our survey at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham).

Complete the survey by 5pm on 15 December to be entered into a free draw to win an Apple iPad Mini.

## About neighbourhood planning

Neighbourhood planning aims to give communities more of a say in the development of their local area. It empowers communities to shape the development and growth of the area where they live and work. Through neighbourhood planning, communities can:

- choose where they want new homes, shops and offices to be built, and
- have a say on what the new buildings should look like and the infrastructure that should be provided.

## About Farnham's neighbourhood plan

As a resident, or somebody who has an interest in Farnham, you are the expert on your area. You understand the issues it faces and improvements that could be made. We want to know if you think Farnham's neighbourhood plan will make the area even better.

Farnham's draft neighbourhood plan proposes options for many of the elements that shape the town's character including:

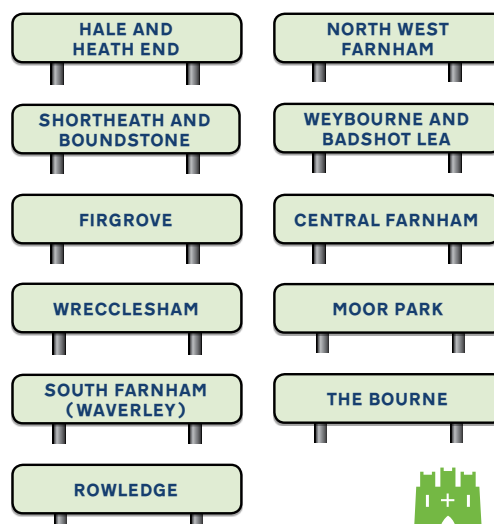
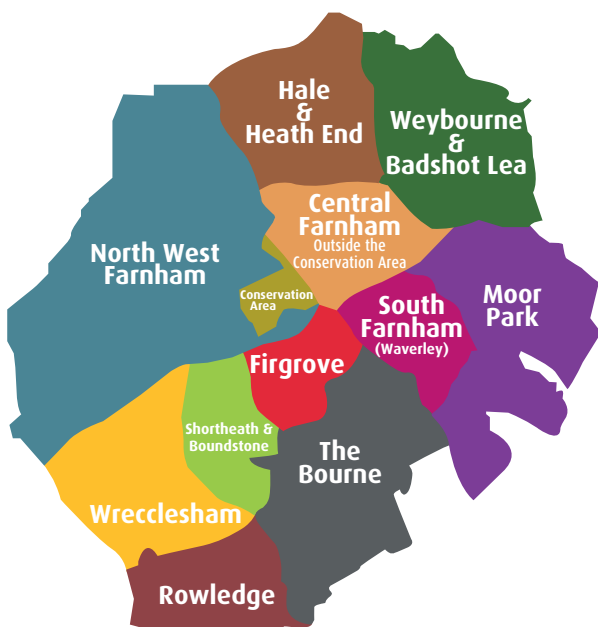
- Locations for new housing development
- Design of new development
- Boundaries of built up areas and villages
- The town centre and local shopping areas
- Land at Woolmead, East Street
- Sites for business
- Proposed allocations for new sports pitches
- Protection and enhancement of public open space
- Cultural attractions and facilities such as community halls

Every aspect of the plan can be debated. Visit [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham) to tell us if you agree with what is proposed.

## Why the neighbourhood plan is important

If passed at a local referendum, the neighbourhood plan will be adopted by Waverley Borough Council and, by law, must be used to determine planning applications in the Farnham Town Council area.

The plan is a powerful document that can seriously shape where you live, so make sure you have your input into the future of Farnham.



# Where do you think Farnham's new homes should be built?

Farnham is a popular place to live. The demand from people wanting to live here to bring up a family or to study or retire is high. Evidence suggests that around 470 homes per year will need to be built across Waverley to meet housing need. Waverley Borough Council is currently deciding how many of these new homes will have to be built in the Farnham area between now and 2031.

The neighbourhood plan cannot ultimately determine the number of houses in Farnham, but it can provide an influence on the distribution of development within Waverley Borough and does provide an opportunity for residents to have a say on where the new homes should be built. The design, size and type of housing can also be

decided by the neighbourhood plan.

In previous conversations, residents have told us that development should be supported by sufficient infrastructure to ensure the quality of life for existing and future residents.

## Potential housing sites

A number of potential housing sites in Farnham and the surrounding area have been identified by landowners and other stakeholders. We have objectively assessed each site for its suitability, how achievable it would be to build new homes on it and whether the land is available for housing. We have only looked at sites that are at least 0.2 hectares.

Location	Size of site in hectares	Approximate number of dwellings suggested
Land at the rear of Viners Mead and Colemans, Wrecclesham Road	0.42	15
Stephensons Engineering site, 66 Wrecclesham Road	0.32	10
Part of Scottish and Southern Energy depot, Lower Weybourne Lane	3.3	90
Part of Farnham College (tennis courts), east of Firgrove Hill	0.45	15
The Woolmead, East Street	0.8	100
The Dairy, Weydon Lane	0.44	15
Wellingtons, Folly Hill	0.22	5
Brethren's Meeting Room, West Street	0.46	10
Land between Hale Road and Guildford Road	0.2	10
Coal Yard, Wrecclesham Hill	0.48	25
West of Switchback Lane	2.3	10
Land south of Monkton Lane	3.06	60
Land at south east Badshot Lea, off Georges Road	2.9	80
Land west of Green Lane, Badshot Lea	7.9	80
Land at Little Acres nursery and south of Badshot Lea	4.45	130
Coxbridge Farm, off Alton Road	14.2	200
Land off Crondall Lane and rear of Three Styles Road	11.24	160
Garden Style, Wrecclesham Hill	4.9	70

The number of dwellings suggested is based on the density of existing housing in the immediate area. The suitability of the above sites will be dependent on the timely provision of appropriate infrastructure.

Maps and more information about how the suitability of a site has been assessed can be seen at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham).

## HOW TO VISUALISE A HECTARE

- One hectare is equivalent to 2.5 acres or 10,000 square metres
- Twickenham Rugby Pitch is 0.88 hectares
- The ground floor of Farnham Leisure Centre is approximately 0.3 hectares
- The Bourne recreation ground and Rowledge recreation ground are both just over two hectares.
- The small section of Central car park where the monthly Farmers' Market is held is 0.2 hectares.

### Housing for all

Farnham has a predominance of family homes. Research has shown that there is a growing need for smaller homes for younger families and older people who are downsizing and want to remain living in Farnham.

The draft neighbourhood plan seeks to encourage the provision of one or two bedroom properties on smaller sites within current built up areas and that larger developments include an element of smaller properties.

### Extending in character

There are many reasons why some homeowners and businesses prefer to extend their property rather than move. The draft neighbourhood plan suggests that the siting, scale, form and materials of extensions to existing buildings should be of a high quality and be in keeping with the heritage and distinctive area within which they are situated.

Existing boundaries should be retained and, where possible, reinforced. Extensions should also respect the privacy, daylight, sunlight and outlook of adjoining residents.



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**SOUTH FARNHAM  
(WAVERLEY)**

## ARE YOU A LANDOWNER?

If you own a plot of land and would be interested in seeing it allocated as a site suitable for housing, please submit your suggestion at [www.farnham.gov.uk/callforsites](http://www.farnham.gov.uk/callforsites)

**HALE AND  
HEATH END**



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## Farnham – a shopping experience

Farnham with its range of shops, places to eat and drink and cultural offering makes it popular with residents and visitors both during the day and in the evening. The draft neighbourhood plan aims to retain and enhance the attractive market town centre as the economic and social hub of Farnham.

The town centre contains a mix of shops, restaurants, cafes, public houses, offices, cultural attractions and facilities as well as some residential premises. The town centre boundary has been defined in the draft neighbourhood plan around this range of principal facilities.

The neighbourhood plan proposes that shops remain the focal point for West Street and Downing Street and that hotel accommodation and smaller retail units are retained within the town centre development.

The 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, cafes, cinema and new housing.

During the life of the neighbourhood plan, the 1970s development known as The Woolmead has redevelopment potential for a mixed-use scheme that offers retail and residential accommodation.

## The convenience of local

If you run out of milk, it is so much easier, quicker and convenient to walk to your local shop than it is to jump in the car and drive to the nearest supermarket.

Farnham has a total of 13 local centres, which serve local communities by offering a cluster of shops and community services such as vets, hairdressers, schools, a church and community hall within a convenient 50 metre walking distance of one another. Some areas also enjoy a public open space.

In previous consultations, people have told us that the distance of neighbourhoods from the town centre means these centres are important for local people and that they need to be protected. The draft neighbourhood plan seeks to resist the loss of small-scale local shops when they are clustered with other community facilities as part of a local centre.



If you would be interested in seeing your land allocated as a site suitable for business, please register your details at [www.farnham.gov.uk/callforsites](http://www.farnham.gov.uk/callforsites)

**NORTH WEST FARNHAM**

**FIRGROVE**

# Options for the protection of local facilities

The draft neighbourhood plan is seeking your views on two options for the definition of a local centre. A map showing the local centres can be seen at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)

**OPTION ONE** is for the distance between facilities to be 50m (as the crow flies). This would mean that the following local centres would be defined and protected:

- Heath End (including Post Office, kitchen shop and parade which includes pharmacy)
- Farnborough Road (from launderette to hairdressers)
- The Street, Wrecclisham (from newsagents to parade but not including public house)
- Frensham Road (from pharmacy to hairdressers including the recreation ground)
- Ridgway Parade (from shop to recreation ground, including parade that incorporates the bakery)
- Station Hill (from the public house, to the garage, including dental surgery)
- Firgrove Hill (parade including newsagents and sandwich shop)

**OPTION TWO** extends the distance between facilities to 100m (as the crow flies). This would mean that the following local centres would be added to the defined list and protected:

- St Mark's Place, Sandy Hill (parade of shops and recreation ground)
- Upper Hale Road (from bungalow to recreation ground, including convenience store)
- Willow Way (parade of shops and restaurant)
- Cumpsteys Corner, The Long Road (from parade of shops to recreation ground, including public house)
- The Street, Wrecclisham (from newsagents to parade, including public house)

Do we have the right policies for businesses? Tell us at

[www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)

**ARE YOU AN EMPLOYER OR SMALL BUSINESS OWNER?**

## A place to work

Farnham's neighbourhood plan aims to support a balanced local economy with a thriving town centre office sector and a range of business units with good access around Farnham. It also seeks to retain and regenerate well-located existing business sites.

The draft neighbourhood plan recommends business sites for retention, intensification and regeneration. Those sites, as defined in the plan, 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 map showing the sites can be seen at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham).

There is a perceived shortage of high quality modern accommodation for light industrial uses within Farnham. While these may be provided through the regeneration of existing sites, evidence suggests there may be a need to identify further land for modern workshop space.

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 through consultation. The 4.87-hectare site abuts the sewage works and industrial uses and would be suitable for business use.

## Adequate infrastructure

A reported shortage of places at both primary and secondary school level, traffic congestion, air quality and the capacity of the sewage treatment works, has left many people asking how Farnham will cope with additional homes and business space.

The draft neighbourhood plan aims to address concerns by ensuring sufficient infrastructure capacity is provided in a timely manner and is appropriate to the scale of any new development.

In the draft neighbourhood plan, infrastructure includes the:

- physical (eg. roads, footways, cycle ways, and sewers)
- social (eg. schools and GPs), and
- green (eg. natural and semi natural greenspace and sports pitches)

This consultation is seeking to identify the necessary infrastructure to be provided by new development. The requirements will be added to the next stage of the plan.

WRECCLESHAM

SHORTHEATH AND BOUNDSTONE



## Visual appeal

Farnham has distinctive villages and areas, all of which have their own individual historical and architectural characteristics. There are four conservation areas in Farnham and the draft neighbourhood plan places great importance on preserving and enhancing their character and appearance.

As part of the protection and enhancement of the character of each of Farnham's ten distinct areas, the neighbourhood plan seeks to ensure that new development is high quality and importantly, responds to the heritage and unique character of the area of Farnham in which it is located.

The draft plan will also support the promotion and reinforcement of distinctiveness. The plan aims to protect the separate identities of built up areas and to keep the gap between:

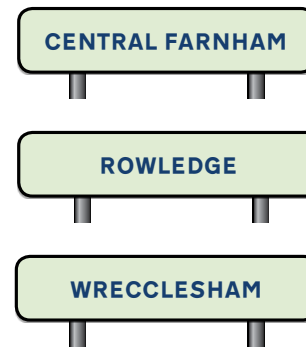
- Farnham and Aldershot
- Badshot Lea and Weybourne
- Wrecclesham and Rowledge
- Rowledge and Frensham

The neighbourhood plan includes policies that aim to ensure development integrates well in the existing landscape and follows design guidelines set out in the Farnham Design Statement which is a planning document adopted in 2010.

## Preserving natural spaces

Farnham's landscape of rivers, streams, footpaths, parks, allotments, cemeteries, woodland and recreation grounds form an intrinsic part of the character and setting of the town and provide opportunities for recreational activity.

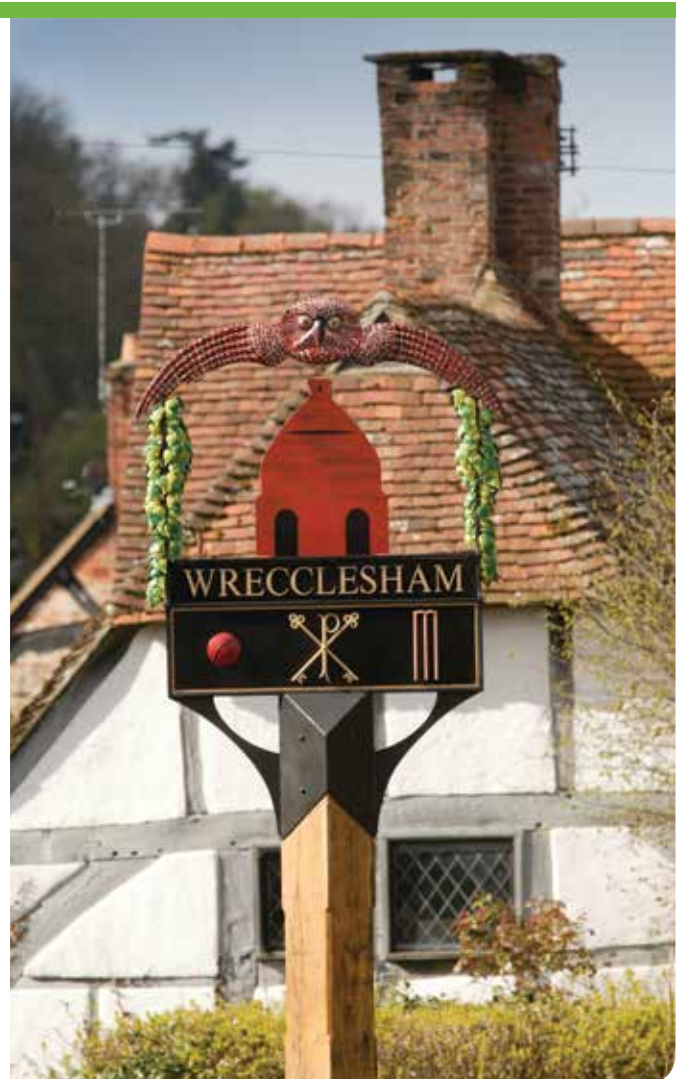
The draft plan aims to ensure that existing landscape features such as hedgerows and trees are maintained and incorporated into new developments so wildlife is given a good chance and helped to adapt to climate change.



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## Access to green space

An increase in houses will put pressure on existing green open space. Green space should be retained and, where appropriate, enhanced. The neighbourhood plan may support development where the community is provided with replacement open space that is at least of equivalent value.

## New green space

Farnham is near two sites, which have been designated as being of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds. The Special Protection Areas (SPAs) are behind Sandy Hill in Upper Hale and Kingsley, near Bordon.

In an attempt to protect the birds from people and domestic pets, any new development within 400m is not permitted and development between 400m and 5km must provide a suitable alternative natural green (SANG) space for people to visit.

A SANG is a green open space provided and managed to offer the community an attractive alternative place to visit, to alleviate the harmful effects of new development on the Special Protection Areas.

The draft neighbourhood plan also recommends that additional areas are added to Farnham's greenbelt and Area of Outstanding Natural Beauty (AONB).

## Fit Farnham

Farnham currently has 74 sports pitches and the neighbourhood plan calls for these to be retained and, in some cases, improved. Over the course of the plan, more emphasis will be put on providing sporting opportunities for people with a disability.

The plan seeks to identify land suitable for future sports pitch provision.

Indoor sports facilities should be retained and enhanced to provide residents with a high playing standard. New development should contribute to new facilities.

## A cultural experience

Farnham has a number of buildings that provide cultural attractions or facilities including community halls. These will be retained and, where appropriate, enhanced.

MOOR PARK

WEYBOURNE AND  
BADSHOT LEA

If you know of a site that could be used as a sports pitch or a natural green space by residents of Farnham, please submit your suggestion at [www.farnham.gov.uk/callforsites](http://www.farnham.gov.uk/callforsites)

**CALL  
OUT**



## What happens next

Once the draft neighbourhood plan has been finalised, it is subject to an independent examination to ensure that correct legal procedure has been carried out. The examination will also check to see that the plan sufficiently conforms to the existing local plan. Once this examination is complete, there will be a public referendum. To be successful, the plan must gain at least 50 per cent 'yes' votes from the Farnham electorate.

A plan with a high level of support will carry a lot more weight and have more chance of being implemented than a plan with limited support. A successful vote means that Waverley Borough Council will be obliged to follow the plan when considering decisions on planning applications.

## Need to find out more?

If you are interested in a particular aspect of the neighbourhood plan, you can see all the draft policies at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham). You will also find a copy of the draft neighbourhood plan and the evidence that has been used to inform it.

## The neighbourhood plan timetable

**Winter 2014** - The draft plan will be finalised based on comments received during this consultation.

**Spring 2015** - There will be another consultation on the final draft plan.

**Summer 2015** - Final amendments will be made.

**Autumn 2015** - An independent examiner will test the plan.

**Winter 2015** - Farnham voters will be asked to vote in a referendum to decide if the plan should be adopted

**Winter 2015** - If approved, the plan will be adopted.

Visit [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham) to see the following policies which are included in the draft neighbourhood plan.

## Environment

- FNPI1** Design of New Development and Conservation
- FNPI2** Farnham Town Centre Conservation Area and its setting
- FNPI3** Shop Fronts within Farnham Conservation Area and its setting
- FNPI4** Advertisements within Farnham Conservation Area and its setting
- FNPI5** South Farnham Arcadian Areas
- FNPI6** Buildings and Structures of Character
- FNPI7** Protect and Enhance the Countryside
- FNPI8** Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham
- FNPI9** Thames Basin Heaths Special Protection Area (SPA)
- FNPI10** Protect and Enhance Biodiversity

## Housing

- FNPI11** Housing Site Options
- FNPI12** Small Scale Dwellings
- FNPI13** Building Extensions Within and Outside the Built Up Area Boundary

## Business

- FNPI14** Land for Business
- FNPI15** Business Site Option
- FNPI16** Business Development in the Countryside

## Town Centre and Local Centres

- FNPI17** The Woolmead
- FNPI18** Farnham Town Centre
- FNPI19** Local Centres

## Leisure and Wellbeing

- FNPI20** Public Open Space
- FNPI21** Indoor Sports Facilities
- FNPI22** Cultural Facilities

## Infrastructure

- FNPI23** Transport Impact of Development
- FNPI24** Securing Infrastructure



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THE BOURNE



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This document can also be viewed online at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham). For a large print, text only version, please email [customer.services@farnham.gov.uk](mailto:customer.services@farnham.gov.uk)