



FARNHAM TOWN COUNCIL



Report
Council

Date: 21 July 2016

Farnham Neighbourhood Development Plan Submission to Regulation 15

I. Introduction

In 2011 the Council began the process of making the Neighbourhood Plan. Farnham's approach throughout has been a highly consultative and collaborative one with several rounds of informal and formal consultation. At its meeting on 23rd October 2014, the Town Council agreed the Regulation 14 draft of the Neighbourhood Plan. The next step in the process of making the Plan was a formal six week consultation. Once that consultation was concluded the comments received were uploaded on to the Town Council's website and provided to members via Strategy and Finance and Full Council in March 2015.

The comments received were then considered in detail by the Infrastructure Planning Group (IPG) and amendments proposed are reflected in the Regulation 15 Plan which the Council is now asked to approve for submission to Waverley Borough Council, in accordance with the Neighbourhood Planning Regulations 2012.

Following the Regulation 14 consultation and subsequent work, the Plan was delayed, whilst the Town Council liaised with Natural England (NE) and Waverley Borough Council (WBC), to investigate the possibility of facilitating Suitable Alternative Natural Greenspace (SANG), to ensure legal compliance and compliance with the Thames Basin Heaths Avoidance Strategy 2009. At the conclusion of this work, Natural England advised that the mitigation being proposed would not be sufficient.

In early 2016, Waverley Borough Council reviewed the Thames Basin Heaths Avoidance Strategy. Following this review, WBC and NE have advised that the existing SANG at Farnham Park provide the SANG required to support the housing allocations in the Neighbourhood Plan.

The revised Avoidance Strategy was subject to public consultation in April 2016 and is currently recommended for adoption at Waverley Borough Council.

The impact of the revised strategy is that the Farnham Neighbourhood Development Plan can progress to the next stage, Regulation 15.

This report sets out the Regulation 15 Plan (attached at Annex 1) and summarises the key changes proposed to the Plan from the previous Draft approved by the Town Council in 2014.

2. Summary of Changes

All changes have been made to the Plan based on the following:

- Comments received in the Regulation 14 Consultation
- Updates to the Evidence Base
- Changes made to legislation

A briefing for Councillors took place on 7 July to explain these changes and introduce the Regulation 15 Plan. The notes of this briefing are attached at Annex 2 to this report.

The Neighbourhood Plan covers a 15 year period up to 2031 and is the most significant document Farnham Town Council has produced to date. When the plan is “made”/adopted by Waverley Borough Council it will provide protection for the character and heritage of Farnham while also responding to the changing needs of its population. The Plan is divided into a number of sections, however no one section takes precedence and the Plan must be read as one document. The Council’s approach has been highly collaborative and this is set out in the Consultation Statement attached at Annex 3.

i. Environment

This section covers the built environment as well the natural environment. Policy FNPI lays the foundation for the whole plan and whilst all policies must be read in conjunction with one another, this section sets the tone for the rest of the Plan.

Policies FNP 5, 6 and 7 had been added to reference protection for the conservation areas outside of the Town Centre that did not have their own policies in the Regulation 14 draft.

The Arcadian areas cover much of the Waverley Local Plan 2002 policy, BE7, featuring green, leafy areas of low density housing.

Landscape definitions have also been looked at in detail in response to the Regulation 14 consultation, taking in to account the emerging Local Plan and the most up to date evidence base. Key definitions of Areas of Outstanding Natural Beauty (AONB) and Areas of High Landscape Value and High Sensitivity (AHLVS) have been retained.

A new policy, protecting the area of the Old Historic Farnham Park has been added, following public consultation.

The Built Up Area Boundary has been amended to ensure consistency and in response to the public consultation. A copy of the Built Up Area Boundary Review 2016 is attached at Annex 4.

The Neighbourhood Plan has been subject to an HRA (Habitats Regulation Assessment) Scoping Report (Annex 5) and Screening Report (Annex 6), conducted by an external consultant, Lepus Consulting. The HRA process assesses the potential effects of a plan or project against the conservation objectives of any European sites designated for their importance to nature conservation. These sites form a system of internationally important sites throughout Europe and are known collectively as the ‘Natura 2000 network’.

The initial Scoping Report highlighted some areas which required further investigation. The Screening Report looked at this in more detail and concluded that:

“no likely significant effects were expected to arise as a result of the Regulation 15 Farnham Neighbourhood Plan. As a result, it is recommended that the Regulation 15 Farnham Neighbourhood Plan be screened out of the HRA process.”

This conclusion has been agreed by Natural England.

ii. Housing

The delay in respect of SANG has meant that some permissions have been granted for small and large developments across the town. Housing data therefore needed to be refreshed and the up to date data is now reflected in the Neighbourhood Plan. The projections and allocations in the Neighbourhood Plan are in general conformity with the emerging Local Plan. The Housing numbers in the Neighbourhood Plan are broken down as follows:

Source of Housing Supply	Net dwellings
Sites which have already been completed (in the period 2013/14 – 2015/16)	169
Large Sites with planning permission at 31 March 2016	695
Further Reg 14 Neighbourhood Plan housing site allocation granted consent (Garden Style, Wrecclesham)	65
Small Sites with planning permission at 31 March 2016	99
Windfall contribution	378
Housing Allocations	845
Total	2248

As part of the updated Plan, work has been undertaken, working with residents' associations, local organisations and statutory bodies such as Surrey Highways, assessing the potential development sites identified in the Plan and highlighting requirements for any relevant infrastructure upgrades as part of policy FNP 14. The Farnham Housing Land Availability Assessment (Appendix 1 – Assessment of Allocated sites) is attached at Annex 7.

iii. Business

Changes in permitted development have been reflected in the updated Plan and Policy FNPI9 had been added in response to consultation, to include the support of the Enterprise and Incubation Hub at the University of the Creative Arts.

A new policy has been added further to consultation responses, which aims to protect Public Houses, subject to changes in Change of Use and permitted development legislation.

iv. Farnham Town Centre and Neighbourhood Centres

In response to consultation, a policy in relation to the development currently permitted at East Street has been added, to ensure, should the development not proceed under the current planning permission and a new application come forward in the future, the Neighbourhood Plan would have more influence. The policy in respect of development at the Woolmead site has also been enhanced and reflects the current planning status of the site.

In light of the above changes and some other small amendments as a result of the consultation, the Town Centre Study and Local Centres Study, now renamed

Neighbourhood Centre Study have been updated. Copies of these documents are available at Annexes 8 and 9.

v. Leisure and Wellbeing

The Neighbourhood Plan allocates housing sites and therefore aims to allocate green space and leisure facilities to support anticipated increases in population. It has not been possible to date to find a suitable site to meet anticipated need for allotment provision as a result of proposed development. This is recognised in the Plan. Two sites have been allocated for sports pitch provision, at Brambleton Park, and a broad allocation on the Suez (Sita UK) site in Runfold. These pitches have been confirmed as available and deliverable by the landowners and will be delivered during the plan period.

vi. Infrastructure

Further to consultation with statutory bodies such as Thames Water, a new water and sewerage policy has been added, which sets out that new developments would need to have regard to these infrastructure needs.

3. Next Steps

Subject to the Council's agreement, the regulation 15 Plan will be submitted, alongside the Basic Conditions Statement (Annex 10) and the Consultation Statement to Waverley Borough Council. Following receipt of the Plan, WBC will commence a 6 week consultation and arrange for an independent examiner (in conjunction with FTC) to examine the Plan. After a successful examination WBC will arrange for a referendum to be held on the Plan.

The anticipated timetable to referendum is:

- July 2016 – Submission of Neighbourhood Plan to Waverley BC (FTC)
- Summer 2016 – Regulation 16 Consultation (WBC)
- Autumn 2016 – Examination (WBC)
- Early Winter 2016 – Referendum (WBC)
- Winter 2016/17 – Adoption of Farnham Neighbourhood Development Plan (WBC)

Recommendations:

It is recommended that:

- 1. Full Council endorses the Regulation 15 Farnham Neighbourhood Development Plan and supporting documents.**
- 2. Full Council approves the Regulation 15 Farnham Neighbourhood Development Plan and supporting documents for submission to Waverley Borough Council, in line with the Neighbourhood Planning Regulations 2012.**
- 3. The Town Clerk, in liaison with the Leader and the Infrastructure Planning Group, be delegated to make any minor amendments to the Neighbourhood Plan and associated documents, prior to submission to Waverley Borough Council.**

Supporting documents:

The following documents are available at www.farnham.gov.uk/shapefarnham and those marked with an asterisk, have been provided at Annexes 3-10.

1. Environment

- 1.1. Farnham Conservation Area Management Plan
- 1.2. Farnham Built Up Area Boundary Review *
- 1.3. Farnham Design Statement
- 1.4. Farnham Conservation Area Appraisal
- 1.5. Waverley Borough Council Landscape Study – Part 1: Farnham and Cranleigh, 2014
- 1.6. Area of Outstanding Natural Beauty Management Plan
- 1.7. Waverley 2014 Green Belt Review
- 1.8. Farnham Neighbourhood Plan Green Belt Boundary Review
- 1.9. Waverley Buildings of Local Merit List: "list of buildings of townscape, landmark or local historic merit"

2. Housing

- 2.1. FHLAA April 2016 Update
 - i. FHLAA May 2016 Appendix 1 – Allocated Sites *
 - ii. FHLAA May 2016 Appendix 2 – Sites not promoted after detailed assessment
 - iii. FHLAA May 2016 Appendix 3 – Sites rejected
- 2.2. FHLAA October 2014
 - 1. FHLAA October 2014 Appendix 1 – Sites excluded from appraisal
 - 2. FHLAA October 2014 Appendix 2 – Sites included as housing options
 - 3. FHLAA October 2014 Appendix 3 – Site not included as housing options
- 2.3. West Surrey SHMA September 2015

3. Business

- 3.1. Employment Land Review Appendix 1 – Employment Land Review Assessments
- 3.2. Employment Land Review Appendix 2 – Agent interviews summary
- 3.3. Employment Land Review Maps

4. Town Centre and Local Centres

- 4.1. Farnham Town Centre Study *
- 4.2. Farnham Local Centres Study *
- 4.3. Farnham Tourist Accommodation Study 2014
- 4.4. Waverley Borough Council Town Centres Retail Study Update, 2013

5. Leisure and wellbeing

- 5.1. Farnham Open Space Evidence Base (to follow)
- 5.2. Waverley Borough Council - Open Space, Sport and Recreation Study (PPG17 Study) February 2012

6. Infrastructure

- 6.1. Notes of meetings with infrastructure providers
- 6.2. Letters/submissions from infrastructure providers

7. Community Engagement

- 7.1. Farnham Neighbourhood Plan Consultation Statement 2016 *
- 7.2. List of all attachments
 - i. All Appendices
 - ii. Notes of meetings with landowners and developers
- 7.3. Regulation 14 Consultation feedback

8. Other

- 8.1. Farnham Neighbourhood Plan Sustainability Appraisal
- 8.2. Farnham Neighbourhood Plan Scoping Report
- 8.3. Farnham Neighbourhood Plan Basic Conditions Statement *
- 8.4. Habitats Regulation Assessment Scoping Report *
- 8.5. Habitats Regulation Assessment Screening Report *
- 8.6. Copy Regulation 14 Draft Pre-Submission Neighbourhood Plan (October 2014)

Hard copies of any of the supporting documentation other than those asterisked above, are available on request.

All documents relating to the Regulation 14 Draft Farnham Neighbourhood Plan are available online at www.farnham.gov.uk

Annex I to Appendix F

Farnham Neighbourhood Plan

Regulation 15

DRAFT FOR APPROVAL

Full Council 21 JULY 2016

July 2016

Acknowledgements

This document has been developed and produced by Farnham Town Council in close cooperation with local community volunteers with wide ranging skills and backgrounds on behalf of the Farnham community.

The team would like to thank the following in preparation of the documents:

- Tony Fullwood, Chartered Town Planner, who was our professional planning consultant
- Rachel Aves Hammond, Corporate Governance Team Leader, who was the lead officer for the Town Council
- Michael Blower for providing drawings for the Neighbourhood Plan
- Waverley Borough Council for guidance and support
- Events and exhibitions venues who kindly gave their space
- The community groups, local societies and schools in Farnham for providing support and comment throughout the process (see Appendix I)

The Town Council and the Neighbourhood Plan team would like to thank the whole community for participating in the process and for coming together and supporting the Neighbourhood Plan over its development.

Contents page

TBC following Design

Policy Index

- Policy FNP1 - Design of New Development and Conservation
- Policy FNP2 - Farnham Town Centre Conservation Area and its setting
- Policy FNP3 - Shop Fronts within Farnham Town Centre Conservation Area and its setting
- Policy FNP4 - Advertisements within Farnham Town Centre Conservation Area and its setting
- Policy FNP5 - Great Austins Conservation Area and its setting
- Policy FNP6 - Wrecclesham Conservation Area and its setting
- Policy FNP7 - Old Church Lane Conservation Area and its setting
- Policy FNP8 - South Farnham Arcadian Areas
- Policy FNP9 - Buildings and Structures of Character
- Policy FNP10 - Protect and Enhance the Countryside
- Policy FNP11 - Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham
- Policy FNP12 – Thames Basin Heaths Special Protection Area (SPA)
- Policy FNP13 – Protect and Enhance Biodiversity
- Policy FNP14 – Housing Site Allocations
- Policy FNP15 – Small Scale Dwellings
- Policy FNP16 – Building Extensions Within and Outside the Built Up Area Boundary
- Policy FNP17 - Land for Business
- Policy FNP18 – Business Site Allocation - Land at Water Lane
- Policy FNP19 – Enterprise and Incubation Hub at the University of the Creative Arts
- Policy FNP20 – Rural Buildings for Business and Tourist Uses
- Policy FNP21 - East Street, South Street and Dogflud Way
- Policy FNP22 - The Woolmead
- Policy FNP23 – Farnham Town Centre
- Policy FNP24 – Neighbourhood Centres
- Policy FNP25 - Public Houses
- Policy FNP26 - Sports Pitches
- Policy FNP27 - Public Open Space
- Policy FNP28 - Indoor Sports Facilities
- Policy FNP29 - Protection of Cultural Facilities and Community Buildings
- Policy FNP30 - Transport Impact of Development
- Policy FNP31 - Water and Sewerage Infrastructure Capacity
- Policy FNP32 - Securing Infrastructure

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 four 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 councils (Alfold Parish Council; Cranleigh Parish Council; Chiddingfold Parish Council and 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).

Designation Map

Town And Country Planning Act 1990
Planning And Compulsory Purchase Act 2004
Localism Act 2011
Neighbourhood Planning (General) Regulations 2012
Designation Of Neighbourhood Areas

Plan NP1

Farnham Council Area

Wards

- Farnham Bourne
- Farnham Castle
- Farnham Fingrove
- Farnham Hale and Heath End
- Farnham Moor Park
- Farnham Shortleath and Boundstone
- Farnham Upper Hale
- Farnham Weybourne and Badshot Lea
- Farnham Wrecclesham and Rowledge

Farnham Town Council
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email: info@farnham.gov.uk
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Philip Jones MPPH Planning Advisor
November 2012

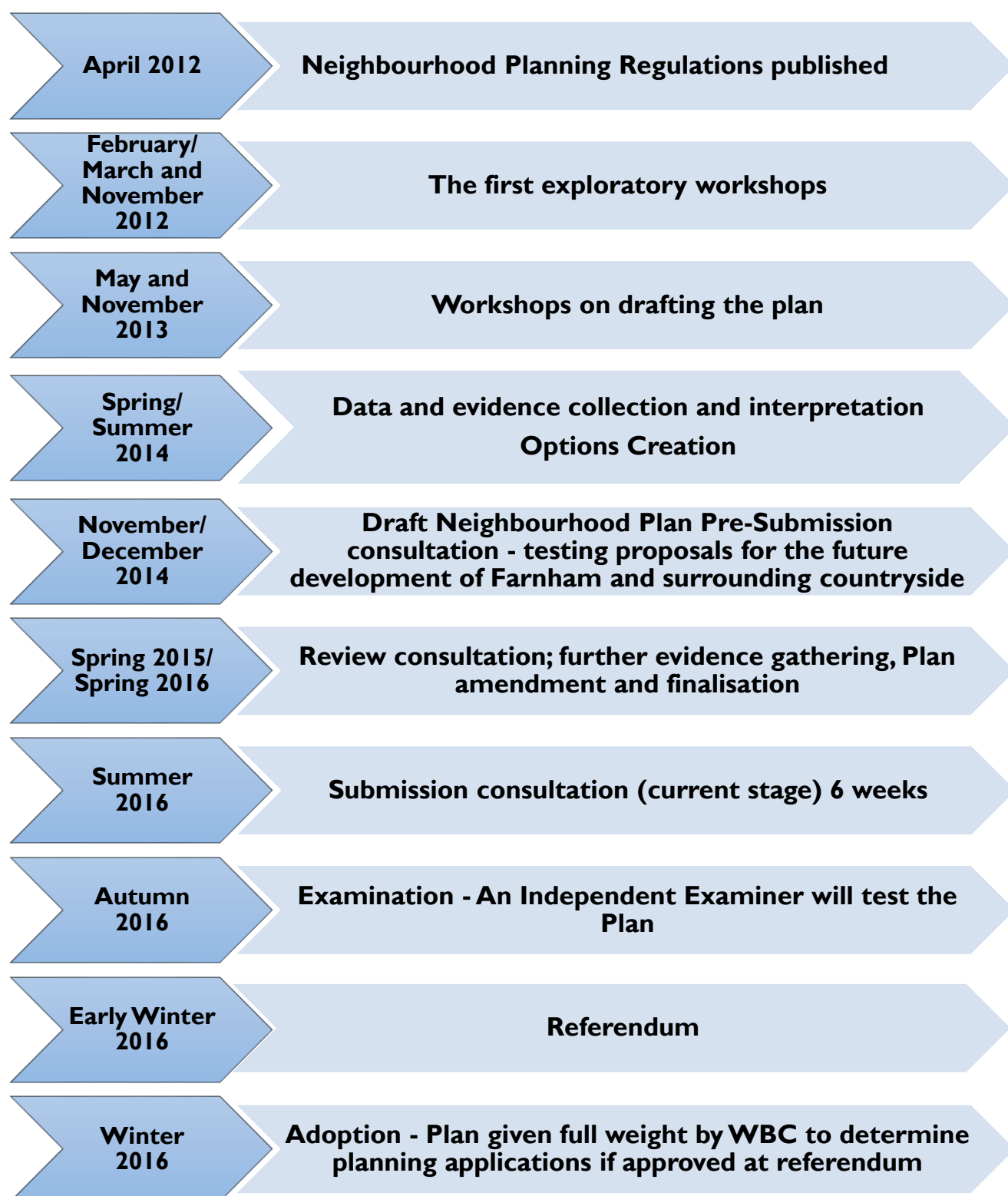
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Ordnance Survey Crown Copyright © Licence 100032228

The Neighbourhood Plan team has followed the necessary legal steps to create the Plan. 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 the Consultation Statement which is available to download from The Farnham Town Council website at www.farnham.gov.uk/shapefarnham or to view at the Town Council offices.

DRAFT 12.7.2016

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 and constraints 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 Neighbourhood Plan?

Although deciding where new housing and new employment should go is an important part of the Plan, it is about much more than this. The 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
- Ensuring the necessary infrastructure is in place to support development

What period does the Neighbourhood Plan cover?

The Farnham Neighbourhood Plan covers the Plan period from 2013 – 2031. Adoption of the Neighbourhood Plan in 2016 would allow for a plan period of 15 years.

Sustainability Appraisal

To ensure that the policies and proposals set out in the 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 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 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.

Habitat Regulations Assessment (HRA)

A Habitat Regulations Assessment (HRA) screening is required under the European Directive 92/43/EEC for plans that may have an impact on European (Natura 2000) Sites. The HRA screening has assessed the impacts of implementing the Neighbourhood Plan on local Special Area of Conservation (SAC) sites. Its purpose is to consider the impacts of the plan against the conservation objectives of the sites and to examine whether it would be likely to have a significant adverse effect the integrity of the site. The HRA screening concludes that no likely significant effects are expected as a result of the Regulation 15 Farnham Neighbourhood Plan and recommends that the Neighbourhood Plan is not screened into the HRA process. Whilst the Neighbourhood Plan is unlikely to have significant adverse effects on nearby European sites, the screening recommends a number of measures that could further reduce increases in air pollution within proximity of European sites and, where appropriate, these have been incorporated into the Regulation 15 Neighbourhood Plan.

How this Plan is organised

The Plan is divided into six 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 Neighbourhood Centres
- Leisure and Wellbeing
- Local Infrastructure

Section 6: Monitoring and Review: refers to how the Neighbourhood Plan will be monitored and reviewed.

Section 2: Farnham Now

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

- Environment
- Housing
- Business
- Farnham Town Centre and Neighbourhood 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 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 – Historic England'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). The landscape forms a backdrop which contributes to the attraction of Farnham as a place to live and work, and plays a vital role in maintaining the health and well-being of the population. There are a number of areas of high landscape value and sensitivity around the town including to the north of Hale, Heath End and Weybourne in the narrow gap with Aldershot. Farnham Park and the Old Park are of landscape and historic value.

The underlying geology of the Weald of Kent, Sussex and Surrey is exposed in a very small area and the result is an exceptionally diverse landscape comprising chalk grassland, flood meadows, sandy heathland and woodland, some of it ancient in origin. These varied habitats support a wide range of flora and fauna of conservation interest including several UK Biological Action

Plan (BAP) species. As a result there are many areas within and around the town which are afforded international, national and local protected status.

Farnham is within the buffer zone of two European Special Protection Areas (SPAs) - sites of international importance; Thames Basin Heaths and Wealden Heaths.

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 and parks and gardens) contribute to the green infrastructure of the town; support the resident urban wildlife and allow the migration of plants and animals through the built-up area.

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. The capacity of the local transport network and impacts on local air quality are potential limitations to significant development within and beyond the Plan area.

Flooding has been experienced in the past and, although a major scheme along the River Wey and its tributaries implemented in the early 1970s has 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.

The Strategic Housing Market Assessment (2015) has identified a net housing need in Waverley Borough of 519 homes per annum as being an objective assessment of full need for market and affordable housing over the 2013 to 2033 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.

In 2014, the Borough Council consulted widely on 4 housing scenarios for the Borough based on a lower objectively assessed housing need with different implications for Farnham. Option 4 was the first preference for 80% of respondents and this would have resulted in the need for approximately 1,800 additional homes for Farnham. Farnham is within the buffer zone of the Thames Basin Heaths SPA. The retained South East Plan Policy NRM6 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 Neighbourhood Plan should plan positively to help accommodate identified strategic housing need. 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. Whilst the West Surrey Strategic Housing Market Assessment (2015) provides the most up to date available evidence of housing need this has not been tested and the most appropriate spatial strategy for the Borough to meet identified need will not be confirmed until a new Local Plan for Waverley Borough is adopted. The Waverley Borough Local Plan Part 1: Strategic Policies and Sites Pre-Submission Draft, June 2016, signals the need for a minimum of 2,330 new homes in Farnham (including homes permitted and built since April 2013 and anticipated windfall development) in the period 2013 - 2032 (the equivalent of 123 dwellings per annum). There has been an extended period since the adoption of the Local Plan which covers Farnham in 2002. In the absence of an up to date planning framework the Town Council considers that a Neighbourhood Plan should be in place to help guide and coordinate the future development of the area.

Residents are keen to ensure that development 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. Changes to the planning system

mean that there is increasing freedom for businesses to change between different uses but the strong local demand and good condition of business premises and sites is likely to mean that the majority of existing business premises are retained. 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 Neighbourhood 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 comparison 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 is increasing freedom for businesses to change between different 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 10 neighbourhood centres within the Plan area and one just within Aldershot serving the Badshot Lea area. These comprise 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 facilities. 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 where appropriate but also local amenity space and other types of open space to serve new residents.

Cultural and entertainment facilities also play an important role in the well-being of residents of Farnham.

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 Neighbourhood Plan is to ensure any new development is supported by adequate infrastructure development. The draft Regulation 14 Neighbourhood Plan was 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 it is important that there is existing and future capacity to serve the new development proposed in the Neighbourhood Plan.

Education

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

The popularity of local schools puts pressure on school places for the current and predicted populations. All primary schools have undergone expansion and at secondary level Weydon School is undergoing an expansion programme. At Weydon School, student numbers are projected to rise from the current number of 1,316 to 1,568 by 2021. There remains a strong desire to expand further and provide a sixth form on the site, and the latest application to do this is currently with the Department of Education. If successful, it is anticipated that a further 300 students will attend the sixth form by 2021. The school has developed the Weydon Sports

Park in recent years which includes a number of all-weather pitches and state of the art facilities for sporting activities within the school and for use by the wider community.

Surrey County Council expects to be able to meet the demand for new school places arising from the new development proposed in the Neighbourhood Plan through increasing school places on existing sites.

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, air 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. These are matters for the County Council and relate to the management of the highway. As such they do not relate to the development of land and are beyond the scope of neighbourhood planning.

Parental choice over school places in the town adds to the congestion as parents 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 Neighbourhood Plan needs to ensure 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

Thames Water's five-year plan 2015 – 2020 does not contain any proposals to improve the capacity of sewage treatment works at Farnham and they have confirmed that the works will be able to accommodate the development proposed in the Neighbourhood Plan. Thames Water have stated that they intend to carry out odour improvement works at Farnham Sewage Treatment Works (STW) in the current business plan period 2015 – 2020. It is anticipated that this work will focus on the most odorous elements of the treatment process, with the covering of the inlet works, and abstraction of odorous air for treatment in an Odour Control Unit. Over the same period, Thames Water is also planning to end the sludge liming operations at the STW.

Thames Water have indicated that additional wastewater network infrastructure reinforcement may be required in respect of some individual developments to ensure that there are no adverse environmental impacts or increased risk of sewer flooding.

Water

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 Water Resources Management Plan (WRMP) sets out how they intend to maintain the balance between increasing demand for water and available supplies over the next 25 years up to 2040. The plan takes into account planned housing growth as well as the potential impact of climate change. The area of Farnham lies within South East Water's resource zone 5. The WRMP indicates that, with planned reductions in demand from the customer metering programme and enhanced water efficiency, this resource zone will remain in surplus for average demands for the plan period. However, for peak demands a deficit is forecast from 2020 onwards, at which time additional schemes are scheduled to be delivered which will satisfy demand. 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 by 2040. Nevertheless, South East Water have assured the Town Council that in the context of the WRMP their published planned programme will be fully able to satisfy the growth in demands in the zone.

South East Water have indicated that proposed development would need a small amount of local reinforcement to supply the additional demand at specific sites.

Section 3: Farnham Future

The Vision for Farnham

The following vision has strong support from the residents and businesses of Farnham.

Our vision is for Farnham to continue to thrive, meeting the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, 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 and its wider setting remains one of the main features in the town and the character of Castle Street has been protected and enhanced.

New development has merged 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.

The areas of high landscape value and the countryside separating distinctive parts of the built up area remain unchanged. Farnham Park and the Old Park area, Bishop's Meadow and Bourne Wood have been protected from inappropriate change and remain beautiful, natural green spaces for all to enjoy. The importance of the town's green infrastructure in contributing to the character of the town and its landscape setting, for the health of the community, providing sustainable transport links and for wildlife and climate change benefits 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 including improved fish passage at Waverley Abbey and in Bishop's Meadow, and a fresh wetland habitat at Snailslynch. 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 flows have been made more efficient 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 sewage plant improvements are 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.

Sufficient school places are available locally at all levels.

Section 4: 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 Neighbourhood Plan looks to set out an appropriate planning strategy for the town and its surrounding countryside up to 2031.

The 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 and retained South East Plan (Policy NRM6). These indicate where development should be restricted and seek 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 sites 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; Rowledge and Boundstone 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 allocated housing and business sites to indicate the acceptance of development of these areas. The new Farnham Built Up Area Boundary is shown on Map A.

Map A - Farnham Built Up Area Boundary

Within the Built Up Area Boundary the Plan seeks high quality designs which respond to the distinct character of the individual areas of Farnham. The Plan will preserve and enhance the character of the four conservation areas and their setting. The distinctive landscape-dominated character of the southern arcadian areas of Farnham is protected and the 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.

New housing development at Farnham is restricted by Special Protection Areas (SPAs) at Thames Basin Heaths and Wealden Heaths which provide habitats for birds 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 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). SANG capacity is limited at Farnham Park and this limits the housing capacity at the town.

The 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 Plan looks to protect and enhance the historic character of the town centre, with special attention given to shop fronts and advertisements. The Plan also proposes the retention, intensification and regeneration of existing business areas which remain fit for purpose and marketable.

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

This Plan has been 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: Neighbourhood Plan Policies

Environment

Objectives

- To conserve and enhance the distinctive built heritage assets of the area and their setting
- 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; Rowledge and Boundstone and Rowledge and Frensham
- To protect and enhance the landscape around the town including the Surrey Hills AONB; areas of high landscape value and sensitivity; Farnham Park and its historic setting and the well wooded arcadian character of south Farnham
- To protect, enhance and improve connectivity between important green spaces of 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) and SSSIs
- 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.

Map B (i) - Farnham Conservation Areas

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/shapefarnham). Given the quality of the environment and the importance of the town centre to the whole of Farnham and visitors beyond, the Neighbourhood Plan contains a specific policy to preserve and enhance the special character of the Farnham Town Centre Conservation Area and its setting (Policy FNP2).

Great Austins Conservation Area in south Farnham is a residential area comprising a verdant and spacious grid pattern development. Wrecclesham Conservation Area comprises four streets of differing distinctive characters (The Street, School Hill, Beales Lane and Pottery Lane). Old Church Lane Conservation Area contains some of the oldest cottages in the town set amongst a well wooded valley. The Neighbourhood Plan contains a specific policy to preserve and enhance the special character of each of these areas: Great Austins Conservation Area and its setting (Policy FNP5); Wrecclesham Conservation Area and its setting (Policy FNP6) and Old Church Lane Conservation Area and its setting (Policy FNP7).

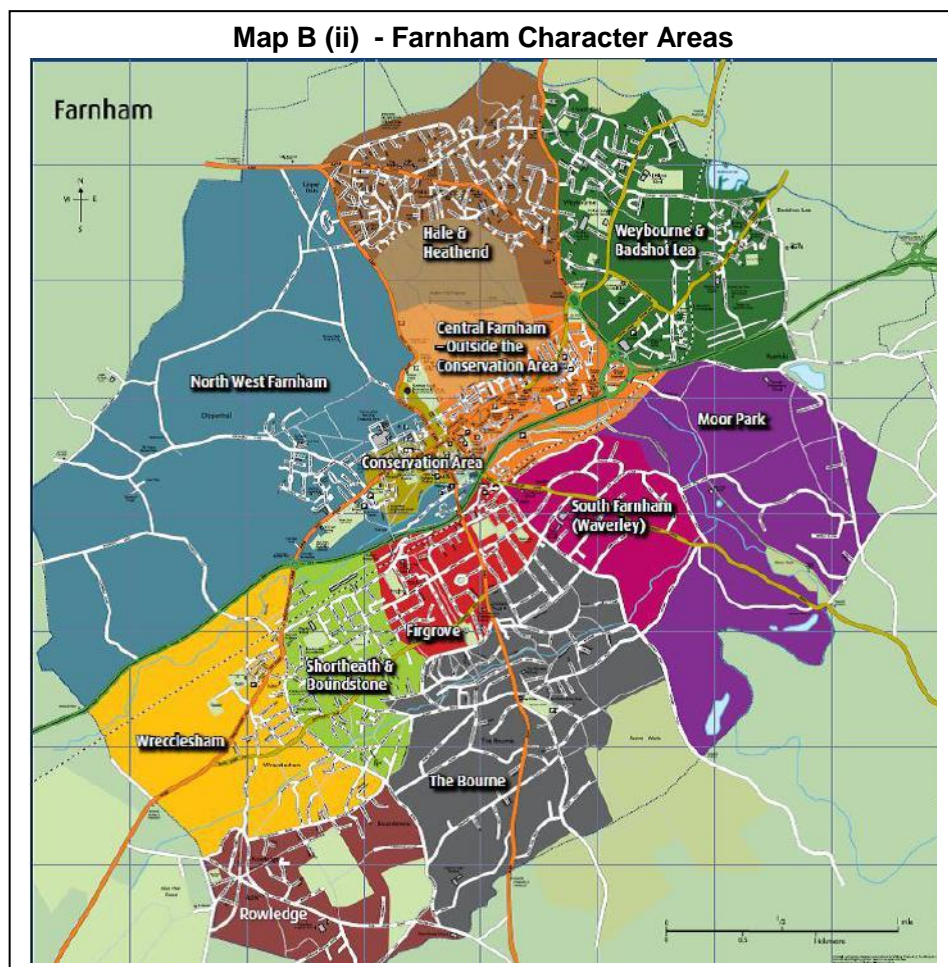
The Planning (Listed Buildings and Conservation Areas) Act 1990 empowers the local authority to pay particular attention to proposed development within, and affecting the setting of, a Conservation Area and gives greater control over such matters as demolition, landscaping and trees, and the display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

The NPPF also seeks the protection of the character and setting of listed building. Historic England'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 I: Farnham & Cranleigh, 2014 (available at www.farnham.gov.uk/shapefarnham) 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 www.farnham.gov.uk/shapefarnham) 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 historic landscape of Old Park is also identified as a sensitive landscape.

New development must be well integrated into this existing townscape and landscape through designs sensitive to their context.

The Neighbourhood Plan contains a specific policy to protect and enhance the character of the Farnham landscape (Policy FNPI0).

Design of New Development and Conservation

The Neighbourhood Plan attaches great importance to preserving and enhancing the character and appearance of the four Conservation Areas, together with other heritage assets, and their setting; the distinctive character of the other built up areas within the town. In addition, the Neighbourhood Plan seeks to protect valued landscapes and successfully integrate any development which is permitted by the Neighbourhood Plan within it.

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 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 Neighbourhood Plan but Policy FNPI 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 FNPI - 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 Maps B(i) and B(ii) - 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) Protects and enhances heritage assets and their setting;
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;
- e) Is well integrated into the landscape by existing and new landscape buffers;
- f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere; and
- g) Will not result in unacceptable levels of light, noise, air or water pollution.

Monitoring Indicators	Targets
Number of objections to the design of development from the Town Council.	No design objections from the Town Council to proposed developments.

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 Neighbourhood Plan and sought through Policy FNP32 – 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 FNPI - 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, as defined on Map B(i), and 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 Town Centre Conservation Area and its setting

The town's principal shopping streets are located within the Farnham Town Centre 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 Town Centre 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 Town Centre Conservation Area and its setting

Within Farnham Town Centre Conservation Area, as defined on Map B(i), 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 sub-division 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.

Monitoring Indicators	Targets
Number of traditional shop fronts in the Town Centre Conservation Area.	No traditional shop fronts lost in the Town Centre Conservation Area.

Advertisements within Farnham Town Centre Conservation Area and its setting

Whilst the Farnham Town Centre 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 Farnham Town Centre 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 Town Centre Conservation Area and its setting. Additional guidance can be found within the adopted Farnham CAA (2005).

Policy FNP4 - Advertisements within Farnham Town Centre Conservation Area and its setting

Within Farnham Town Centre Conservation Area, as defined on Map B(i), 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.

Great Austins Conservation Area

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. In addition to Policy FNPI - Design of New Development and Conservation, development in the Great Austins

Conservation Area will be expected to comply with Policy FNP5 - Great Austins Conservation Area and its setting.

Policy FNP5 - Great Austins Conservation Area and its setting

New development within the Great Austins Conservation Area, as defined on Map B(i), and its setting will be permitted where it:

- a) Is designed to a high quality and preserves and enhances the verdant and spacious character of the conservation area and its setting;

- b) Protects the grid pattern layout and is set back from the road and respects the relatively regular building line,
- c) Would not appear cramped on the site and would fit unobtrusively with the house, surrounding garden and the character of the street;
- d) Retains those buildings and other features, including trees and hedges, which make a significant contribution to the character of the conservation area; and
- e) Where appropriate, makes provision for enhancement measures to the Great Austins Conservation Area.

Wrecclesham Conservation Area

The Conservation Area Appraisal for Wrecclesham identifies the special character of the Conservation Area and was adopted by Waverley Borough Council as a supplementary planning guidance in 2002.

Wrecclesham Conservation Area comprises four streets of differing distinctive characters (The Street, School Hill, Beales Lane and Pottery Lane). One of the key features of the Conservation Area and its setting is its location on a hillside overlooking the Wey Valley. Existing buildings are generally small scale and two storeys, with red brick or render finish with small plain or slate roof tiles. Some are original farm buildings. Details such as chimneys, window design and brick detailing also contribute to the character. Farnham Pottery is located within the Conservation Area. 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. Other older boundary walls and railings form part of the local character and should be retained. In addition to Policy FNPI - Design of New Development and Conservation, development in the Wrecclesham Conservation Area will be expected to comply with Policy FNP6 - Wrecclesham Conservation Area and its setting.

Policy FNP6 - Wrecclesham Conservation Area and its setting

New development within the Wrecclesham Conservation Area, as defined on Map B(i), and its setting will be permitted where it:

- a) Is designed to a high quality and preserves and enhances the character of the street within the conservation area in which it is located and its setting;
- b) Retains those buildings and other features, including trees, hedges and walls, which make a significant contribution to the character of the conservation area;
- c) Follows guidance set out the Wrecclesham Conservation Area Appraisal; and

d) Where appropriate, makes provision for the enhancement measures included within Wrecclesham Conservation Area Appraisal and the Farnham Design Statement.

Old Church Lane Conservation Area

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 a Grade II listed building and dates from 1800 and is mainly red brick with a slate roof. It was the home of George Sturt, who captured the character of the Bourne in the books he wrote about life in the area. In addition to Policy FNPI - Design of New Development and Conservation, development in the Old Church Lane Conservation Area will be expected to comply with Policy FNP7 - Old Church Lane Conservation Area and its setting.

Policy FNP7 - Old Church Lane Conservation Area and its setting

New development within the Old Church Lane Conservation Area, as defined on Map B(i), and 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 and woodland, which make a significant contribution to the character of the conservation area;
- c) Maintains the well-wooded spaces around the buildings and ensures that the built environment does not dominate the hillsides; and
- e) Where appropriate, makes provision for enhancement measures to the Old Church Lane Conservation Area.

South Farnham Arcadian Areas

Map C – South Farnham Arcadian Areas

Certain parts of the town exhibit strong Arcadian characteristics where the landscape 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. The areas were previously designated within the Waverley Borough Local Plan 2002 (Policy BE3 – South Farnham Area of Special Environmental Quality).

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 these areas 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 about 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 of 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 FNPI - 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 FNP8 - Farnham Arcadian Areas.

Policy FNP8 - 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 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 (www.farnham.gov.uk/shapefarnham).

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 FNP9 - 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's Built up Area Boundary

One of the core planning principles of the NPPF is to recognise the intrinsic character and beauty of the countryside. The planning strategy for Farnham is generally to focus development within the defined Built up Area Boundary (which includes new site allocations) and to restrict further large scale development in the countryside in order to recognise the intrinsic character and beauty of the countryside around Farnham and protect the Green Belt; the Surrey Hills Area of Outstanding Natural Beauty and its setting; landscape of high value and sensitivity; the historic setting of Farnham Castle; the gaps between Farnham and Aldershot and between the distinct areas within the town; formal and informal recreational amenities as well as biodiversity. Outside the Built up Area Boundary priority will be given to protecting the countryside from

inappropriate development and the Plan seeks to allow only limited development in the countryside consistent with supporting the rural economy.

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. Public engagement in the preparation of this Plan has indicated that the landscape around Farnham is highly valued and is identified as one of the town's assets.

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.

Map D – Potential extensions to the AONB – Areas of Great Landscape Value

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. In addition it has the aim for new development to enhance local character and the environmental quality of the AONB's nationally important setting.

The NPPF states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes. 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 (see Map D) are identified as Areas of Great Landscape Value (AGLV) 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. There is strong support for an extension of the AONB into these areas as part of the consultation on the Neighbourhood Plan. Pending the AONB boundary review, the AGLV should be retained for the AONB Candidate Areas and subject to similar protection as the

Map E – Areas of High Landscape Value and Sensitivity

AONB.

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 www.farnham.gov.uk/shapefarnham). 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 between Farnham and Aldershot. Much of these areas form part of the adopted Local Plan's Areas of Great Landscape Value.

The 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.

Farnham Castle and Park

It is impossible to exaggerate the influence of the castle and its setting on the town of Farnham. The impressive building has gazed out across the town for over eight hundred years and its long history lives on in local place names. The refurbished Keep is a scheduled ancient monument and the complex of buildings around the Bishop's Palace, including the Great Hall, the Norman Chapel and Waynflete's or Fox's Tower are Grade I listed buildings, with a Grade II listed stable block nearby. In addition, the Gatehouse and outer curtain wall, which are medieval in origin, are Grade I listed buildings.

The castle has always been surrounded by beautiful parkland. Though this has inevitably changed over the long history of such an important building, it still retains the character of open countryside and features of the historic landscape.

Old Park

The historic Farnham Old Park was located to the west of Folly Hill and has historic significance as the original Deer Park for the castle before the existing (new) Park. The origin of Old Park cannot be dated precisely but it is likely to have come about by 1138 when Bishop Henry of Blois built his castle. The hunting of deer provided for the Bishop's larder and King John, a great hunter, visited the castle no less than eighteen times. The park also provided timber, clay for pottery and tiles (from what is now Clay Pit Wood) and osier beds (west of Old Park Lane) providing osiers for the basket making industry at Crondall.

The landscape of Old Park still provides many reminders of its origin. The original boundary can mostly be traced today, generally marked by road (Folly Hill and Odiham Road – now the A287) or a continuous hedge (in some cases ancient species-rich hedgerows) often running alongside a stream or ditch. The northern and western boundaries (southern portion) are strongly wooded. Clay Pit Wood, and other copses around it, are designated Ancient Woodland and provide a strong landscape feature through the centre of the Old Park. Streams rise in the Old Park and flow south through the landscape bordered by woodland and hedgerows to the River Wey. Bridleways such as Old Park Lane and Middle Old Park and footpaths cross the former park with St Swithun's Way following the course of an ancient track way used for pilgrimages to Winchester bordered by an ancient hedgerow. The landscape comprises a patchwork of fields bounded by hedges and trees with swathes of dense woodland and is of high landscape sensitivity with the northern central wedge within the Old Park also

being of high landscape value. (Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014).

As well as contributing to an historic landscape, the ancient woodlands and hedgerows, copses and streams provide habitats for wildlife and form a strong central wildlife corridor through the landscape.

There has been a small incursion of residential development into this historic landscape west of Folly Hill along Old Park Lane/ Heathyfields Road. Nevertheless, the rural character of Old Park is characteristic of North West Farnham (Farnham Design Statement, 2010) and should be retained for its historic interest; its sensitive landscape; its contribution to the setting of the collection of Grade 1 and 2 listed buildings at the castle; its recreational value and biodiverse habitats. This area forms part of the adopted Local Plan's Area of Great Landscape Value. The Neighbourhood Plan seeks to avoid allocating sites for development in this area.

Map F Old Park

Farnham Park

The New or Little Park, as Farnham Park was originally known, is a 320 acre medieval deer park, with tree-lined avenues, hidden dells, hills, valleys, ponds and streams. It is designated a Site of Nature Conservation Importance and an area of high landscape value and sensitivity. It is also a Local Nature Reserve and is designated as a grade II listed Historic Park and Garden.

Large scale development on greenfield sites should avoid the AONB (and the AONB Candidate Areas) and its setting together with landscape of high value and sensitivity and the sensitive historic landscape of Old Park. There remains a need for appropriate development to recognise the intrinsic character and beauty of the countryside through sensitive designs in terms of scale, height, layout, density, materials and landscape.

Policy FNPI10 - 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 it would:

- a) be in accordance with Policies FNPI6, FNPI7 and FNP20 in the Neighbourhood Plan or other relevant planning policies applying to the area,
- b) protect the Green Belt
- c) conserve and enhance landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting – including those Areas of Great Landscape Value under consideration for designation as AONB,

d) retain the landscape character of, and not have a detrimental impact on, areas shown on Map E as having high landscape value and sensitivity and Map F Old Park as having high landscape sensitivity and historic value; and

e) enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.

Monitoring Indicators	Targets
Landscape value and sensitivity identified in the AONB Management Plan and Landscape Character Assessment.	No deterioration in the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting or assessed landscape or historic value elsewhere.

Preventing Coalescence

Farnham and Aldershot

Protecting the separate identity of Farnham is a key objective of the 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 would have the effect of reducing the separate identity of the two distinct settlements and increasing the coalescence between them and would be inappropriate. The remaining gap between Farnham and Aldershot should be retained to prevent the neighbouring towns merging into one another; to check the unrestricted sprawl of the two large built-up areas; to assist in safeguarding the countryside from encroachment in this environmentally sensitive location and to preserve the setting and special character of Farnham. 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 www.farnham.gov.uk) did 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 is supported by local residents. Waverley Borough Council proposes an area between Moor Park and the A31, including the River Wey, as an extension to the Green Belt and this is supported by residents.

Other Distinct Town Areas (Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham)

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 from Rowledge to Boundstone between Switchback Lane and Gardeners Hill Road is occupied by farmland and woodland (including Ten Acre Wood) with a small stream running through the centre.

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 by Waverley Borough Council as an extension to the Green Belt.

The Neighbourhood Plan has defined a distinct edge to the Built Up Area Boundary (Map A). Any intensification of development in the gaps beyond the defined Built Up Area Boundary which would have the effect of reducing the separate identity of distinct areas of Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge and Frensham and Rowledge 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 mind.

Policy FNPI I - Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham

Development will not be permitted outside the Built Up Area Boundary, as defined on Map A – Farnham Built Up Area Boundary, if it would result in increasing the coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge and Frensham and Rowledge or reducing their separate identity by reducing the gaps between them.

Monitoring Indicators	Targets
Number of buildings developed outside the Built up Area Boundary between	No new buildings outside the Built up Area Boundary as defined in the Neighbourhood Plan

Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge and Frensham and Rowledge.	between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge and Frensham and Rowledge.
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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 shows the hierarchy of international, national and locally designated sites of importance for biodiversity and Biodiversity Opportunity Areas (BOAs).

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 Basins Heaths SPA is located in the northern most part of the Neighbourhood Plan area. Retained South East Plan Policy NRM6 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.

If, after directing development away from the sphere of influence of the Thames Basin Heath SPA some development is to be located at Farnham, the South East Plan places limitations on such development.

Policy NRM6 states that 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. 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). The Policy NRM6 standard of SANG provision is 8 hectares per 1000 population. Such measures must be agreed with Natural England.

As the zone of influence of the Thames Basin Heaths SPA extends 5km from its perimeter, the designation affects most of Farnham. Farnham Park is the only designated SANG serving Farnham and its capacity is limited. The Thames Basin Heaths Special Protection Area Avoidance Strategy Review 2016 updates the potential capacity of Farnham Park to accommodate residents from new development based on a reduction in the monitored average household size in new homes and a new visitor survey which showed that Farnham Park is operating at a lower capacity than the prevailing (precautionary) figure of 75% used as a basis for monitoring SANG capacity. Given these assumptions, the unallocated (enhanced) SANG capacity was 1,403 dwellings (at 31 March 2016). This method of re-assessment has been verified by Natural England and represents a significant increase in the amount of SANG available at Farnham Park as an avoidance measure.

The Borough Council undertook an assessment of potential opportunities for new SANG in the Farnham area (Analysis of Potential SANG Sites for Farnham for the Thames Basin Heaths SPA Avoidance and Mitigation Strategy, April 2015). This included potential SANG sites put forward as part of a Call for Sites exercise which accompanied the Regulation 14 Neighbourhood Plan. In accordance with the Thames Basin Heaths Special Protection Area Avoidance Strategy, individual SANG sites should meet a number of criteria. For example, it should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG. SANGs must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use. All SANGs larger than 12ha must aim to provide a variety of habitats for users to experience. Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.

A total of 45 sites were assessed against the site quality criteria for an individual SANG and only part of the restored Farnham Quarry site was considered to be suitable and with good potential to be brought forward as strategic SANG. Following the site assessment in accordance with the SANG Site Quality Checklist, the site currently meets 4 out of 14 of the 'must/ should have' criteria and 3 out of 5 of the 'desirable' criteria. The site currently supports populations of wintering birds and is known to support numbers of ground nesting birds including nightingales which should not be disturbed by dog walkers. To ensure the protection of the site's nature conservation interests most of the site would be required to be fenced off with only 10.74ha of the 50ha site considered to be suitable for strategic SANG provision. Apart from matters relating to meeting the quality checklist requiring resolution, the availability and long-term management of the site would also have to be confirmed. The current owner is responsible for management of the restored site as part of the S106 Agreement for a 20 year period but one of the provisions for SANG is that it should be provided in perpetuity (80 years). If the site were to be confirmed it would add approximately 500 dwellings to potential SANG capacity. Other potential strategic SANG sites were found to be either longer term (post 2031) prospects or principally serving other towns. The Avoidance Strategy Review 2016

states that the Borough Council has commenced discussions with some of the landowners to determine whether their sites are suitable, available and, importantly, deliverable as SANG and the outcome of these discussions will be reflected in future reviews of the Avoidance Strategy.

Whilst the Regulation 14 Neighbourhood Plan sought to provide on-site SANG to accompany larger greenfield housing site options, Natural England stated that the Neighbourhood Plan had not demonstrated that there would be sufficient and adequate SANG available for each allocation (in particular the size of the proposed SANG to meet the SANG Guidelines, including achieving a 2.3km circular walk; nor were there assurances over the deliverability of sites within multiple ownership). For this reason, the Neighbourhood Plan does not seek on-site SANG and relies on the available strategic SANG capacity.

Other than Farnham Park, no suitable alternative strategic SANG site is therefore available to support additional housing in the period to 2031. This provides for a total dwelling capacity for Farnham during the Plan period of approximately 1,400 dwellings (31 March 2016).

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. Nevertheless, certain developments, depending on size and distance, may impact the Wealden Heaths SPAs and therefore mitigation may be required. This will need to be assessed on a case by case basis. Where mitigation is deemed to be necessary, it will only be required for developments where mitigation has not already been provided for the Thames Basin Heaths SPA.

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, 2016 and agreed with Natural England. In accordance with Policy NRM6, developments of fewer than 10 dwellings are not required to be within a specified distance of a SANG.

Policy FNPI2 – 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) appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) at Farnham Park; and
- ii) 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.

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 many ancient woodland sites in the vicinity such as Vanners Copse, Moor Park Wood, Monks Wood, Edgeborough Wood, Black Lane Wood and Clay Pit 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 FNPI3 – Protect and Enhance Biodiversity

Proposals should protect and enhance biodiversity by:

- a) Protecting Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife 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.

Map H – Green Infrastructure

Monitoring Indicators	Targets
Biodiversity value	<p>No net new residential development within 400m of the Thames Basin Heaths SPA boundary.</p> <p>All 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) provides appropriate Suitable Alternative Natural Greenspace (SANG).</p> <p>No deterioration in the habitats of Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife Sites in the Farnham Neighbourhood Plan area.</p> <p>No loss of ancient woodland, veteran or aged trees and species rich hedgerow.</p> <p>Number of hectares of re-created priority habitats.</p>

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 takes account of any relevant up-to-date evidence of strategic needs.

The West Surrey Strategic Housing Market Assessment, 2015 (SHMA) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. Whilst the West Surrey Strategic Housing Market Assessment (2015) provides the most up to date evidence of housing need available this has not been tested or subjected to robust challenge.

In 2014, the Borough Council consulted widely on 4 housing scenarios for the Borough based on a lower objectively assessed housing need with different implications for Farnham. Option 4 was the first preference for 80% of respondents and this would have resulted in the need for approximately 1,800 additional homes for Farnham.

The Neighbourhood Plan should plan positively to help accommodate identified strategic housing need. In relation to meeting identified need, the Local Plan is out of date; the West Surrey Strategic Housing Market Assessment (2015) is untested and the most appropriate spatial strategy for the Borough to meet need will not be confirmed until a new Local Plan for Waverley Borough is adopted. The Waverley Borough Local Plan Part 1: Strategic Policies and Sites Pre-Submission Draft, June 2016, signals the need for a minimum of 2,330 new homes in Farnham (including homes permitted and built since April 2013 and anticipated windfall development) in the period 2013 - 2032 (the equivalent of 123 dwellings per annum). The emerging strategic housing provision for the Neighbourhood Plan period of 2013 – 2031 is therefore approximately 2214 dwellings.

In relation to the Farnham Neighbourhood Plan area, there are specific regional and national policies which indicate development should be restricted.

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 retained South East Plan Policy NRM6 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.

If, after directing development away from the sphere of influence of the Thames Basin Heaths SPA some development is to be located at Farnham, the retained South East Plan policy and NPPF places limitations on such development. Policy NRM6 states that 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. 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). The Policy NRM6 standard of SANG provision is 8 hectares per 1000 population. Such measures must be agreed with Natural England.

Other than Farnham Park which has a capacity to accommodate residents from approximately 1,400 dwellings (31 March 2016), no suitable alternative strategic SANG site is available to support additional housing in the period to 2031. Even if development is not directed away from Farnham to avoid impact on the SPAs, the total identified dwelling capacity for the

Farnham area (including within the 5km radius outside the Neighbourhood Plan area) is therefore 1,400 dwellings (31 March 2016).

Consultation on the Neighbourhood Plan has shown that residents are keen to see development 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. Within the constraints operating in the Borough, the Neighbourhood Plan plans positively to help accommodate identified strategic housing need.

Housing Supply

Housing Completions

The Neighbourhood Plan period is from 2013 – 2031. There were 169 housing completions in the years 2013/14 to 2015/16 and therefore these form part of the Plan's housing land supply.

Sites with Planning Permission

Farnham had sites with planning permission for 929 dwellings (net) at 31 March 2016. Many of the housing allocation site options included within the Regulation 14 Neighbourhood Plan have since come forward and been granted planning permission by the Borough Council, including Garden Style, Wrecclesham since 31 March 2016.

Windfall Sites

As set out in the Planning Strategy, housing development is expected to come forward within the Farnham built up area boundary subject to meeting the policies of the Neighbourhood Plan. 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 (excluding garden land). However, the Neighbourhood Plan threshold for site allocations is 0.2ha (equating to 6 dwellings at a density of 30 dwellings per hectare or 10 dwellings at 50 dwellings per hectare). By using the Waverley Borough Council estimate there is therefore a potential to underestimate the contributions from small sites. This may particularly be the case as permitted development rights (prior notifications) are extended to allow the change of use from a greater number of uses to residential development. There is a danger if the capacity of windfall sites is underestimated that the demand for SANG from this type of small scale sustainable development would not be taken into account – so frustrating the development of suitable, often brownfield, sites within the Built Up Area Boundary. There remain opportunities for small scale changes of use, redevelopment and infill development as windfall developments over the remainder of the Plan period, if developed in accordance with Policy FNPI - Design of New Development and Conservation. For these reasons it is estimated that sites of below 0.2ha will generate an average of 15 dwellings per annum. Since sites below 0.2ha are not allocated in the Neighbourhood Plan, it is reasonable to expect this rate to continue during the Plan period from 2019/20. Prior to this date there is a risk of double counting the windfall sites with planning permission and these early years have therefore been

excluded. Small scale windfall sites are therefore expected to contribute 180 dwellings over the Plan period.

It is difficult to capture all land owners' intentions for the long term and, whilst every effort has been made to allocate suitable sites over 0.2ha, 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 (2026/7 – 2030/31) based on the average per annum over the last 11 years.

A total windfall supply of 378 dwellings is therefore anticipated at Farnham up to 2031.

Summary

In total Farnham is already committed to 1,406 dwellings (31 March 2016).

	Net Dwellings
Sites which have already been completed (in the period 2013/14 – 2015/16)	169
Large Sites with planning permission at 31 March 2016	695
Further Reg 14 Neighbourhood Plan housing site allocation granted consent (Garden Style, Wrecclesham)	65
Small Sites with planning permission at 31 March 2016	99
Windfall contribution	378
Total	1406

Source: Waverley Borough Council

Making an allowance for windfall development and the housing site allocation granted consent (Garden Style, Wrecclesham) after 31 March 2016, Farnham has the capacity for approximately 960 additional dwellings within the limits of identified strategic SANG provision.

Housing Allocations

In planning positively to help accommodate identified strategic housing need within the environmental limitations of the Plan area (particularly from new households, younger families, older downsizing households as well as the specialist needs of older people), further sites have been identified.

The Farnham Housing Land Availability Assessment, 2016 (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 FNPI - Design of New Development and Conservation. The assessment identifies sites which are 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. Business sites which remain suitable locations for business are not promoted for housing development. However, there are 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 Neighbourhood Plan puts these sites forward as options for residential development.

The sites have all been confirmed as available by landowners.

Sites have been carefully assessed 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). Following this assessment, greenfield sites at the edge of Farnham have been identified as potentially suitable options for housing development. The sites avoid the Green Belt (and potential extensions to the Green Belt); the AONB (and AONB Candidate Areas); areas of high landscape value and sensitivity; Old Park historic and sensitive landscape area; the South Farnham arcadian areas; public open space; areas of wildlife importance; Biodiversity Opportunity Areas and areas at high risk of flooding. 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; Rowledge and Wrecclesham; Rowledge and Boundstone 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 FNPI 2, sites within 5km of Thames Basin Heaths SPA must make provision for Suitable Alternative Natural Greenspace (SANG).

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 FNPI - 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.

Other open space such as amenity space, children's play areas and sports pitches will need to be provided in accordance with Policy FNP27 – 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 need to comply with Policy FNP32 – Securing Infrastructure.

The potential housing sites often adjoin existing residential development. Development would need to ensure that 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.

The NPPF makes it clear that neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. Consultation on the Neighbourhood Plan has given the opportunity for discussion with local residents about the density, form, layout, dwelling mix, landscaping and access for these sites. Responses from infrastructure providers have also been received.

Planning requirements are set out for each site to ensure development is designed to a high quality and responds to the heritage and distinctive character of the individual area of Farnham in which it is located as well as site specific constraints. These requirements reflect the input of local residents and infrastructure providers.

Policy FNPI4 – Housing Site Allocations

The following sites, as defined on Map I – Housing Allocations (see Appendix 2), are allocated for housing development. Development which meets the following general development requirements and specific development guidance set out in the detailed site allocation policies below will be permitted:

General Requirements

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.

a) Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land (Gross Area: 3.3ha. Approximate density: 35dph. Approximate capacity: 100 dwellings)

Development Guidance:

Design and Layout

There is a significant opportunity to enhance the appearance of this site. Comprehensive development of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement, 2010. The layout should allow a transition to the southern countryside edge. Prior to development, a review should be taken of the historic landscape character of the land off Green Lane area and any archaeological potential.

Landscape and Open Space

The mature hedgerows and trees to the east, west and south of the site should be retained and enhanced to provide a landscape framework for the site and wildlife corridors.

Amenity greenspace should be provided within the site together with a small area for children's play. Features within areas of informal/ natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play.

Access

Vehicular and pedestrian access should be taken from the existing access off Lower Weybourne Lane, not Green Lane. The site should incorporate adequate parking provision in order to avoid traffic congestion on Weybourne Lane caused by on road parking. Traffic impacts on the crossroads at Farnborough Road and Upper Weybourne Lane should be assessed. Safe, convenient pedestrian access should be provided through the site to link to the children's play space to the west via the footpath connection through Land west of Green Lane. A contribution should be made towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations. Traffic calming measures to minimise vehicle speeds should be introduced within the site to help make streets safer.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan including:

- upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development
- transport measures resulting from the transport assessment

b) Land west of Green Lane, Badshot Lea (Gross Area: 3.5ha. Approximate density: 35dph. Approximate capacity: 110 dwellings)

Development Guidance:

Design and Layout

Comprehensive development of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement,

2010. The layout should allow a transition to the southern countryside edge. Prior to development, a review should be taken of the historic landscape character of the land off Green Lane area and any archaeological potential.

Landscape and Open Space

The mature hedgerows and trees to the east and west of the site should be retained and enhanced to provide a landscape framework for the site and wildlife corridors. A substantial landscape buffer should be provided at the southern edge of development.

Amenity greenspace should be provided within the site together with a small area for children's play. Features within areas of informal/ natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play.

Access

Vehicular and pedestrian access should be taken from the nearest point along Green Lane from Lower Weybourne Lane. The site should incorporate adequate parking provision in order to avoid traffic congestion on Weybourne Lane caused by on road parking.

Traffic impacts on the crossroads at Farnborough Road and Upper Weybourne Lane should be assessed. The footpath along the southern edge of the site should be retained to provide access to the children's play space to the west and a contribution made towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations.

Measures should be provided to promote the use of that part of Green Lane not required for vehicular access for walking and cycling only. Traffic calming measures to minimise vehicle speeds within the site should be introduced to help make streets safer.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan including:

- upgrades to the existing drainage infrastructure which are likely to be sought to ensure sufficient capacity is brought forward ahead of the development
- transport measures resulting from the transport assessment

c) Land at Little Acres Nursery and south of Badshot Lea (Gross Area: 4.4ha. Approximate density: 30dph. Approximate capacity: 125 dwellings)

Development Guidance:

Design and Layout

Comprehensive development of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement, 2010. The layout should allow a transition to the southern countryside edge with views south from the recreation ground retained through the layout and scale of development. Materials should be in keeping with existing materials in Badshot Lea (stone, slate, brick, tile, render, Victorian red brick and flint). Development should be a maximum of two stories in height. Visitors parking should be sited near the recreation ground to allow additional parking capacity for the recreation ground when available.

Landscape and Open Space

A new landscape buffer should be provided to the southern and eastern boundaries and to the recreation ground to the north. The mature tree line to the west should be retained.

Amenity greenspace should be provided within the site.

Access

Two vehicular access points should be provided from Badshot Lea Road to the west and St Georges Road to the east. Safe, convenient footpath links should be provided from the site to the recreation ground to the north as well as lighting on Footpath 112 between Badshot Lea Road and St. Georges Road and a contribution towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations. Pedestrian crossing facilities, environmental enhancements and capacity improvements should be provided at the junction of St. Georges Road with Badshot Lea Road. Traffic calming measures to minimise vehicle speeds should be introduced within the site to help make streets safer.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan including:

- upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development
- transport measures resulting from the transport assessment
- community space/building is suggested by the developer – this should be considered for use by the recreation ground as a sports facility such as changing rooms

d) Land between Hale Road and Guildford Road (Gross Area: 0.2ha. Approximate density: 50dph. Approximate capacity: 10 dwellings)

Development Guidance:

Design and Layout

Houses should front directly onto Guildford Road and the development should respond to the local characteristics of the Central Farnham – Outside Conservation Area Character Area as set out in the Farnham Design Statement, 2010. The site would suit an innovative design using traditional materials.

Landscape and Open Space

The treed boundary to the north should be retained.

Access

Access should be provided to allow safe turning in and out of Guildford Road. Sufficient resident and visitor parking should be provided on site to avoid congestion caused by on-road parking on Guildford Road.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan.

e) Colemans Yard, Wrecclesham Road (Gross Area: 0.24ha. Approximate density: 50dph. Approximate capacity: 10 dwellings)

Development Guidance:

Design and Layout

The site is located in the Wrecclesham Conservation Area and adjoining a listed building. Comprehensive development of this site should preserve and enhance the character of the conservation area and the setting of the listed building whilst providing satisfactory amenity for future occupants. Development should not exceed two storeys in height in order to respect the setting of the adjacent listed building.

Landscape

Existing trees and landscaping on site should be retained.

Access

Vehicular access should be taken from the existing access off the mini roundabout on Wrecclesham Road. The site will need to provide adequate parking provision in order to avoid detracting from the street scene and traffic congestion caused by on road parking. Safe and convenient links should be made to the footpath network.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan.

f) Coal Yard, The Street, Wrecclesham Hill (Gross Area: 0.28ha. Approximate density: 50dph. Approximate capacity: 15 dwellings)

Development Guidance:

Design and Layout

The site is located in the Wrecclesham Conservation Area. Comprehensive development of this site should preserve and enhance the character of the conservation area whilst providing satisfactory amenity for future occupants. Houses should front onto Wrecclesham Hill and should be well designed in order to enhance the street scene. The development should respond to the local characteristics of the Wrecclesham Character Area as set out in the Farnham Design Statement, 2010.

Landscape

New singular specimen trees should feature amongst a tight urban development.

Access

Access should be provided to allow safe turning in and out of The Street and safe and convenient links should be made to the footpath network. The site should provide adequate parking provision in order to avoid traffic congestion caused by on road parking.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan including:
- upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development

g) West of Switchback Lane, Rowledge (Gross Area: 2.3ha. Approximate density: 5dph. Approximate capacity: 10 dwellings)

Development Guidance:

Design and Layout

An informal low density development should respect the woodland setting and treed site. The northern part of the site should be very low density. Design should be in keeping with Mayfield estate with a mix of designs and enhance the character of the area. Maximum height for new homes should be single or two storeys.

Landscape

Mature trees on the boundary and within the site should be retained.

Access

A safe and suitable access should be provided off Pear Tree Lane and proposals should seek to promote sustainable travel and the adoption of Pear Tree Lane. The northern part of site could be accessed off Shrubbs Lane.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan.

h) The Woolmead, (East Street) (Gross Area: 0.8ha. Approximate density: 125dph. Approximate capacity: 100 dwellings)

Development Guidance:

See Policy FNP22 - The Woolmead

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan including:
- upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development

i) Coxbridge Farm, off Alton Road, (Gross Area: 14.21ha. Approximate density: 30dph. Approximate capacity: 350 dwellings)

Development Guidance:

Design and Layout

The site includes a cluster of listed buildings in the southern corner and the design and layout of development should preserve the special architectural and historic interest of these buildings and their setting. The development should respond to the local characteristics of the North West Farnham Character Area as set out in the Farnham Design Statement, 2010. Built

development should be focused on the parts of the site at lowest risk of flooding (Flood Zone 1). A Flood Risk Assessment will be required given that part of the site lies within an area of identified high and medium flood risk. Traditional materials such as red brick and a limited palette of materials should be used. The layout should have a hierarchy of streets and spaces forming distinctive areas within the site. Focal points should be created within the layout (providing some variety in design and colour at landmark locations). Houses should front on to, and be set back from, West Street with the existing hedge and supplementary tree planting providing a green buffer to minimise visual impact on this entry point to the town. The slope of the site should be considered when planning the scale and height of buildings. Buildings should not exceed two storeys in height. A sufficient green buffer must be provided to the rear of Hazel Road by way of long back gardens backing on to existing gardens to minimise visual and amenity impact on existing properties. The layout should allow a transition of densities reducing towards the countryside at the north of the site.

Landscape and open space

The existing residential development forms an abrupt edge with the countryside and development should be sensitively landscaped to allow a transition to the countryside edge with landscape buffers to the west and north. The existing hedgerows on West Street and through the site should be retained with the hedge on West Street supplemented by tree planting to provide a green buffer. Amenity greenspace should be provided within the site together with a small area for children's play. On site play space should be central to the scheme, forming an integral part of the layout. Features within areas of informal/ natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play.

Access

Satisfactory access arrangements should be provided, including from West Street. Traffic calming measures to minimise vehicle speeds should be introduced within the site to help make streets safer. A footpath should be provided within the southern landscaped buffer within the site along West Street, to provide a safe and suitable pedestrian access from the west. Footpaths should be provided through and around the site and should link to the existing public footpath to the north. Pedestrian access should be provided from the site to the Town Centre, Potters Gate School and West Street. A pedestrian crossing to West Street may be required.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan including:

- upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development

j) Part of Farnham College (Tennis Courts) (Gross Area: 0.45ha. Approximate density: 30dph. Approximate capacity: 15 dwellings)

Development Guidance:

Design and Layout

The development should respond to the local characteristics of the Firgrove Character Area as set out in the Farnham Design Statement, 2010. Houses should front on to, and be set back from, Firgrove Hill and should be well designed in order to enhance the street scene. A courtyard layout would be appropriate. Buildings should not exceed two storeys in height. The residential amenity and privacy of existing properties surrounding the site must be safeguarded.

Landscape and Open Space

A replacement multi-use games area should be provided prior to development taking place. The new access should minimise impact on the hedge and trees fronting the site. The existing trees and hedge on the northern boundary and fronting the site should be protected (other than at the access point) and should be enhanced elsewhere on the frontage. New singular specimen trees should feature within the layout.

Access

Access should be provided from Firgrove Hill. The site should incorporate adequate parking provision in order to avoid traffic congestion on Firgrove Hill caused by on road parking.

Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan including:
- upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development

The total additional dwellings for the Plan period (2013 – 31) is therefore 2,248 as set out below. Allocations and anticipated windfall contributions are within the remaining capacity of Farnham Park SANG. The total supply meets the emerging strategic provision for the Plan period of 2,214 dwellings.

Source of Housing Supply	Net Dwellings
Sites which have already been completed (in the period 2013/14 – 2015/16)	169
Large Sites with planning permission at 31 March 2016	695
Further Reg 14 Neighbourhood Plan housing site allocation granted consent (Garden Style, Wrecclesham)	65
Small Sites with planning permission at 31 March 2016	99
Windfall contribution	378
Housing Allocations	845

Total	2,248
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Monitoring Indicators	Targets
Number of new dwellings delivered within the Neighbourhood Plan area during the Plan period (net)	2,248 new dwellings (net) over the plan period.
Number of new dwellings delivered on allocated housing sites within the Plan period (net)	At least 845 new dwellings on allocated housing sites.
Number of new dwellings delivered on allocated housing sites within the Plan period (net)	At least 378 new dwellings on windfall sites.

Locally Appropriate Housing Mix to meet identified need

Affordable Housing

The Strategic Housing Market Assessment (available www.farnham.gov.uk/shapefarnham) (SHMA) identifies that there is a need for affordable housing (including for rent and shared ownership) across Waveley Borough. 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 adopted Local Plan policy will continue to be applied to development in Farnham until the emerging Local Plan sets an updated policy based on the SHMA (available www.farnham.gov.uk/shapefarnham) in the context of an evolving national policy framework.

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	45.0%	28.7%	24.3%	1.9%
Market housing	8.1%	31.9%	39.7%	20.4%

Source: West Surrey SHMA Waverley Sub-Area Addendum, November 2015: Tables 15/18

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 (less than 0.2ha) where they would fit well with the character of the area in accordance with Policy FNPI - Design of New Development and Conservation.

Smaller scale dwellings will also be sought on larger sites (0.2ha and above) 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 FNPI5 – 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.

Monitoring Indicators	Targets
Number of new development proposals delivered with some 1 or 2 bedroom dwellings.	All new developments on sites larger than 0.2ha to include 1 or 2 bed dwellings.

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 FNPI - 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 associated with 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 FNPI6 – 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.

Monitoring Indicators	Targets
Number of objections to the design of residential extensions from the Town Council.	No design objections from the Town Council to proposed residential extensions.

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 of the Neighbourhood Plan 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 also 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 assisted the local Neighbourhood Plan team by sharing evidence and information such as the Employment Land Reviews and Update (2014). Whilst the Employment Land Reviews provide the most up to date evidence of business needs available this has not been tested or subjected to robust challenge.

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 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
- Support for an Enterprise and Incubation Hub at the University of the Creative Arts
- Conversion of buildings in rural areas which seeks to provide business uses or tourist facilities
- Encourage working from home e.g. via provision of high speed broadband

Retention, intensification and regeneration of existing business areas

The Employment Land Review Update (2014) (available at www.farnham.gov.uk/shapefarnham) 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 www.farnham.gov.uk/shapefarnham). 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 (0.41 ha) which is well located and fit for purpose.

Taking account of these findings the emphasis of the policy is on seeing the continuation and making effective use of existing sites which remain fit for purpose and for which agents confirm a continuing demand.

Changes to planning legislation mean that Prior Approval can be sought for any size of office building to change to any number of dwelling houses. The only matters the Council can consider are transport and highway impacts, any contamination risks on the site, and any flooding risks.

From October 2017 until 30 September 2020 changes will also be permitted from B1(c) light industrial premises to residential use. Any alterations to introduce new windows or doors, or provide external features such as individual drives and hardstanding will result in the proposal needing to be the subject of a normal planning application. The majority of Farnham's business sites comprise light or general industry or storage/ warehousing and are in good condition; have low vacancy rates and are in demand. It is likely that they will remain in such uses through the Plan period and it is desirable to retain such uses in order to retain local employment and continue to provide premises for which there is a 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. Local engagement and formal consultation has revealed strong support for the retention of existing business sites listed in FNPI7. 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 FNPI – Design of New Development and Conservation and FNPI0 – Protect and Enhance the Countryside.

Policy FNPI7 - 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.

Where development remains within planning control, the following sites, as defined on Map J – Land for Business (see Appendix 3), 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)

- n) Century Farm, Badshot Lea (0.61ha)
- o) The Factory, Crondall Lane (0.5ha)
- p) Surrey Sawmills (0.86ha)
- q) 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 Neighbourhood Plan allocates an additional business site for development (Map K). The 4.87 hectare site abuts the sewage works and industrial uses and would be suitable for business use.

The NPPF makes it clear that neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. Consultation on the Neighbourhood Plan has given the opportunity for discussion with local residents about the layout, landscaping and access for the proposed site.

In accordance with Policy FNPI – 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 Allocation

Policy FNPI8 – Business Site Allocation - Land at Water Lane (Gross Area: 4.9ha)

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

Development Guidance:

Buildings should be of a high quality design and fit in well with adjacent business uses on Farnham Trading Estate.

Existing landscape around the edge of the site including the screen along Monkton Lane should be retained and enhanced to provide a landscape framework and screening to the business area.

Vehicular access should be taken from Water Lane Roundabout on the on B3208. Safe pedestrian and cycle access should be provided to the site.

Monitoring Indicators	Targets
Number of designated business sites	Designated business sites remain predominantly in business use (B1; B2 and B8)
New business floorspace delivered on allocated business site	Business site allocation developed during the Plan period

University of the Creative Arts

The University of the Creative Arts (UCA) proposes the development of a Games Design and Creative Media Enterprise and Incubation Hub at the Farnham Campus. This development would build on UCA's existing strengths in this specialist area by fostering business support, incubation and start-up companies. UCA already has courses associated with media technology companies.

Developing the Hub at the Farnham Campus aims to help address low graduate retention levels in the Local Enterprise Partnership (LEP) area in accordance with the LEP's Strategy by making the Campus a business development host.

UCA is working with Enterprise M3 to secure funding from the Local Growth Fund. UCA would contribute the land, infrastructure and services, academic support and expertise, staff to join the Creativity Professionals team and potentially develop a new MA course in Professional Practice. The development of a specialist industry on the UCA campus which builds on the strengths of UCA and seeks to create employment opportunities is compatible with the business objectives of the Neighbourhood Plan.

Policy FNPI9 – Enterprise and Incubation Hub at the University of the Creative Arts

Proposals for a Games Design and Creative Media Enterprise and Incubation Hub at the University of the Creative Arts (UCA) campus will be supported where it complies with other Neighbourhood Plan policies.

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). More recently, this has been extended to C3 (residential use). The Neighbourhood Plan wishes to continue to enable the reuse of suitable rural buildings for small scale, low impact business and tourism uses.

The National Planning Policy Framework allows well designed new business premises in the countryside. Whilst the principle of such development is therefore acceptable, the 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 FNPI1 - Preventing Coalescence between of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Boundstone and Rowledge and Rowledge and Frensham, Policy FNPI0 - Protect and Enhance the Countryside and Policy FNPI3 – Protect and Enhance Biodiversity, and would result in a high quality design in accordance with Policy FNPI - 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 FNPI6 – 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 FNP20 – 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 3, the following proposals will be permitted:

- a) Where development remains within planning control, 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 Neighbourhood 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 neighbourhood 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 such as the library and the museum as well as some residential premises (often above the shops). The town centre boundary has been defined in the 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 from the adopted Town Centre boundary as this area is occupied almost exclusively by residential properties.

Map L – Town Centre Boundary

Retail provision

Shops are focused on West Street, Downing Street and The Borough, 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 have increased.

Waverley Borough Council's Town Centres Retail Study Update, 2013 (available at www.farnham.gov.uk/shapefarnham) 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.

Whilst internet shopping was taken into account in the Town Centres Retail Study, if trends towards internet spending are greater than projected, the amount of additional retail floorspace required in the town centre would decrease.

Land between East Street, South Street and Dogflud Way

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 Neighbourhood Plan wishes to support the redevelopment of this site, though if a revised proposal were to come forward during the Plan period, the Neighbourhood Plan would seek to enhance the currently approved scheme.

The site is best suited to retail development on the ground floor to help meet the need for additional retail floorspace in the town centre. In order to diversify the size of retail units within the town centre, the site should include a number of larger retail units. Upper floors are suited to residential development bringing life to the town centre during the day and night. The existing planning consent contains a multiplex cinema but a revised scheme should review the scale of the cinema and incorporate a smaller cinema and multi-purpose performance space to accommodate drama, dance and other performance events. The site should also accommodate replacement day care facilities of at least equivalent space to the Gostrey Centre to meet the need for convenient town centre community space. Basement car parking should be provided. Vehicular access should be from Dogflud Way.

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. One of the characteristics of the town centre buildings is their narrow frontages within which sits a shop front and tall windows giving a vertical emphasis to development. Buildings are generally no more than 4 storeys in height with a pitched roof and are built along a slightly varied building line to the back edge of the footway adding interest to the street scene. Farnham is also characterised by contrasting public spaces from narrow alleyways to wider streets. Opportunity should be taken to incorporate a hierarchy of interesting pedestrian spaces. The development provides the opportunity to create an attractive town square away from the traffic which acts as a focus for pedestrian movement and provides a comfortable space in which to dwell. The Marlborough Head public house is

located on the East Street gateway and is a Buildings of Local Merit (buildings and structures recognised as locally important heritage assets). The building or, exceptionally, if this would prevent a comprehensive development of the site, its façade should be retained on East Street. Only a high quality development which responds to the heritage and distinctive character of the town centre conservation area 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.

If feasible, development could extend to South Street bringing the opportunity to significantly enhance this street.

Policy FNP21 - East Street, South Street and Dogflud Way

Land at East Street, South Street and Dogflud Way, as defined on as defined on Map M, is allocated for mixed use development and should include retail development including a number of larger units (ground floor); residential development (upper floors); a cinema and multi-purpose performance space and day care facilities or equivalent community facilities. Development will be permitted where:

- a) it is designed to a high quality which responds to the heritage and distinctive character of the town centre conservation area;
- b) the scheme is visually well related, and physically well connected, to adjoining development including the Woolmead Development Site;
- c) the scheme contains an attractive town square;
- d) the Marlborough Head public house, East Street, is retained or, if it can be demonstrated that this would prevent a comprehensive development of the site, its façade is retained;
- e) an attractive and enhanced public realm is created along East Street with improved pedestrian linkages to the rest of the town centre especially towards South Street and the Borough together with enhanced landscaping and street furniture; and
- f) vehicular access is from Dogflud Way

Map M – East Street, South Street and Dogflud Way Development Site

The Woolmead

The Woolmead development, built in the 1970s, is of a scale and mass which are at variance with the surrounding area and has redevelopment potential during the Plan period as a mixed use scheme comprising principally retail floorspace on the ground floor including larger units to attract new retailers with residential development above bringing life to the town centre during

the day and night. Basement car parking should be provided. Service access should be from Woolmead Road.

There are four public frontages to this site which forms part of the setting of the town centre conservation area and provides an important gateway into the town centre. Only a high quality development would be acceptable in this location in compliance with Policy FNPI - 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. One of the characteristics of the town centre buildings is their narrow frontages within which sits a shop front and tall windows giving a horizontal emphasis to development. Buildings are generally no more than 4 storeys in height with a pitched roof and are built along a slightly varied building line to the back edge of the footway adding interest to the street scene. There are prominent locations to the north west and south east of the site where the opportunity for a landmark building or feature should be taken. This may include increased scale, notable physical features or a change in materials but this should be sensitive to its context.

Given the location of the site at the historic core of Farnham, an archaeological assessment of this site will be required to inform development proposals which may lead to the need to undertake a programme of archaeological investigation of the site to inform development proposals. Should this result in the identification of well preserved or stratified archaeological remains that can provide evidence of the origins and history of Farnham, the design of development may need to be carefully considered to preserve these in situ or allow interpretation of them in order to contribute to the historic character of the town centre and its distinctive sense of place.

Policy FNP22 - The Woolmead

Land at the Woolmead, as defined on as defined on Map M, is allocated for mixed use and should include retail development (ground floor) and residential development (upper floors). Development will be permitted where:

- a) it is designed to a high quality which responds in terms of scale, mass, design and materials to the heritage and distinctive character of the town centre conservation area;
- b) an archaeological assessment of the site has been undertaken and where necessary and feasible the design of development has preserved in situ any archaeological remains that can provide evidence of the origins and history of Farnham;
- c) a landmark building or feature is included to the south east and north west corners of the site;
- d) the scheme is visually well related, and physically well connected, to adjoining development including the East Street, South Street and Dogflud Way Development Site;

- e) an attractive and enhanced public realm is created along East Street with improved pedestrian space and linkages to the rest of the town centre especially towards South Street and the Borough together with enhanced landscaping and street furniture; and
- f) service access is from Woolmead Road.

Map M – Woolmead Development Site

Monitoring Indicators	Targets
New retail floorspace delivered on allocated Town Centre site	Town Centre retail and mixed use site allocations developed during the Plan period.

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 Millennium 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 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 to 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, Downing Street and The Borough 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 Neighbourhood Plan seeks to retain the shopping role of the Town Centre through maintaining a dominant presence of shops in West Street, Downing Street and The Borough; ensuring a range of shop units; acknowledging the potential at East Street and allocating the Woolmead site for retail development at ground floor (Policies FNP21 - East Street, South Street and Dogflud Way and FNP22 - The Woolmead). Whilst the loss of offices cannot generally be prevented, the Neighbourhood Plan expects that much of the good quality office stock will remain in office use during the Plan period due to high demand. 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 FNP23 – 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, Downing Street and The Borough;

- 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.

Monitoring Indicators	Targets
A1 uses within West Street, Downing Street and The Borough	A1 uses remain the dominant use within West Street, Downing Street and The Borough
Smaller units (150sqm) within the Town Centre	No loss of smaller units (150sqm) within the Town Centre within the Plan period

Neighbourhood Centres

Outside the town centre, one of Farnham's characteristics is the provision of neighbourhood centres that serve a local area. A key characteristic of neighbourhood 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 (100m) of one another. In addition, well related public open space may also be regarded as part of the hub of a neighbourhood. Convenient parking is also available to serve many of the neighbourhood centres. This ensures that centres provide a local focus for an area and the opportunity for sustainable pedestrian and cycle access and linked trips. Consultation on the Neighbourhood Plan issues has indicated the importance of such neighbourhood centres and there is significant support for the retention of the range of shops and services found in the centres identified in the Neighbourhood Plan.

The following areas have been defined as Neighbourhood Centres and are shown on Map M (Appendix 4):

- Frensham Road in the Bourne
- Station Hill
- Firgrove Hill
- Ridgway Road near the Bourne
- Farnborough Road in Heath End
- St. Mark's Place, Sandy Hill in Upper Hale
- Upper Hale Road
- Willow Way in Hale
- The Street in Wrecclesham
- The Long Road at Cumstey's Corner in Rowledge

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 Neighbourhood Plan seeks to resist the loss of small scale local shops where they are clustered with other community facilities as part of a neighbourhood centre.

Policy FNP24 – Neighbourhood Centres

Within the following neighbourhood centres, as defined in Appendix 4 (map M):

- Frensham Road in the Bourn
- Station Hill
- Firgrove Hill
- Ridgway Road near the Bourn
- Farnborough Road in Heath End
- St. Mark's Place, Sandy Hill in Upper Hale
- Upper Hale Road
- Willow Way in Hale
- The Street in Wrecclesham
- The Long Road at Cumstey's Corner in Rowledge

A range of shops (including Use Class A1), services (including Use Classes A2, A3, A4, A5 and D1) and convenient car and cycle parking 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. Secure public cycle parking should be provided where adequate and convenient cycle parking does not already exist elsewhere in the neighbourhood centre.

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.

Monitoring Indicators	Targets
Number of shops (including Use Class A1), services (including Use Classes A2, A3, A4, A5 and D1 in the designated Neighbourhood Centres in 2016.	No loss of the shops (including Use Class A1), services (including Use Classes A2, A3, A4, A5 and D1 within the designated Neighbourhood Centres.

Public houses

Public houses are an important community facility within Farnham, many of which are located within the Town Centre and Neighbourhood Centres. The change of use of a public house is allowed without planning consent to a shop (A1), financial and professional service (A2), restaurant or café (A3) subject to building not being an Asset of Community Value. Temporary permission (for 2 years) is also allowed without planning consent to an office (B1).

Consultation responses have identified the importance of public houses to the social fabric of the town and, where planning consent is required, the Neighbourhood Plan will seek to retain public houses except where an equivalent accessible facility is available to the population served and/or it can be demonstrated that the operation of a public house facility on a site is not financially viable.

Policy FNP25 - Public Houses

The loss of a public house will be resisted where possible. Exceptions will be made where an equivalent accessible facility is available to the population served and/or where evidence is provided to the Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for a public house use on the site, including through Community Right to Buy.

Monitoring Indicators	Targets
Number of public houses in the Neighbourhood Plan area in 2016.	No loss of public houses in the Neighbourhood Plan area.

Leisure and Wellbeing

Objectives

- To protect and enhance public open spaces used for recreational purposes throughout the area, including links between open spaces and leisure activities, and ensure new provision in association with new development
- To improve sports provision in and around Farnham
- To protect the cultural attractions and community buildings 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 up to 2031 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

Parks and Gardens are generally large in scale and therefore would not be provided on individual housing sites in Farnham. Instead, developer contributions will be sought for improvements to the existing parks and gardens within the town.

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 Heaths 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 FNPI2 – 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 FNP30 - Transport Impact of Development in the Infrastructure section aims to meet these objectives. Networks of open space allow the migration of flora and fauna and this will become increasingly important as the climate changes. Policy FNPI3 – 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 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 1000 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 0.04ha provision with the exception of Castle ward. 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 Moor Park and Wrecclesham and Rowledge.

Ward	Waiting
Hale and Heath End	2
Castle	6
Weybourne & Badshot Lea	8

Moor Park	10
Wrecclesham and Rowledge	16
Bourne	2
Firgrove	2
Shortheath/Boundstone	5
Non Farnham	13
Total	64

Source: Farnham Town Council, June 2016

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. The housing allocations and expected windfall sites would lead to the need for an additional area for allotments of some 0.5 hectares. It has not been possible to allocate a suitable site in this Neighbourhood Plan but the situation will be monitored and the Town Council will continue to try to identify a suitable site, including an extension to existing allotments, as a separate project during the Plan period.

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 Union	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. 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 need 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 Union	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.

The housing allocations and expected windfall sites would lead to the need for an additional area of some 3.25 hectares of sports pitches (the equivalent of approximately 3 adult football or rugby pitches; or 20 mini-soccer pitches – or any combination to meet the local need at the time).

The Neighbourhood Plan identifies land suitable for future sports pitch provision at the Sita former landfill site in Runfold and at Weydon Lane (Brambleton Park), which have long term potential for the provision of sports pitches subject to environmental considerations.

The Weydon Lane site is a former landfill site which is surrounded by housing development. In order to become available for sports pitches, the site would need to be capped. Subject to environmental considerations, the site could accommodate two sports pitches and associated pavilions and is allocated for such use to help meet the need for additional sports pitches during the plan period.

Map P – Proposed Site for Sports Pitches – Weydon Lane, Brambleton Park

The Runfold site is a former landfill site located just off the A31 on the Guildford Road. The site is within the countryside and is currently undergoing a 20 year landscape restoration plan. Remediation measures are required to the landfilled area regarding land settlement. Part of the site is already in use by Barfield School for sports and activities. A site suitable for two further sports pitches can be accommodated on the remainder of the landfill site although the precise location of the pitches is to be agreed with the landowner. For this reason, the Runfold site (excluding the school sports area), as shown on Map Q, is designated as a broad location for two sports pitches and associated pavilions in the medium to longer term.

Map Q – Broad Location for Sports Pitches – Runfold

Policy FNP26 - Sports Pitches

Land at Weydon Lane (Brambleton Park), as shown on Map P, and within the broad location at Runfold, as shown on Map Q, is allocated for sports pitches, associated changing rooms and supplementary landscaping.

Monitoring Indicators	Targets
Provision of Sports Pitches.	Delivery of identified Sports Pitches in the Plan period.

Policy FNP27 - Public Open Space

Public open space, as defined on Map H – Green Infrastructure, will be retained and, where appropriate, will 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 accessible 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.

Monitoring Indicators	Targets
Number of hectares of public open space lost due to development.	No loss of public open space during the Plan period.

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. The dual use of school facilities can provide necessary recreational provision and enhance the role of the school as a focal point for the community. There is potential for further dual use provision (where physical constraints allow this) in order to supplement existing community facilities. The providers of education facilities are encouraged to make provision for the dual use of facilities for recreational and other purposes, where these are well placed to serve local needs. The adaptation and extension of existing educational facilities should be carried out with a view to allowing use by the general public. 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 FNP28 - 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.

Schools are encouraged to allow community access to supplement existing sporting 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 capacity of GP and Hospital services is not considered to be a constraint to the level of residential development proposed in the Neighbourhood Plan.

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, whilst also operating as a community centre.

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.

The library 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 Museum of Farnham is located 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.

Outside the Town Centre

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 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. The unique buildings are being sympathetically restored and already provide a centre for excellence in ceramics and other crafts and continue the long history of pottery-making on site. These creative activities are complemented by a growing number of small businesses in the range of refurbished outbuildings and there are plans for a gallery to showcase local artists.

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 FNP29 – Protection of Cultural Facilities and Community Buildings

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

Monitoring Indicators	Targets
Number of cultural attractions or facilities including community halls within the Neighbourhood Plan area in 2016.	No loss of cultural attractions or facilities including community halls within the Neighbourhood Plan area during the Plan period.

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.

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 and enhance the shopping facilities in the town and neighbourhood centres;
- increase the provision of indoor sports facilities

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

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 Neighbourhood Plan seeks to manage transport through controlling the amount and location of development, promoting alternative modes of travel and Surrey County Council have been consulted 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 Neighbourhood 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.

Travel planning can play an important role in promoting sustainable transport alternatives. Surrey County Council has published good practice guidance on the thresholds for and preparation of Travel Plans and these should be followed in the Neighbourhood Plan area.

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 FNP30 – Transport Impact of Development.

The 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 FNP30 - 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) Larger scale development proposals are accompanied by a Travel Plan
- c) For residential development, development proposals would ensure sustainable transport links are provided to the principal facilities including the town centre and the nearest neighbourhood centre; the nearest bus stop; primary school; secondary school and public open space;
- d) For business and other non-residential uses located outside the town centre, development proposals would ensure sustainable transport links are provided to surrounding residential areas; the nearest bus stop and the town centre and the nearest neighbourhood centre;
- e) 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;
- f) Development proposals would not significantly add to traffic congestion in the town;
- g) Development proposals would not add inappropriate traffic on rural lanes and would not require highway works or footpaths which would result in unsympathetic change to the character of a rural lane;
- h) 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.
- i) 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,

Monitoring Indicators

Targets

Traffic accident frequency and severity within the Neighbourhood Plan area.	No increase in the number of traffic accidents reported in the Neighbourhood Plan area.
Air Quality	Improvement in NO2 levels within the Town Centre Air Quality Management Area

Education

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

The popularity of local schools puts pressure on school places for the current and predicted populations. Nevertheless, Surrey County Council expects to be able to meet the demand for new school places arising from the new development proposed in the Neighbourhood Plan through increasing school places on existing sites. Where capacity is not available to serve new development, contributions will be sought towards school expansion.

Water and Sewerage Infrastructure

Thames Water's five-year plan 2015 – 2020 does not contain any proposals to improve the capacity of sewage treatment works at Farnham and they have confirmed that the works will be able to accommodate the development proposed in the Neighbourhood Plan. They have also stated that they intend to carry out odour improvement works at Farnham Sewage Treatment Works in the current business plan period 2015 – 2020.

Thames Water have indicated that additional wastewater network infrastructure reinforcement may be required in respect of some individual developments to ensure that there are no adverse environmental impacts or increased risks of sewer flooding and this is set out in the Neighbourhood Plan site allocation policies.

In accordance with Planning Policy Guidance, when there is a capacity constraint and improvements in off-site infrastructure are not programmed, planning permission will only be granted where appropriate infrastructure improvements will be completed prior to occupation of the development.

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. The Water Resources Management Plan (WRMP) sets out how South East Water intends to maintain the balance between increasing demand for water and available supplies over the next 25 years up to 2040. The plan takes into account planned housing growth as well as the potential impact of climate change. The area of Farnham lies within South East Water's resource zone 5. The WRMP indicates that, with planned reductions in demand from the customer metering programme and enhanced water efficiency, for the plan period this resource zone will remain in surplus for average demands.

However, for peak demands a deficit is forecast from 2020 onwards, at which time additional schemes are scheduled to be delivered which will satisfy demand. 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 by 2040. Nevertheless, South East Water have assured the Town Council that in the context of the WRMP their published planned programme will be fully able to satisfy the growth in demands in the zone. They indicate that proposed development would need a limited amount of local reinforcement to supply the additional demand at specific sites. The Water Act enables South East Water to charge developers for a contribution towards any reinforcement and new mains required as a result of new development to ensure they maintain levels of service for both new and existing customers.

The Council will seek to ensure that there is adequate water supply; surface water; sewerage network and sewage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to amenity impacts for existing users. In some circumstances this may make it necessary for developers to carry out appropriate appraisals to ascertain whether the proposed development will lead to overloading of existing network infrastructure. Where there is a capacity constraint the Council will require the developer to provide a detailed water and/ or drainage strategy informing what infrastructure is required, where, when and how it will be delivered.

Policy FNP31 - Water and Sewerage Infrastructure Capacity

Planning permission will be granted for developments which increase the demand for off-site water and wastewater infrastructure where:

Sufficient capacity already exists or

Extra capacity can be provided in time to serve the development which will ensure that the environment and the amenity of local residents are not adversely affected.

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 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 Neighbourhood Plan has identified infrastructure requirements needed to support new development. These are:

- Traffic management measures which create an enhanced pedestrian environment and improved air quality within the Town Centre
- Sustainable transport measures which assist walking, cycling and public transport including improved, sympathetically designed signage to link up the network of footpaths and other green spaces
- Road and junction improvements to ease congestion and traffic management measures
- Farnham Park Suitable Alternative Natural Greenspace (SANG)
- Conservation Area enhancement measures set out in the Town Centre Conservation Area Management Plan
- Restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas
- An additional area for allotments of some 0.5 hectares
- Increased school places
- Additional areas of sports pitches at Runfold and at Weydon Lane (Brambleton Park),
- Increased indoor sports facilities

The Community Infrastructure Levy (CIL) is the government's preferred vehicle for the collection of pooled contributions and the Town Council would wish to see the above projects included in the Borough Council's CIL Infrastructure Development Plan and 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.

If the CIL Infrastructure Development Plan is not in place, pooled contributions may be sought from up to five separate planning obligations for an item of infrastructure. The limit of five applies to types of general infrastructure contributions, such as education and transport. In assessing whether five separate planning obligations have already been entered into for a specific infrastructure project or a type of infrastructure, local planning authorities must look over agreements that have been entered into since 6 April 2010.

Policy FNP32 - 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.

Monitoring Indicators	Targets
Infrastructure delivered through developer contributions, including S106 contributions and Community Infrastructure Levy.	All infrastructure identified in the Neighbourhood Plan and within Waverley Borough Council CIL Schedule within the Farnham area, to be delivered by the end of the Plan period.

Section 6: Monitoring and Review

Effective monitoring is an essential component in achieving sustainable development and sustainable communities. Monitoring provides crucial information to establish what is happening now and whether policies are working.

The Neighbourhood Plan sets out the long-term spatial vision for Farnham with agreed objectives and policies to deliver the vision in the period up to 2031. Where relevant, targets are set in the Plan against which the delivery of the policy will be measured. Monitoring will evaluate the progress being made towards delivering the spatial vision and assess the extent to which the policies are being implemented.

Where monitoring shows that progress towards targets is unsatisfactory the Town Council will review the situation and, where necessary, take remedial action. This may include pro-active measures to bring forward sites for development or action to secure the timely provision of infrastructure. If necessary the Neighbourhood Plan will be formally reviewed.

Appendix I

Acknowledgement of community groups, local societies and schools in Farnham

Aldershot / Farnham Camera Club	Gong Hill Residents' Association	Searle Road Residents' Association
Badshot Lea Community Association	Gorselands Residents' Group	South Farnham Infants School
Badshot Lea Infants School	Great Austins Preservation Trust	South Farnham Junior School
Bamcroft Management Company	Guildford Road / Forge Close RA	South Farnham Residents' Association
Bishops Meadow Trust	Hale Corner Residents' Association	St. Andrew's School
Bourne Conservation Group	Hale Institute	St. George's Church, Badshot Lea
Bourne Residents' Association	Highfield Close Residents' Association	St. John's Road RA
Castle Street Residents' Association	High Park Road Residents' Association	St. Peter's School
Cedarways Residents' Association	Homepark House RA	Surrey Wildlife Trust
Chantrys Community Association	Lancaster Avenue RA	The Farnham Society
Crooksbury Road RA	Long Garden Walk RA	Tilford Road Residents' Association
Dippenhall, Runwick and Doras Green Residents' Association	Moor Park Residents' Association	Trafalgar Court Residents' Association
Douglas Grove Residents' Association	NW Farnham Residents' Association	University for the Creative Arts
Farnham Buildings Preservation Trust	Old Church Lane RA	Waverley Cycle Forum
Farnham Chamber of Commerce	Park View Residents' Association	Weybourne Residents' Association
Farnham Conservation Area Management Group	Potters Gate Primary School	Weydon School
Farnham Sports Council	Residents' Association of Sandy Hill	Wrecclesham Village Society
Farnham Visitors Forum	Rowledge Primary School	
Firgrove Court Residents' Association	Rowledge Residents' Association	
Frensham Vale Action Group	Runfold Action Group	
Friends of Farnham Park	School Lane Residents' Association	

Neighbourhood Plan Briefing

7 July 2016

7pm Council Chamber

Present: Councillors Carole Cockburn (Chair), Councillors Julia Potts, Andy MacLeod, Mike Hyman, Pat Frost and David Attfield

Also present: Iain Lynch (Town Clerk), Ian Kershaw (Assistant Town Clerk), Iain McCready (Business Contracts Officer), Rachel Aves (Consultant), Tony Fullwood (Planning Consultant).

Introduction

Councillor Cockburn welcomed everyone to the meeting and explained the aim of the briefing was to outline the differences between the Regulation 15 (R15) draft of the Neighbourhood Plan (NP) and the previous Regulation 14 (R14) version. There had been a longer gap than expected between the two drafts as the formulation of the Borough's Avoidance Strategy for the SPA (Special Protection Areas) had been awaited. The drawing up of the Plan had been a highly collaborative and bottom up process driven by community consultation. The key changes in the R15 draft arose from the last and formal round of consultation but also some changes to the evidence base and also legislation which had arisen in the interim.

Tony Fullwood then took the meeting through the key changes.

Overview

R14 was a very formal stage in the NP process and required a 6 week formal consultation. Comments had been considered and the Plan amended where this was allowable within Government guidance. Three types of change had been made since the R14 draft:

- Changes in response to consultation
- Changes in response to new evidence (e.g. the new housing developments and permissions that had occurred in the interim)
- Changes in response to law and guidance (e.g. there is now greater flexibility over permitted development and consequently less ability to control these aspects in the Plan)

The Plan must be updated to align with these changes. Plans were required always to use an up-to-date evidence base. The most recent Waverley Borough Council Local Plan was approved in 2002 and a more recent evidence-base was required.

Key rules in respect of the construct of the Plan remained:

- It must adhere to legal requirements regarding designation, qualifying body process etc
- It must have regard to national policies and advice contained in guidance issued by the Secretary of State
- It should contribute to the achievement of sustainable development
- It should be in conformity with the strategic policies contained in the Local Plan
- It must not breach EU obligations.

These would be reflected in the Basic Conditions Statement that would need to be submitted alongside the R15 Plan to the Borough Council.

Tony Fullwood described each of the key changes from the R14 version in detail. A copy of the slides summarising the key changes is attached at Annex I.

1. Environment

Policy FNPI laid the foundation for the plan. While the Plan must be read as a whole this policy was its bedrock. Policies FNP5, 6 and 7 had been added to reference protection for other conservation areas outside of the Town Centre that had not had their own policy in the R14 draft. For example the Arcadian area covers much of the old BE7 policy which covers a green, leafy area of low density housing.

Landscape definitions had been reviewed and refined. The Borough 2002 adopted Local Plan contained many landscape definitions. The Area of Great Landscape Value (AGLV) designation duplicated and expanded slightly the Area of Outstanding Natural Beauty (AONB). These were originally assessed in 1958 carried forward at review in 1971 and further areas added in 1984. While the Borough had undertaken a review of landscape policies in 2014 it had not re-examined the AGLV designation.

The AONB designation and further areas to be examined by Natural England could be and are retained in the R15 draft. While the Borough review in 2014 did conclude AGLV designated land continued to fulfil some of its original purposes, not all areas were found to continue to fulfil their function, and designation would be in conflict with the development approved at Crondall Lane and also the strategic allocation for business premises at Water Lane in both the R14 draft and the emerging Borough Local Plan. Consequently the approach adopted in R15 is to go forward based on new evidence from the 2014 study which shows areas of both high landscape value **and** high landscape sensitivity (AHLVS). These AHLVS designations are shown in the R15 Plan.

Additional areas of protection at for the historic Old Park and the Rowledge and Boundstone gap (to prevent coalescence FNPI I) have been added as the result of consultation and adhering to the principles set out above.

In respect of Special Protection Areas (SPAs) the FNP is governed by the Avoidance Strategy currently being considered by the Borough Council. Natural England's view as the final arbiter is also key. Natural England have advised that the previously identified Suitable Alternative Natural Green Space (SANG) adjoining housing allocations of green space within the R14 designated areas of housing were not large enough to qualify. The Farnham Park SANG (which did meet Natural England requirements) had been updated to allow an additional 1,400 dwellings (from 31 March 2016). Thus far the Borough Council had not been able to identify further strategic SANG sites in the Farnham area so this effectively provided a cap for development in Farnham with the exception possibly of Compton Fields where Natural England had accepted arguments for an on-site SANG.

2. Housing

The delay in waiting for the Avoidance Strategy meant that there had been further developments and permissions granted. The Borough had undertaken a Strategic Housing Market Assessment (SHMA). This set out that 519 dwellings per annum would be required across Waverley Borough. For the period covered by the Neighbourhood Plan, 2,214 dwellings had been apportioned to

Farnham. For monitoring purposes new housing would be counted toward this allocation from 2013/14. Farnham Town Council's own projections estimated 2,248 units over the plan period which meant the Plan was a good match with the Borough Plan in this respect.

R15 now showed 10 potential development sites. As a result of consultation, these each contained a set of requirements effectively constituting a mini-design brief complete with infrastructure upgrades. These sites are set out in Appendix 2 to these notes.

R15 recognises the need for affordable housing and defers to the Borough Local Plan in that regard. R15 seeks to encourage smaller units to meet the need from, for example young families, elderly residents down-sizing and students.

3. Business

Changes in permitted development were reflected in R15. It included retention, intensification and regeneration of the same 17 sites. The business site allocation at Water Lane was retained. Policy FNP19 covering the Enterprise and Incubation Hub at the University of the Creative Arts had arisen from consultation. Policy FNP 20 retained policy over Rural Buildings for Business and Tourist Uses.

4. Town Centre

The Town Centre boundary has been revised to include the Museum and Library. FNP21 was a new policy to apply to the East Street/Brightwells site if the current approved permission was not implemented and needed to have a new application. It would give control over design, access and pedestrian issues amongst other elements. FNP22 was a similar policy to balance FNP21 but applying to the Woolmead.

An additional policy had been included in response to consultation which sought to protect and retain Public Houses subject to permitted development rights.

5. Leisure and Well Being

All types of open space were to be provided in association with new development. It had not been possible to date to find a suitable site to meet the shortfall in allotments and this is recognised in R15. Two sites have been included for sports pitch provision, at Brambleton Park, and a broad allocation in the Runfold area during the plan period.

6. Infrastructure

A new water and sewage policy had been added which set out that new developments would need to have regard to these possible infrastructure needs.

7. Monitoring and review

This section set out monitoring indicators and targets for the Plan. The Plan period was to 2031 but there was no requirement or commitment for a specific review date.

Next steps

Following this briefing the R15 draft would go to the Strategy and Finance Working Group on 19 July and then full Council on 21 July.

Once approved the Council would submit it, with other statutory documents, to Waverley Borough Council as the Planning Authority. There will be a formal six week consultation arranged by the Borough Council.

In discussion with the Town Council, the Borough Council would appoint an Examiner to review the Plan. The Examiner may decide that Public Examination is required. The Examiner will then decide if the Plan

- Fails to meet the conditions required
- Passes the conditions required subject to modifications (typically what happens)
- Passes the conditions required.

Only in the latter two cases is the Plan able to go on to Referendum. The Examiner will also decide the populace eligible to vote in the Referendum. This was highly likely to be that of the Town Council area rather than a wider area.

If the Plan passes examination Waverley Borough Council would hold a Referendum. If the Referendum was approved by more than 50% of those voting the Neighbourhood Plan can be made and the Neighbourhood Plan adopted by Waverley Borough Council.

It was important to note that a final decision from Natural England on the screening judgment of whether a Habitat Regulation Assessment (HRA) was required for the Neighbourhood Plan was still outstanding. This was anticipated imminently. Should the outcome require a full HRA this would impact on the timescale for adoption of the Plan.

It was also important to note that should the Borough Council fail to identify a five year land supply the Plan would be considered out of date and have less weight.

Questions

In response to Councillor Macleod it was confirmed that the duration of the Plan must be a minimum of 10 years and ideally a further five. If Farnham's Plan was adopted in 2016 it would have a duration of 15 years. The current timetable anticipated adoption and an active plan by Winter 2016.

It was confirmed that Farnham should be offered input as to who the Examiner would be, though the Borough Council would appoint them. The appointment of the Examiner could be undertaken consecutively with the Borough's verification of the R15 draft and the R15 consultation.

The Borough would look at conformity of the R15 draft with the strategic policies of its adopted Local Plan. While these were not spelt out specifically in the Local Plan FTC is confident that in the drafting of the R15 all relevant strategic issues have been addressed. The National Planning Performance Framework (NPPF) had been published since the Local Plan was adopted and took precedence over it. R15 took account of this too.

It was expected that the Borough would be able to verify R15 to proceed to Examination in a short timescale. The Borough had been primed and would be expecting Farnham's R15 Plan. The risk that the Borough may take longer to verify R15 and so impact on the timetable remained but it had been mitigated to a significant extent.

In response to concerns expressed by Councillor Attfield about development at Badshot Lea it was explained that the risk of further development was greater without the Neighbourhood Plan. Steps

had been taken to protect the area from development in line with consultation and in discussion with the Residents' Association in as much as the NPPF and legislation allowed. The area to the south had been put forward by the community. Its inclusion allowed the plan to cover site specific requirements that constituted mini-design briefs and which also set out the infrastructure needs for the sites such as improvements to the crossroads. Other developments in the area pre-dated the R15 Plan and were now being fought at appeal. The evidence and principles set out in the Plan were being used to fight the appeals but at present the Neighbourhood Plan did not have the strength and weight that the adopted Plan would have. The Built Up Area Boundary was a significant element of R15 in protecting the countryside around Badshot Lea and other areas across Farnham. Approving R15 would strengthen the protection offered to Badshot Lea and other areas.

Members were reminded that all documents remained confidential at this stage and until they were published as part of the papers for Council on 21 July.

The Briefing closed at 8:17 pm.

FARNHAM NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

INTRODUCTION

Neighbourhood planning regulations set out the need for and content of a Consultation Statement. This document seeks to fulfil the obligations of the current regulations.

The aim of the Neighbourhood Planning team is to create a plan, which has been based on the views of the town's residents and businesses. These key stakeholders have been involved in the Neighbourhood Planning process from the very first meeting.

Public engagement has occurred regularly throughout the formation of the Neighbourhood Plan. Every version of the evolving document has been available for comment in all formats and widely publicised across local media.

THE DECISION: DECEMBER 2011

Throughout October and November 2011 there were discussions with local councillors and presentations to local residents' associations on the possibility of creating a Neighbourhood Plan for Farnham. The positive feedback from these early discussions led to the decision to proceed with a Neighbourhood Plan and the decision was taken by Farnham Town Council on 1 December 2011.

THE FIRST EXPLORATORY WORKSHOPS: FEBRUARY, MARCH AND NOVEMBER 2012

February 2012

On 16th February 2012, the first workshop was held with residents' associations, local societies and individual residents. This meeting took place between 7pm and 9.30pm in the Farnham Council Chamber and around 30 people attended, representing residents from across the town. Notes of this meeting in a question and answer format, including a list of attendees, are attached at Appendix 1.

After a brief introduction about the purpose of a Neighbourhood Plan, participants were encouraged to comment on any aspect of life in their



Annex 3 to Appendix F

Appendices available online

ward or anywhere across the town. There were four main themes, represented by different colour post-it notes:

- Yellow for transport and infrastructure issues
- Pink for housing and environmental issues
- Green for community issues, including leisure and recreation
- Orange for economic and business development

There were white boards for individual wards and the town centre placed around the Council Chamber and participants used post-it notes to identify and comment on any local issue that was important to them. This session was followed by a question and answer session. A summary of these initial comments is attached at Appendix 2.



The main issues raised were:

- Lack of infrastructure particularly school capacity; station parking; water and sewage capacity
- Traffic problems in different areas of the town, including town centre congestion and pollution
- Importance of distinctive character of individual areas
- Smaller homes for young and old; affordable housing and specialist elderly housing schemes
- Protection of green-field sites on outskirts of town as strategic gaps and recreation areas
- SPAs and Farnham Park SANG
- Maintenance of green infrastructure
- Protection and enhancement of biodiversity
- Lack of facilities for young people
- Business development; such as broadband and other technical infrastructure, support for small businesses and re-use of former farm buildings
- Local centres; concern over the closure of small, local shops and the need to drive to shops for basic needs: essential to safeguard what remains
- Town centre: importance of small shops and independent retailers; re-evaluate East Street development
- Protect and expand cultural facilities (theatre/ cinema)

March 2012

On 8th March 2012 a meeting was held with developers and architects in the Farnham Town Council offices. Notes from this meeting are attached at Appendix 3.

The main points raised were:

- Importance of design
- Possible housing locations
- Need to maintain a vibrant town rather than dormitory town
- Mix of employment opportunities essential: retail, office and industry
- Shortage of employment land – possible locations: land near Shepherd and Flock roundabout (owned by WBC/ FTC) and extension of Riverside.
- Greenfield release necessary for housing
- Infrastructure with development
- Possible extension of village boundaries
- Re-evaluation of East Street proposal and consideration of Woolmead and parts of Guildford Road

As a way of feeding back a summary of the main issues from the initial workshops, a document was produced containing the introduction from the Farnham Design Statement forming a portrait of the area as well as a summary of the emerging key themes and issues. The comments from the workshops were also used as the basis for a draft vision and objectives for the area.

The chapters were headed as follows:

- Introduction
- Portrait of Farnham
- Vision
- Infrastructure
- Employment and Economy
- Leisure and Recreation
- Biodiversity
- Town Centre
- Location and type of housing

In May 2012 a skeleton document was sent to all stake-holders and placed on the Farnham Town Council website for comment. The document was accompanied by a letter, explaining

Annex 3 to Appendix F

Appendices available online

its content and seeking comments on any aspect of the first version. A copy of the skeleton document is attached at Appendix 4.

Comments on this document were received electronically, by phone or in hard copy and have all been retained.

The main points raised were:

- Importance of the Aldershot and Farnham Strategic Gap
- Preservation of local characteristics when building new homes
- New land required for sports pitches
- Concerns over new housing locations and their distances from amenities
- Support for a Western Bypass in the town
- Need for business parks and infrastructure improvements to serve these
- Lack of parking and traffic congestion
- Impact on Farnham of large scale developments in surrounding towns such as Whitehill/Bordon and Aldershot
- Mix of house types required
- Protection and enhancement of biodiversity
- A theatre should be added to cultural offering

November 2012

On 29th November a further workshop was held at the Farnham Maltings. Those who had previously attended workshops were invited, as were all residents via local press releases, the Town Council website and Town Council noticeboards. A copy of the invitation poster is attached at Appendix 5.

The workshop was attended by 62 people, including representatives of the businesses and residents associations. A list of attendees is attached at Appendix 6.

The main points raised were:

- Definition of the Town Centre area
- East Street not fully reflected in the skeleton document
- Insufficient emphasis on bypasses for the town
- Infrastructure issues:
 - Flooding
 - Traffic congestions
 - Air quality
- Impact of development in surrounding areas
- Student accommodation plans for the future

Annex 3 to Appendix F

Appendices available online

- School capacities and increasing residential numbers
- Retail provision to support new housing
- Lack of emphasis in skeleton document about public transport issues
- New employment space/land
- Industrial sand extraction
- Future safety, security and policing
- Protecting Gostrey Meadow
- Protection of Farnham's distinctive identity
- Improvements to pedestrian access in to the town centre
- Concerns over lack of alternative SANGs provision
- Can emergency planning be included in the plan?
- Consultation with young people is essential

THE SECOND DEVELOPMENTAL WORKSHOPS: MAY 2013

Following designation of the Farnham Neighbourhood Plan area in February 2013, workshops were arranged to begin to develop the Neighbourhood Plan.

On 7th May 2013 there was a special workshop for town councillors at which an updated skeleton document (attached at Appendix 7) and comments received from the public were discussed and 12 town councillors attended this meeting.



On 8th May 2013, all the previously listed stakeholders and individuals were invited to a further workshop in the Maltings at 7pm and around 50 people were in attendance. Notes of this meeting including a list of attendees are attached at Appendix 8.

After an hour's discussion, comments were recorded on flipcharts and are noted below:

- The accuracy of the population numbers
- The absence of a full list of brown-field sites
- The effect of East Street not fully reflected
- The need for a by-pass (Wreclesham and/or Western)
- Position of Dunsfold Park in relation to housing in the borough
- Lack of infrastructure, including water and sewage
- Shortage of jobs for young people
- Possible expansion of business parks
- Impacts of cross-boundary development

Annex 3 to Appendix F

Appendices available online

- Location of new development in the town
- Definition of open green spaces
- Mix of housing - planning should be site-specific
- Retail in East Street does not meet current need
- Location of new business
- Location of new school provision not clear
- Importance of Strategic Gap for Badshot Lea should be stressed
- Possible development near The Chantry should be explored
- Development should be directed away from Conservation Areas
- Continuing problem of air pollution – pedestrianisation not possible without Western bypass
- Map of schools not accurate
- Shortage of school places – strain on housing in certain catchment areas
- Traffic associated with schools a problem across town
- Parking hours and charges discouraging visitors and workers
- Farnham must define its USP and acknowledge effect of internet on retail provision
- River Wey should be developed as a feature in town
- Brambleton Park (former Weydon Landfill site) could become a nature reserve
- Need for new secondary school – possible expansion at Weydon / Waverley Abbey
- Need for affordable housing not defined
- Inclusion of car ownership not necessary
- Need for balance between housing and retail
- Lack of infrastructure and public transport very important
- Paragraphs should be numbered
- Document negative towards WBC
- Evidence of statistics lacking
- Too little emphasis on culture
- Value of Maltings underestimated
- Need for a performance space
- Weak on employment
- Nothing on climate change
- Problem of level crossing and resulting air pollution
- Local cycle routes and their use
- Bishops Meadow (owned by a local Trust) should have higher profile
- Importance of SPAs and SANG
- Absence of comments on safety and policing

Following the meeting, the document was sent to every organisation or individual who was unable to attend and was made available on-line or in the Farnham Town Council offices for comment.

Annex 3 to Appendix F

Appendices available online

In June 2013 Waverley Borough Council's emerging Core Strategy was criticised for the amount of housing provision and site allocations and the draft Neighbourhood Plan was changed, to reflect the fact that there was no agreed up to date housing need. Subsequently the interim borough housing target was raised from 230 to 250 dwellings per annum.

Work began on a further version of the document, based on the comments from the workshop and individuals. This became the July 2013 version, which is attached at Appendix 9.

EXHIBITIONS AND SURVEY: AUGUST, SEPTEMBER AND OCTOBER 2013

In August, September and October 2013 there was a touring exhibition, illustrating the process so far and the current draft of the Neighbourhood Plan (July 2013). There were boards highlighting the main issues and a table for people to complete a short survey or to make comments. This exhibition went to nine venues across the town including the Farnham library, where it stayed for a fortnight and the Maltings Arts Centre, where it remained in the foyer for a week.

The dates and venues of the touring exhibition were as follows:

- 13th and 14th September: the exhibition was on display at the Town Council Offices which were open for the Heritage Weekend event. Around 200 people attended the Council Offices during the weekend and the exhibition was made available to them all. Over 80 leaflets were taken away
- 17th September: Indigo Community Cafe from 9.30 until 12.30 (25 - 30 attendees)
- 19th September: Brightwells Gostrey Centre for elderly people between 10am and 2pm (40 attendees)
- 21st September: Rowledge Village Hall from 10am to 1pm (30-40 attendees)
- 24th September: Wrecclesham Community Centre from 10am to 1pm (25 attendees)



Annex 3 to Appendix F

Appendices available online

- 25th September: Sandy Hill Bungalow from 4pm to 7pm (6 attendees)
- 28th September: Hale Institute from 10am to 1pm (50 attendees)
- 1st October: 40 Degreez Young People's Centre from 4pm to 7pm (7 attendees)
- 7th – 11th October: The Maltings Arts Centre



The exhibition was manned the majority of the time at all venues and postcards were freely available with contact details for those times, when the table was unattended. There were also notepads for general comments. It is difficult to estimate the total number of residents who visited the exhibition but both the library and the Maltings are used by hundreds of people a week.

The exhibition included a survey on the July 2013 document which formed the basis for the exhibitions. Residents were free to leave comments at the exhibition venue, fill in the survey in hard copy or take details on how to complete the survey online. A copy of the, exhibition material and survey is attached at Appendix 10.

A total of 334 people completed the survey, the detailed responses of which are attached at Appendix 11 and the summary of results are set out below:

Main Issues from the Survey and Exhibition

- Character of the town and its villages
- Design and amount of new housing
- Green spaces
- Traffic
- Education
- Shopping and parking
- Leisure facilities
- Employment

Results in Numbers

- 84.9% of respondents regularly shop in the town
- 78.5% of respondents use local restaurants
- 71% of respondents visit The Maltings Arts Centre
- 54.1% of respondents think sports facilities are adequate
- 52.7% of respondents would use a cinema in Farnham

Annex 3 to Appendix F

Appendices available online

- 51.4% of respondents use their local village shop but 30.3% do not have a local shop
- 81.1% of respondents are satisfied with their village shop
- 90.8% of respondents see traffic as a problem in Farnham
- 61.6% of respondents say they would not use a park and stride facility
- 56% of respondents think public transport is inadequate
- 92.5% of respondents feel that there are insufficient school places
- 81.9% of respondents think the waste and sewage system is adequate
- 92.9% of respondents think biodiversity is an important factor in Farnham's future development
- 63.6% of respondents feel that there is a need for semi-detached housing but there was a general support for all other types
- 92.7% of respondents feel that new housing should reflect the style of surrounding properties
- 57.4% of respondents feel that there is no shortage of employment opportunities

Character of the town and its villages

This is very important to the residents of Farnham. The town centre remains a fine Georgian market town, which people seek to conserve. However, most residents are equally concerned to protect the individual characteristics of each of the villages, which make up the town. Most people feel that this will only be achieved by site-specific planning decisions. What is right in one part of the town might not be acceptable in another.

Design and amount of new housing

Residents do not want to see new housing which fails to reflect the character of surrounding properties. New housing should merge in well with existing buildings. There was also a general feeling that large developments on the outskirts of the town were less preferable. There were sites, which could take a certain amount of housing but residents wished to see more, smaller sites considered for development.

Green Spaces

Farnham enjoys a spacious green setting and has many green spaces on the outskirts of and within the town. Residents value the biodiversity, which these spaces offer and also express the need to protect these for leisure purposes, both formal and informal. The shortage of playing pitches was raised and the need to protect large gardens in certain areas from inappropriate development to protect the character of certain areas currently protected by BE3 and BE6 Local Plan 2002 policies.

Traffic

Annex 3 to Appendix F

Appendices available online

Farnham is blighted by heavy traffic and residents have long campaigned for the removal of HGVs from the town centre. The one-way system is not effective. Traffic was raised in every forum.

Education

Residents raised the chronic shortage of school places at all levels. Many linked the issue to traffic, as parents have to make long journeys to access a school place. The need for a new secondary school was raised.

Shopping and Parking

Many residents wanted to retain the independent shops and encourage more, smaller businesses into the town. The question of high parking fees was raised, as was the need to build on Farnham's history as a town of arts and crafts.

Leisure Facilities

Residents commented on the shortage of playing-pitches, as mentioned earlier and the need to restore neglected facilities. The shortage of swimming-pool space was also raised.

There is a cinema promised in the long-awaited East Street scheme and some residents raised the issue of theatre space, which is no longer available in a purpose-built facility.

The Maltings was highly praised for its activities.

Employment

Residents feel that they wish to see a flourishing local economy but accept that employment in the town will always be on a small scale. It is generally felt that Farnham cannot compete with Guildford and Farnborough but should try to complement these other centres. There was some support for a business park, located near the A31.

Throughout this initial process there were regular articles in the local press, updates on the Farnham Town Council Neighbourhood Plan website and comments on The Neighbourhood Plan Facebook page and Twitter feed.

There was also information available in the Farnham Town Council Information Tent at the Music in the Meadows concerts, which are held on almost every Sunday throughout the summer and attended by upwards of 200 people and at the Picnic in the Park, which was attended by well over 500 people.

The Information Tent also carried information and copies of the survey at the monthly Farmers' Markets, which are regularly attended by around 1,000 people.

THE THIRD DEVELOPMENTAL WORKSHOP: NOVEMBER 2013

After a full analysis of the survey's findings a revised version of a draft Neighbourhood Plan was drawn up in November 2013. Certain residents' groups had sent in requests to the Town Council for green spaces, which they wished to see protected and these had been noted by the team.

- A petition had been received from the North West Farnham Residents' Association, concerning the Hop Fields on Beavers Road
- South Farnham Residents' Association had prepared a report on Compton Fields on Waverley Lane
- Badshot Lea Community Association had surveyed the entire village, to decide the priority of possible development sites
- Rowledge Residents' Association put in a request for protection of green sites on the outskirts of the village

Copies of these documents are available at Appendix 12 (i-iv).

On 13th November 2013 at 7pm a further workshop was held in The Maltings, to look at the SHLAA sites in the built up area in Farnham, which were included within Waverley Borough Council's document and to discuss those green spaces, which community groups wished to protect from development. The need to protect the two Special Protection Areas, the Thames Basin Heaths and Wealden Heaths, which are affected by all residential development in the town, was discussed in depth. This workshop was attended by 50 representatives of residents' associations, community groups and commercial interests across the town, including property agents, local developers and the chamber of commerce.

Large maps with the sites in the built up area in the latest Waverley SHLAA document were posted around the hall in the Maltings and smaller plans, with more detail on the sites, were readily available for the participants to study. Once again, discussions were carried out around tables and participants were urged to mix with other groups.

Feedback from each table was recorded on a flip-chart. Notes of this are attached at Appendix 13.

The workshop settled on two main green-field sites for development which were Coxbridge Farm and Land at South East Badshot Lea.

The chosen sites and cases for protection, which emerged from this workshop, formed the basis of a questionnaire, which was advertised as widely as possible. In January and February 2014 a postcard was sent to every address in the Neighbourhood Plan area to promote the questionnaire (see Appendix 14).

Annex 3 to Appendix F

Appendices available online

There were also press releases and updates on the Farnham Town Council website, to explain the group's wish to gain residents' views and to raise awareness of the Neighbourhood Plan.

The questionnaire asked people whether they agreed or disagreed with a series of statements and there was a box for comments with every question:

- Farnham should retain its character as a Market Town
- Large developments on the outskirts of the town should be avoided
- New development must respect the character and density of distinctive areas
- The guidelines in the Habitats Regulations should be followed
- Residential development should be on brown-field sites
- Redundant office space and redundant light industrial space should be used for residential development
- Alternative employment space should be provided, if existing sites are lost to housing
- The Hop Fields should be protected
- Compton Fields should be protected
- Browns Walk in Rowledge should be protected
- Land east of Rowledge should be protected
- Land south of Rowledge, which separates the village from Frensham, should be protected
- Choice of housing numbers
- If all brown-field land has been exhausted, Farnham should decide which green-field sites to develop
- Coxbridge should be the first green-field site to be developed
- Development at Coxbridge should not exceed 250 homes
- More than 200 houses in Badshot Lea would be unacceptable
- Any development in Badshot Lea must include improved landscaping on the strategic gap between Farnham and Aldershot and provide new recreational space
- No planning permission can be granted, before SANGS are identified
- Development must respect the character of distinctive areas in terms of scale, density, design and construction materials
- Large gardens in certain parts of the town are essential both to the Green Infrastructure and local character
- Development in gardens is unacceptable, where the local character would be harmed

The last date for comments on the survey was 31st March 2014. The main findings from the questionnaire are set out below:

- 98% of respondents said that maintaining a character of Farnham as a compact market town was important

Annex 3 to Appendix F

Appendices available online

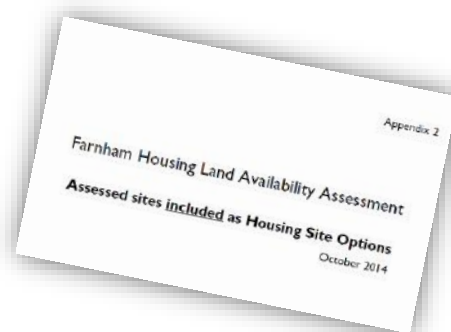
- 90% of respondents agreed that developments on the outskirts of the town should be avoided
- The vast majority of residents wishes to see new development concentrated on brownfield sites
- 94% of respondents said that redundant office space above shops and redundant light industrial units should be converted to residential use
- 84% of respondents (493) wished to protect the Hop Fields from development (Land off Crondall Lane)
- 94% of respondents (537) wished to protect Compton Fields from development (Land at Waverley Lane)
- 82% of respondents (451) wished to protect Land east of Brown's Walk, Rowledge from development
- 82% of respondents (446) wished to protect the area to the east of Rowledge Village from development
- A majority of respondents said that they thought Farnham could accommodate up to 600 new homes
- A majority of respondents said that development at Badshot Lea should be limited to 200 dwellings and that new development should contribute towards additional recreational space in the village
- 98% of respondents said that all development should respect the character, density and design of existing development
- 92% of people who responded felt that large gardens formed part of many areas in the town
- 92% of residents felt development of gardens was unacceptable

A full set of responses is included at Appendix 15.

REGULATION 14 CONSULTATION: PREFERRED OPTIONS

The results of the questionnaire and related comments were taken into account in developing the next draft document, together with all the information from previous workshops. Policies were strengthened and details added to illustrate the views of residents more clearly.

Full copies of the regulation 14 consultation documents are available online at www.farnhamgov.uk/shapefarnham and a copy of the questionnaire is attached at Appendix 16.



Throughout the production of the consultation document, the team continued to attend meetings across the town, to increase awareness of the Neighbourhood Plan among

Annex 3 to Appendix F

Appendices available online

residents and businesses and to make sure that there was robust evidence, to support the plan's strategy and policies. The team was available at 10.00 every Friday morning in the Farnham Town Council offices, to answer any questions from residents' associations or local businesses.

The completed Regulation 14 draft was considered and approved by Farnham Town Council on 23rd October 2014. It was agreed to put the draft before the public and the consultation period ran from the 31st October 2014 until 15th December 2014. Throughout the consultation period, the team was out and about across the town with exhibitions, presentations and information points. A full list of these events is included at Appendix I7.

The team tried to reach out to all ages and interests. Once again, an exhibition visited nearly every venue in the town, including the Brightwells Day Centre for the elderly, the 40 Degreez youth centre and several primary school Christmas Fairs. It went to most of the village halls across the town and into The Maltings Arts Centre and there were separate exhibitions in the Farnham Town Council Offices at varying times.



In addition, the team created an all-day pop-up cafe in Castle Street on two Saturdays and had an Information Tent at the Christmas Market. There were brightly-wrapped Chinese fortune cookies, to attract people of all ages but particularly children. Each cookie contained a message for the adults, with different mottos promoting participation in the Neighbourhood Plan process.



In addition to the postal and street presence, the consultation was advertised on the Town Council's website, Facebook (1000 followers) and twitter (2000 followers) accounts, as well as other local social media sites. On 5th and 10th December, Councillors and Officers were available for an online interactive question and answer session on Facebook and twitter. In addition to this engagement, three newsletters were sent to over 1,000 subscribers.



Summary of attendance at events:

- Visits to Neighbourhood Plan pages on website: Over 4,000
- Number of people at roadshow events: 260
- Number of at pop-up cafés: 200
- Number of seen at school fairs: 285

Annex 3 to Appendix F

Appendices available online

In early 2015, responses from the Regulation 14 consultation were analysed and suggested changes to the document proposed. Meetings were arranged with infrastructure providers (appendix 18), developers (appendix 19), commercial agents (appendix 20) and Natural England (appendix 21).

Work continued on updating the evidence base, particularly the availability of SANG. There were frequent updates in newsletters for those organisations and individuals, who had been instrumental in the production of the draft Neighbourhood Plan. There were also regular updates to full council and on the Farnham Town Council website and the team was represented at most of the Music in the Meadow concerts throughout the summer.

Representatives from residents' groups and the Farnham Society were invited to discuss progress on development sites in their area and the team continued to attend Residents' Associations Annual General Meetings, to explain the issue of SANG.

In early 2016 Waverley Borough Council revised its Avoidance Strategy, which freed up more capacity in Farnham Park and production of the Regulation 15 draft could continue apace. A meeting was held with around 60 stakeholders to explain the changing situation and to answer questions on the Regulation 15 Plan. A copy of the list of attendees is attached at appendix 22.

A series of meetings was also held throughout the day on Saturday, 6th February 2016 with residents from across the town, to discuss development briefs for sites within their area.



Invitations were sent to the following:

- Wrecclesham Residents' Association
- Rowledge Residents' Association
- Highfield Close Residents' Association
- Badshot Lea Community Association
- Weybourne Residents' Association
- North West Farnham Residents' Association
- Chantry's Residents' Association
- Park View Residents' Association
- Crundwell Court Residents' Association
- Guildford Road / Forge Close Residents' Association
- Moor Park Residents' Association
- Farnham Society
- Ward councillors
- Re-crafting Farnham

Annex 3 to Appendix F

Appendices available online

Several representatives attended each session and the atmosphere was lively and informative throughout the day. The main plea was for high quality, well-planned layout and design, which reflect the existing characteristics of the area and for retention of green boundaries. Design policies for all allocated sites are included in the regulation 15 document.

On 24th March 2016 there was a full presentation to the Annual Meeting of Electors, which attracted 70 attendees. The current status of the plan was discussed, together with the future timetable.

Following comments on the Regulation 14 Neighbourhood Plan, revisions were made in accordance with the proposed amendments and updated evidence base. The completed Regulation 15 Neighbourhood Plan was considered and approved by Farnham Town Council on 21st July 2016. It was agreed to submit Farnham Neighbourhood Plan to Waverley Borough Council to undertake formal consultation.

Index of Appendices

1. Attendees of initial workshop on 16th February 2012
2. Summary comments from workshop on 16th February 2012
3. Notes of meeting with developers and architects on 8th March 2012
4. Draft May 2012 Skeleton Document
5. Invite/Poster for workshop on 29th November 2012
6. List of attendees at workshop on 29th November 2012 workshop
7. Draft May 2013 Skeleton Document
8. List of attendees at workshop on 8th May 2013
9. Draft Plan July 2013
10. 2013 Exhibition roadshow survey and materials
11. Responses to 2013 survey (334 responses)
12. i-iv Community Statements for Hop Fields, Compton Fields, Badshot Lea and Rowledge
13. Notes of workshop on 13th November 2013
14. 2014 postcard and questionnaire
15. March 2014 Questionnaire Feedback
16. Regulation 14 Draft Plan Consultation Questionnaire
17. List of events for Regulation 14 Consultation
18. Notes of meetings with infrastructure providers
19. Notes of developers in February 2015
20. Notes of meetings with commercial agents
21. Notes of meeting with Natural England regarding Regulation 14 Plan
22. List of attendees at January 2016 stakeholder update meeting (60 people)

Farnham Neighbourhood Plan

Farnham Built Up Area Boundary

Introduction

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

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

Methodology

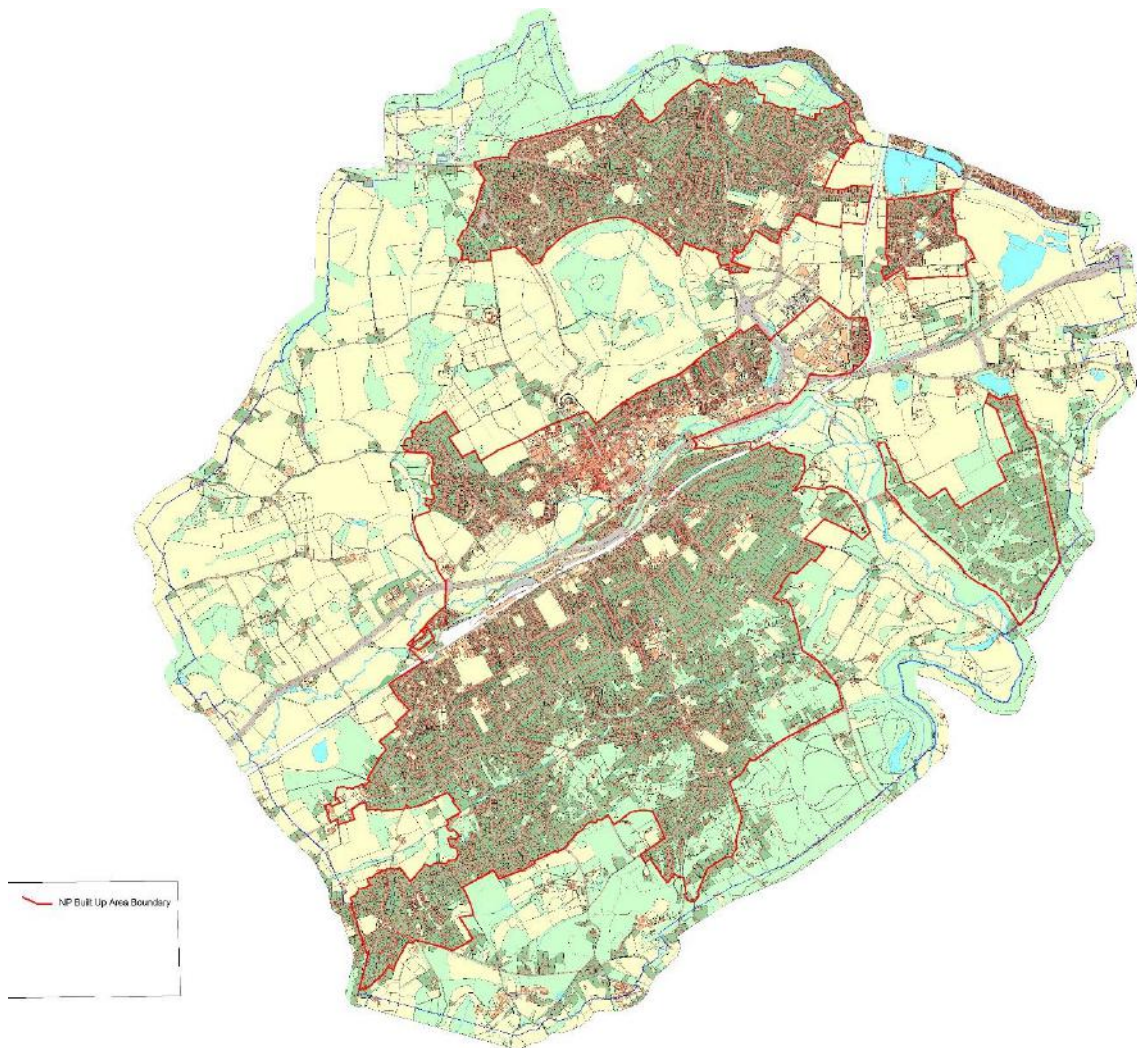
The Ordinance Survey Map; aerial photography, local knowledge and site visits were used to plot the proposed Built-up Area Boundary around Farnham. A number of guiding principles were applied to ensure a consistent and comprehensive approach.

Guiding Principles

The principles have been created to provide consistency in defining the built up area around an extensive boundary.

1. The Built-up Area Boundary should generally follow defined physical features such as roads, footpaths, hedges and field boundaries.
- 2 The Built-up Area Boundary should be defined where the character of the area changes from being 'built up' or 'urban/ suburban' and therefore belonging to the character of the built up area, to being 'rural', 'loose-knit' and more akin to the countryside. In some cases there is an abrupt change of character, where the built up area may abut, for example, dense woodland or open countryside. In other cases a change of character occurs between more grouped development to more sporadic, loose-knit development or isolated buildings. This change in character is the point at which boundaries should be defined.
3. The Built Up Area boundary should be drawn to include the areas of built development within the South Farnham Arcadian Areas which exhibit strong Arcadian characteristics where the landscape is the dominant visual element unless they are designated as Green Belt (see 4 below).
4. The Built Up Area boundary should be drawn to exclude the Green Belt (and potential extensions to the Green Belt).
5. The boundary should follow the whole curtilage of properties unless this would create a boundary inconsistent with the general pattern of development in that location.
6. Boundaries should be drawn to include Neighbourhood Plan allocations within the Built Up Area Boundary. This signifies clearly that the Town Council accepts that such development within the area allocated should take place.

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



Habitats Regulations Assessment of the Farnham Neighbourhood Plan

Screening Document

May 2016



Habitats Regulations Assessment of the Farnham Neighbourhood Plan

Screening Report

LC-235	Document Control Box
Client	Farnham Town Council
Report Title	Habitats Regulations Assessment of the Farnham Neighbourhood Plan: Screening Report
Number	1
Status	Draft
Filename	LC-235 Farnham_NDP_HRA_Screening_4_050516SS.docx
Date	May 2016
Author	SBS
Reviewed	FG
Approved	NJD

Photo: Main drag by Steve Parker

Contents

1	Introduction	1
1.1	Background.....	1
1.2	Approach to report preparation.....	1
1.3	The HRA process	2
1.4	About the Farnham Neighbourhood Plan.....	3
1.5	HRA process to date	4
2	Methodology	6
2.1	Guidance and best practice.....	6
2.2	Habitats Regulations Assessment methodology	7
2.3	Dealing with uncertainty	7
2.4	Likely significant effect	8
2.5	Limitations.....	9
3	European Sites.....	10
3.1	About European sites	10
3.2	Ecological information.....	12
4	Potential Effects.....	13
4.1	Introduction	13
4.2	Conservation objectives.....	14
4.3	Site pressures and threats.....	14
4.4	Scoping out pressures and threats.....	19
4.5	Air pollution	19
4.6	Other human intrusions and 3 rd party impacts	20
4.7	Public access and sports / recreational activities.....	20
4.8	Hydrological changes.....	21
4.9	Wildfire / arson.....	22
4.10	Habitat fragmentation	22
4.11	Invasive species.....	23
4.12	Other ecosystem modifications	23
4.13	Offsite habitat availability / management	24
5	Conclusions and Recommendations	25
5.1	Assessment findings.....	25
5.2	Next steps.....	25

Appendix A: Conservation objectives for European Sites

Appendix B: Flow chart of HRA process

Appendix C: Screening categories for policies in the Farnham NDP

Figures

Figure 4.1 Map illustrating location of European sites within 20km of Farnham

Tables

Table 1.1	Updated housing allocations (April 2016)
Table 1.2	Policies contained in the Farnham Neighbourhood Plan
Table 2.1	Synoptic version of the flow chart in Appendix B identifying screening and appropriate assessment stages within the HRA process
Table 3.1	Criteria for identification of European sites
Table 4.1	Threats and pressures for each European site identified as potentially being affected by Farnham NDP
Table 4.2	Activities that would have a positive impact on European sites

Acronyms

AA	Appropriate Assessment
DEFRA	Department for Environment, Food, and Rural Affairs
FTC	Farnham Town Council
HRA	Habitats Regulations Assessment / Appraisal
IPENS	Improvement Programme for England's Natura 2000 sites
JNCC	Joint Nature Conservation Committee
LPA	Local Planning Authority
LSE	Likely Significant Effect
NDP	Neighbourhood Development Plan
NE	Natural England
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SIP	Site Improvement Plan
SNH	Scottish Natural Heritage
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

Executive Summary

- E1** This HRA report has carefully considered the conservation objectives of European sites that might be associated with development as part of the Farnham Neighbourhood Plan.
- E2** There are nine sites of European importance within the Farnham area. No further sites have been identified from a 20km area of search, or included through hydrological pathways that lie beyond this search zone.
- E3** The following nine sites are included in this HRA report:
- Thames Basin Heaths SPA;
 - Thursley, Ash, Pirbright & Chobham SAC;
 - Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA;
 - Shortheath Common SAC;
 - Wealden Heaths Phase II SPA;
 - Woolmer Forest SAC;
 - East Hampshire Hangers SAC;
 - Ebernoe Common SAC; and
 - Thursley & Ockley Bogs Ramsar.
- E4** A number of threats and pressures facing these sites were explored during the assessment, including: recreational pressure, air quality and hydrological changes.
- E5** It is recommended that the Farnham Neighbourhood Plan be screened into the HRA process on the basis that the Plan may increase the pressure / threat of air pollution at the following sites:
- Thames Basin Heaths SPA;
 - Thursley, Ash, Pirbright & Chobham SAC; and
 - Thursley, Hankley & Frensham Commons SPA.

1 Introduction

1.1 Background

1.1.1 Lepus Consulting has prepared this Habitats Regulations Assessment (HRA) report of the Farnham Neighbourhood Plan (NDP, Plan) on behalf of Farnham Town Council (FTC). This is a requirement of Regulation 102 of the Conservation of Habitats and Species Regulations 2010¹ (the Habitats Regulations).

1.1.2 The following European sites were identified using a 20km area of search around Farnham, as well as including sites which are potentially connected (e.g. hydrologically) beyond this distance:

- Thames Basin Heaths SPA;
- Thursley, Ash, Pirbright & Chobham SAC;
- Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA;
- Shortheath Common SAC;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC;
- East Hampshire Hangers SAC;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs Ramsar.

1.1.3 Whilst Ramsar sites are not European sites, NPPF paragraph 118 states that Ramsar sites should be given the same protection as European sites. For the purpose of this report, the phrase 'European site' includes Ramsar sites, along with Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) unless otherwise stated.

1.1.4 The nature of, conservation objectives of, and pressures and threats facing each site have been explored in this report.

1.2 Approach to report preparation

1.2.1 The outputs of this report include information in relation to:

- The HRA process;
- Methodology for HRA;
- Evidence gathering in relation to European sites;
- Conservation objectives of sites;
- Understanding threats and pressures relevant to each site; and
- Conclusions and recommendations.

¹ UK Government, (2010), The Conservation of Habitats and Species Regulations 2010

- 1.2.2 This report comprises a screening and scoping assessment under the Habitats Regulations, which is the first step in assessing any likely significant effects of development proposals in the Farnham NDP. This report sets the baseline with regards to European sites and determines whether the Plan is likely to have any significant effects on these sites.

1.3 The HRA process

- 1.3.1 The application of HRA to land-use plans is a requirement of the Conservation of Habitats and Species Regulations 2010, the UK's transposition of European Directive 92/43/EEC *on the conservation of natural habitats and of wild fauna and flora* (the Habitats Directive). HRA applies to plans and projects, including all Local Development Documents in England and Wales.
- 1.3.2 The HRA process assesses the potential effects of a plan or project against the conservation objectives of any European sites designated for their importance to nature conservation. These sites form a system of internationally important sites throughout Europe and are known collectively as the 'Natura 2000 network'.
- 1.3.3 European sites provide valuable ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the EU. These sites consist of SACs, designated under the Habitats Directive and SPAs, designated under European Directive 2009/147/EC *on the conservation of wild birds* (the Birds Directive). Additionally, Government policy requires that sites designated under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat) are to be treated as if they are fully designated European sites for the purpose of considering development proposals that may affect them.
- 1.3.4 Under Regulation 102 of the Habitats Regulations, the assessment must determine whether or not a plan will adversely affect the integrity of the European sites concerned. The process is characterised by the precautionary principle. The European Commission describes the precautionary principle as follows:
- 1.3.5 "If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with protection normally afforded to these within the European Community, the **Precautionary Principle** is triggered."

- 1.3.6 Decision-makers then have to determine what action/s to take. They should take account of the potential consequences of no action, the uncertainties inherent in scientific evaluation, and should consult interested parties on the possible ways of managing the risk. Measures should be proportionate to the level of risk, and to the desired level of protection. They should be provisional in nature pending the availability of more reliable scientific data.
- 1.3.7 Action is then undertaken to obtain further information, enabling a more objective assessment of the risk. The measures taken to manage the risk should be maintained so long as scientific information remains inconclusive and the risk is unacceptable.
- 1.3.8 The hierarchy of intervention is important: where significant effects are likely or uncertain, plan makers must firstly seek to avoid the effect through, for example, a change of policy. If this is not possible, mitigation measures should be explored to remove or reduce the significant effect. If neither avoidance, nor subsequently, mitigation is possible, alternatives to the plan should be considered. Such alternatives should explore ways of achieving the plan's objectives that do not adversely affect European sites.
- 1.3.9 If no suitable alternatives exist, plan-makers must demonstrate under the conditions of Regulation 103 of the Habitats Regulations, that there are Imperative Reasons of Overriding Public Interest (IROPI) in order to continue with the proposal.

1.4 About the Farnham Neighbourhood Plan

- 1.4.1 Farnham is a town and civil parish located in Waverley, Surrey. Farnham Town Council is preparing a neighbourhood development plan (NDP), which will guide development in the area covered by FTC (see **Figure 4.1**). The plan making process began in February 2013, when Waverley Borough Council designated the area as a Neighbourhood Plan Area.
- 1.4.2 This document focuses on assessment of the Draft Farnham Neighbourhood Plan, published in October 2014 as part of a Regulation 14 options consultation. The assessment takes into account updates to the version of the plan published in October 2014, as communicated to Lepus by FTC in April 2016. This includes the removal of some site allocations and change in housing numbers for site allocations in Policy FNP11 – Housing Site Options. A summary of the updated housing allocations for FNP11, as assessed in this report, is given in **Table 1.1**.

Table 1.1: Updated housing allocations (April 2016)

Site	Approximate capacity (dwellings)
a) Colemans Yard, Wrecclesham Road	10
c) Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining SSE land	100
e) The Woolmead, (East Street) – see Policy FNP17 – The Woolmead	100
i) Land between Hale Road and Guildford Road	10
j) Coal Yard, Wrecclesham Hill	15
k) West of Switchback Lane, Rowledge	10
n) Land west of Green Lane, Badshot Lea	115
o) Land at Little Acres Nursery and south of Badshot Lea	125
p) Coxbridge Farm, off Alton Road	350
r) Garden Style, Wrecclesham	75

1.4.3 This has been developed taking account of the outcomes of a series of consultation exercises with the local community. The Plan considers how best to achieve high quality development that is in keeping with the location, protecting open space and promoting local businesses, among other issues.

1.4.4 The NDP presents policies according to the following themes:

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

1.4.5 Policies contained in the NDP are presented in **Table 1.2**. The full NDP is available at:

<http://www.farnham.gov.uk/wp-content/uploads/2015/02/Neighbourhood-Plan-with-front-cover-6.2.15.pdf>

1.5 HRA process to date

1.5.1 The HRA process is iterative and assesses different stages of the plan making process. The HRA process of this report draws on the updated methodology prepared by David Tyldesley Associates for Scottish Natural Heritage (2015), as explained in **Section 2.1**. This methodology sets out 13 stages of the HRA process, shown in **Table 2.1**.

- 1.5.2 FTC has determined the need for HRA and has commissioned Lepus Consulting to undertake the scoping and screening stages for the NDP. This report constitutes a screening report, which includes the completion of stages 1-7 (**Table 2.1**).

Table 1.2: Policies contained in the Farnham Neighbourhood Plan

Environment	
FNP1	Design of New Development and Conservation
FNP2	Farnham Town Centre Conservation Area and its setting
FNP3	Shop Fronts within Farnham Conservation Area and its setting
FNP4	Advertisements within Farnham Conservation Area and its setting
FNP5	South Farnham Arcadian Areas
FNP6	Buildings and Structures of Character
FNP7	Protect and Enhance the Countryside
FNP8	Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham
FNP9	Thames Basin Heaths Special Protection Area (SPA)
FNP10	Protect and Enhance Biodiversity
Housing	
FNP11	Housing Site Options
FNP12	Small Scale Dwellings
FNP13	Building Extensions Within and Outside the Built Up Area Boundary
Business	
FNP14	Land for Business
FNP15	Business Site Option
FNP16	Rural Buildings for Business and Tourist Uses
Farnham Town Centre and Local Centres	
FNP17	The Woolmead
FNP18	Farnham Town Centre
FNP19	Local Centres
Leisure and Wellbeing	
FNP20	Public Open Space
FNP21	Indoor Sports Facilities
FNP22	Cultural Facilities
Infrastructure	
FNP23	Transport Impact of Development
FNP24	Securing Infrastructure

2 Methodology

2.1 Guidance and best practice

- 2.1.1 Guidance on HRA has been published in draft form by the Government (DCLG, 2006) and Natural England in conjunction with David Tyldesley Associates (Local Development Plan Documents under the Provisions of the Habitats Regulations, 2009); both draw, in part, on European Union guidance (European Commission, 2001) regarding the methodology for undertaking appropriate assessment (AA) of plans.
- 2.1.2 All guidance recognises that there is no statutory method for undertaking HRA and that the adopted method must be appropriate to its purpose under the Habitats Directive and Regulations; this concept is one of the reasons why HRA is often referred to as appropriate assessment.
- 2.1.3 In the absence of finalised guidance from the Government, Natural England has suggested that the updated guidance on HRA published by Scottish Natural Heritage (SNH, 2015) can be used to assess land use plans².
- 2.1.4 For the purposes of this report Habitats Regulations Appraisal and Habitats Regulations Assessment are synonymous.
- 2.1.5 Paragraph 1.3 of the SNH guidance states that “the procedure referred to in this guidance is that of ‘Habitats Regulations Appraisal’ (HRA) which encompasses the requirements of Article 6(3) of the Habitats Directive...The procedure is sometimes referred to as an ‘appropriate assessment’, but this can be confusing because an appropriate assessment is only one particular stage in the process of Habitats Regulations Appraisal. Not all plans undergoing Habitats Regulations Appraisal will reach the stage of appropriate assessment, because some plans would not be likely to have a significant effect on a European site”.
- 2.1.6 The term ‘Habitats Regulations Appraisal’ is used here to encompass the decision on whether the plan should be subject to appraisal, the ‘screening’ process for determining whether an ‘appropriate assessment’ is required, as well as any ‘appropriate assessment’ that may be required. It is important to remember that an appropriate assessment is only required where the plan-making body determines that the plan is likely to have a significant effect on a European site in Great Britain, or a European Offshore Marine Site, either alone or in combination with other plans or projects, and the plan is not directly connected with or necessary to the management of the site.

² pers. comm.

2.2 Habitats Regulations Assessment methodology

- 2.2.1 This HRA follows the methodology prepared by David Tyldesley Associates for Scottish Natural Heritage (SNH, 2015). A step-by-step methodology is outlined in the guidance (see **Appendix B**) and has been summarised in **Table 2.1**. Stages 1 to 7 are relevant to this report.

2.3 Dealing with uncertainty

- 2.3.1 The assessment of effects can be affected by uncertainty in a number of ways; some of these are addressed below.

- 2.3.2 **Regulatory Uncertainty:** Some plans will include references to proposals that are planned and implemented through other planning and regulatory regimes, for example, trunk road or motorway improvements. These will be included because they have important implications for spatial planning, but they are not proposals of the Local Planning Authority (LPA), nor are they proposals brought forward by the plan itself. Their potential effects will be assessed through other procedures. The LPA may not be able to assess the effects of these proposals. Indeed, it may be inappropriate for them to do so, and would also result in unnecessary duplication.

- 2.3.3 There is a need to focus the Habitats Regulations Assessment on the proposals directly promoted by the plan, and not all and every proposal for development and change, especially where these are planned and regulated through other statutory procedures, which will be subject to HRA.

- 2.3.4 **Planning Hierarchy Uncertainty:** The higher the level of a plan in the hierarchy the more general and strategic its provisions will be and therefore the more uncertain its effects will be. The protective regime of the Directive is intended to operate at differing levels. In some circumstances assessment 'down the line' will be more effective in assessing the potential effects of a proposal on a particular site and protecting its integrity. However, three tests should be applied.

- 2.3.5 It will be appropriate to consider relying on the HRA of lower tier plans, in order for an LPA to ascertain a higher tier plan would not have an adverse effect on the integrity of a European site, only where:

A] The higher tier plan assessment cannot reasonably assess the effects on a European site in a meaningful way; whereas

B] The HRA of the lower tier plan, which will identify more precisely the nature, scale or location of development, and thus its potential effects, will be able to change the proposal if an adverse effect on site integrity cannot be ruled out, because the lower tier plan is free to change the nature and/or scale and/or location of the proposal in order to avoid adverse effects on the integrity of any European site (e.g. it is not constrained by location specific policies in a higher tier plan); and

C] The HRA of the plan or project at the lower tier is required as a matter of law or Government policy.

2.3.6 It may be helpful for the HRA of the higher tier plan to indicate what further assessment may be necessary in the lower tier plan.

2.3.7 **Implementation Uncertainty:** In order to clarify the approach where there is uncertainty because effects depend on how the plan is implemented, and to ensure compliance with the Regulations, it may be appropriate to impose a caveat in relevant policies, or introduce a free-standing policy, which says that any development project that could have an adverse effect on the integrity of a European site will not be in accordance with the plan.

2.3.8 This would help to enable the assessors to reasonably conclude, on the basis of objective information, that even where there are different ways of implementing a plan, and even applying the precautionary principle, no element of the plan can argue that it draws support from the plan, if it could adversely affect the integrity of a European site.

2.4 Likely significant effect

2.4.1 The plan and its component policies are assessed to determine and identify any potential for **'likely significant effect'** (LSE) upon European sites. The guidance (SNH, 2015) provides the following interpretation.

2.4.2 "A likely effect is one that cannot be ruled out on the basis of objective information. The test is a 'likelihood' of effects rather than a 'certainty' of effects. Although some dictionary definitions define 'likely' as 'probable' or 'well might happen', in the Waddenzee case the European Court of Justice ruled that a project should be subject to appropriate assessment "if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site, either individually or in combination with other plans and projects". Therefore, 'likely', in this context, should not simply be interpreted as 'probable' or 'more likely than not', but rather whether a significant effect can objectively be ruled out".

Table 2.1: Synoptic version of the flow chart in **Appendix B** identifying screening and appropriate assessment stages within the HRA process

Group		HRA Stage
Determination of Need and Compilation of Evidence Base	Stage 1	Determination of need
	Stage 2	Identification of European sites that should be considered in the appraisal
	Stage 3	Gathering information on European sites
	Stage 4	Discretionary discussions on the method and scope of the appraisal
Screen all aspects of plan (Screening)	Stage 5	Screening the plan
	Stage 6	Applying mitigation measures at screening stage to avoid likely significant effects
	Stage 7	Rescreen the plan and decide on the need for appropriate assessment
Appropriate Assessment	Stage 8	The appropriate assessment – site integrity, conservation objectives and the precautionary principle
	Stage 9	Amending the plan until there would be no adverse effects on site integrity
Consultation of Draft	Stage 10	Preparing a draft of HRA
	Stage 11	Consultation
	Stage 12	Proposed modifications
	Stage 13	Modifying and completing HRA

2.5 Limitations

- 2.5.1 This report has been prepared using the best available data. References are cited in the text where appropriate. Lepus Consulting has collected no primary data in the preparation of this report.

3 European Sites

3.1 About European sites

- 3.1.1 Each site of European importance has its own intrinsic qualities, besides the habitats or species for which it has been designated, that enables the site to support the ecosystems that it does. An important aspect of this is that the ecological integrity of each site can be vulnerable to change from natural and human induced activities in the surrounding environment (pressures and threats). For example, sites can be affected by land use plans in a number of different ways, including the direct land take of new development, the type of use the land will be put to (for example, an extractive or noise-emitting use), the pollution a development generates and the resources used (during construction and operation for instance).
- 3.1.2 An intrinsic quality of any European site is its functionality at the landscape ecology scale. This refers to how the site interacts with the zone of influence of its immediate surroundings, as well as the wider area. This is particularly the case where there is potential for developments resulting from the plan to generate water or air-borne pollutants, use water resources or otherwise affect water levels. Adverse effects may also occur via impacts to mobile species occurring outside of a designated site but which are qualifying features of the site. For example, there may be effects on protected birds that use land outside the designated site for foraging, feeding, roosting or other activities.
- 3.1.3 During the screening process, as a starting point to explore and identify which European sites might be affected by the Farnham NDP, a 20km area of search was applied. The guidance (SNH, 2015) specifies no specific size of search area. The inclusion of a specific search area was to facilitate the use of the following list of criteria for identification of European sites. Other sites beyond this zone were also reviewed on the basis that they may be connected physiographically.

Table 3.1: Criteria for identification of European sites (SNH, 2015)

Selection of European sites	
Criteria	European sites to check
All plans	Sites within the plan area, including those for the criteria listed below
For plans that could affect the aquatic environment	Sites upstream or downstream of the plan area in the case of a river or estuary
	Peatland and other wetland sites with relevant hydrological links to land within the plan area, irrespective of distance from the plan area
For plans that could affect mobile species	Sites which have significant ecological links with land in the plan area, for example, land in the plan area may be used by migratory birds, which also use a SPA, outside the plan area, at different times of year
For plans that could increase recreational pressure on European sites potentially vulnerable to such pressure	European sites in the plan area
	European sites within a reasonable travel distance of the plan area boundaries that may be affected by local recreational or other visitor pressure within the plan area (the appropriate distance in each case will need to be considered on its merits, in light of any available evidence)
	European sites within a longer travel distance of the plan area, which are major (regional or national) visitor attractions such as European sites which are National Nature Reserves where public visiting is promoted, sites in National or Regional Parks, coastal sites and sites in other major tourist or visitor destinations (the appropriate distance in each case will need to be considered on its merits, in light of any available evidence)
For plans that would increase the amount of development	Sites that are used for, or could be affected by, water abstraction in or close to the plan area
	Sites used for, or which could be affected by, discharge or effluent from waste water treatment works or other waste management streams serving land in the plan area, irrespective of distance from the plan area
	Sites that could be affected by transport or other infrastructure (e.g. by noise or visual disturbance)
	Sites that could be affected by increased deposition of air pollutants arising from the proposals, including emissions from significant increases in traffic
For plans that could affect the coast	Sites in the same coastal 'cell', or part of the same coastal ecosystem, or where there are interrelationships with or between different physical coastal processes

3.2 Ecological information

- 3.2.1 **Table 3.1** presents information about the criteria used for the identification of European sites in the HRA process. **Appendix A** identifies the qualifying features of each site and presents details of conservation objectives for each of the nine sites identified as potentially being affected by the Farnham NDP. The information is drawn from the Joint Nature Conservancy Council (JNCC) and Natural England (NE).

4 Potential Effects

4.1 Introduction

4.1.1 Baseline research identified nine sites for assessment:

- Thames Basin Heaths SPA;
- Thursley, Ash, Pirbright & Chobham SAC;
- Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA;
- Short Heath Common SAC;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC;
- East Hampshire Hangers SAC;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs Ramsar.

4.1.2 The locations of these European Sites are illustrated in **Figure 4.1**.

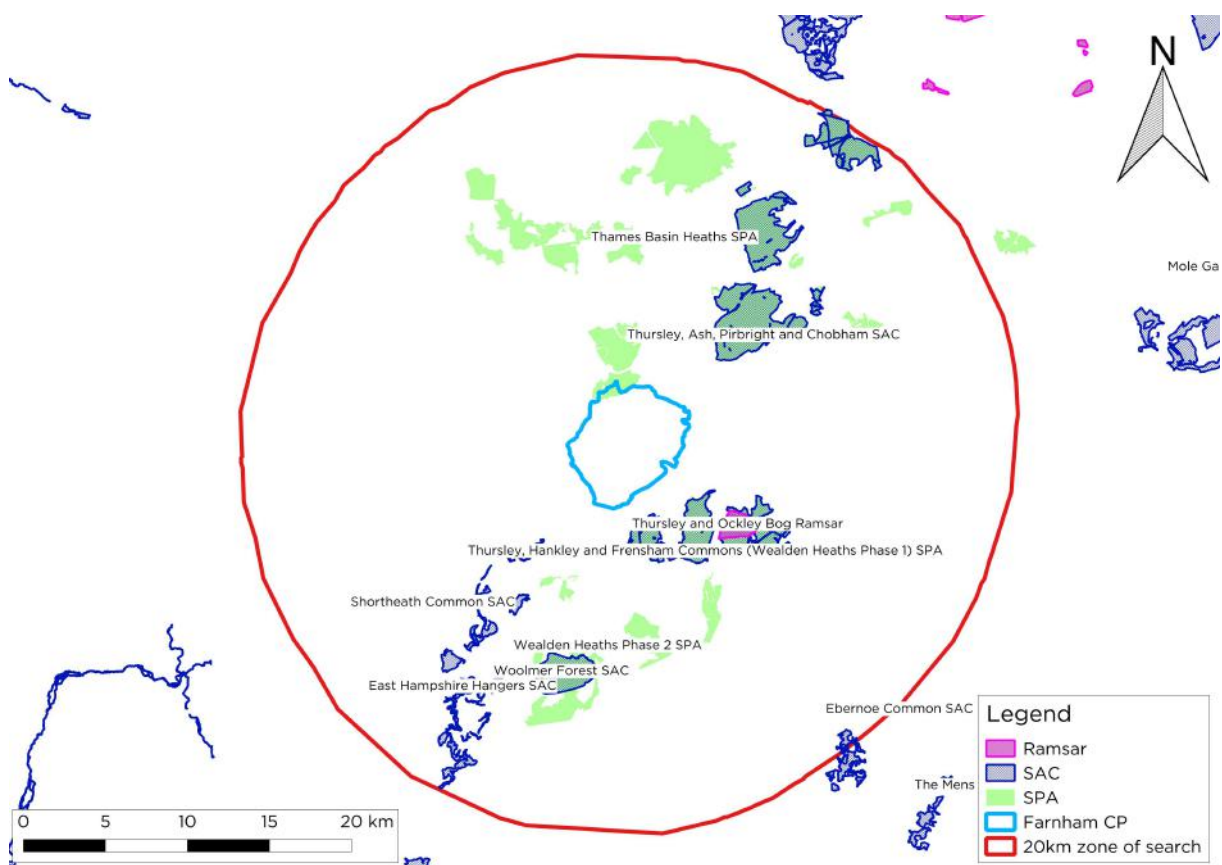


Figure 4.1: Map illustrating location of European Sites (SPAs, SACs and Ramsar sites) and a 20km buffer around Farnham

4.2 Conservation objectives

- 4.2.1 The Waddenzee case³ demonstrates that the effect of a plan or project on a European site cannot be considered to be significant if it *'is not likely to undermine its conservation objectives'*. The conservation objectives and qualifying features of each European site are presented in **Appendix A**. To help determine whether these conservation objectives will be undermined, this report considers whether any existing pressures on or threats to the site will be exacerbated.

4.3 Site pressures and threats

- 4.3.1 Site pressures and threats have been derived from data held by the JNCC and Natural England. SAC and SPA information is held on Natura 2000 Data Forms, including threats and pressures that would have a negative impact on the SAC and activities and management that would have a positive effect on each site. Site Improvement Plans (SIPs) have been developed for each European site as part of the Improvement Programme for England's Natura 2000 sites (IPENS). These set out an overview of current and predicted issues at the site. Information regarding pressures and threats from Natura 2000 Data Forms and SIPs are summarised in **Table 4.1** and discussed in the following sections.
- 4.3.2 The Ramsar Information Sheet for Thursley and Ockley Bogs⁴ states that there are no factors adversely affecting the site's ecological character. The Ramsar Information Sheet was prepared in 2008 and more recent data may have come to light since this time. Thursley & Ockley Bogs Ramsar site lies wholly within Thursley, Hankley & Frensham Commons SPA and two of the features fulfilling Ramsar Criterion 3 (see **Appendix A**) are the same as two of the qualifying features for the SPA (European nightjar and woodlark). The SIP for Thursley, Hankley & Frensham Commons SPA states that there are a number of threats and pressures at the site affecting European nightjar and woodlark. This report has assumed that such threats and pressures are also relevant to Thursley and Ockley Bogs Ramsar site.

³ European Commission Case C-127/02 Reference for a Preliminary Ruling 'Waddenzee' 07/9/2004 (para 45)

⁴ JNCC (2008) Information Sheet on Ramsar Wetlands (RIS): Thursley and Ockley Bog, [online] Available at: <https://rsis.ramsar.org/RISapp/files/RISrep/GB647RIS.pdf>

Table 4.1: Threats and pressures for each European site identified as potentially being affected by Farnham NDP

Threats and pressures	Thames Basin Heaths SPA	Thursley, Ash, Pirbright & Chobham SAC	Thursley, Hankley & Frensham Commons SPA	Shortheath Common SAC	Wealden Heaths Phase II SPA	Woolmer Forest SAC	East Hampshire Hangers SAC	Ebernoe Common SAC
Air pollution	✓ ^{ab} All qualifying features	✓ ^{ab} All qualifying features	✓ ^{ab} All qualifying features	✓ ^b All qualifying features		✓ ^b All qualifying features	✓ ^{ab} All qualifying features	✓ ^b All qualifying features
Other human intrusions and 3 rd party impacts				✓ ^b European dry heaths				
Biocenotic evolution, succession	✓ ^a	✓ ^a	✓ ^a	✓ ^a				
Forestry and woodland/plantation management	✓ ^{a*b} All qualifying features	✓ ^b Wet heathland with cross-leaved heath European dry heath	✓ ^b All qualifying features				✓ ^{a*b} Mixed woodland on base-rich soils associated with rocky slopes	✓ ^{a*b} All qualifying features
Public access and sports / recreational activities	✓ ^{ab} All qualifying features		✓ ^{ab} All qualifying features	✓ ^{ab} All qualifying features	✓ ^{ab} All qualifying features	✓ ^a		✓ ^b Bechstein's bat
Hydrological changes	✓ ^b All qualifying features	✓ ^{ab} Wet heathland with cross-leaved heath Depressions on peat	✓ ^b All qualifying features		✓ ^a	✓ ^{ab} Wet heathland with cross-leaved heath Very wet mires often		✓ ^{ab} Bechstein's bat

		substrates				identified by an unstable 'quaking' surface Depressions on peat surfaces		
Grazing regime	✓ ^b All qualifying features	✓ ^{a+b} All qualifying features	✓ ^b All qualifying features					
Wildfire / arson	✓ ^b All qualifying features	✓ ^b All qualifying features	✓ ^b All qualifying features		✓ ^b All qualifying features	✓ ^b Wet heathland with cross-leaved heath European dry heaths Very wet mires often identified by an unstable 'quaking' surface		
Habitat fragmentation	✓ ^b All qualifying features	✓ ^b All qualifying features	✓ ^b All qualifying features					✓ ^b Barbastelle bat Bechstein's bat
Invasive species		✓ ^b Wet heathland with cross-leaved heath European dry heath			✓ ^a	✓ ^{ab} Acid peat-stained lakes and ponds	✓ ^{ab} Mixed woodland on base-rich soils associated with rocky slopes	
Military activities	✓ ^b All qualifying features	✓ ^b All qualifying features	✓ ^b All qualifying features		✓ ^b All qualifying features	✓ ^b Acid peat-stained lakes and ponds Wet heathland with cross-leaved heath		

						European dry heaths Very wet mires often identified by an unstable 'quaking' surface		
Feature location / extent / condition unknown	✓ ^b All qualifying features		✓ ^b All qualifying features		✓ ^b All qualifying features	✓ ^b Acid peat-stained lakes and ponds Wet heathland with cross-leaved heath European dry heaths Very wet mires often identified by an unstable 'quaking' surface		
Inappropriate scrub control	✓ ^b All qualifying features	✓ ^b Wet heathland with cross-leaved heath European dry heath	✓ ^b All qualifying features	✓ ^b European dry heaths Very wet mires often identified by an unstable 'quaking' surface				
Change in cultivation practices / land management					✓ ^{ab*} All qualifying features	✓ ^{ab*} Wet heathland with cross-leaved heath European dry heaths Very wet mires often identified by an unstable 'quaking' surface Depressions on peat		✓ ^{ab} Barbastelle bat

						surfaces		
Changes in biotic conditions (climate change)								✓ ^a
Other ecosystem modifications								✓ ^a
Offsite habitat availability / management								✓ ^b Barbastelle bat Bechstein's bat
Unknown threat or pressure					✓ ^a	✓ ^a		

^a Indicates that this is highlighted as a threat / pressure in the relevant Natura 2000 Data Form

^b Indicates that this is highlighted as a threat in the relevant Site Improvement Plan

* Indicates that this threat / pressure is also identified as a potentially positive impact on the relevant Natura 2000 Data Form

4.4 Scoping out pressures and threats

4.4.1 The following threats and pressures identified in **Table 4.1** have been scoped out of further discussion as they are beyond the influence of the NDP:

- Forestry and woodland / plantation management;
- Grazing regime;
- Military activities;
- Inappropriate scrub control;
- Changes in cultivation practices / land management;
- Changes in biotic conditions (climate change); and
- Biocenotic evolution, succession.

4.4.2 The following threats and pressures identified in **Table 4.1** have been scoped out of further discussion as they are too vague to enable a meaningful assessment:

- Feature location / extent / condition unknown; and
- Unknown threat or pressure.

4.4.3 It is recommended that more data be collected on these issues. If additional data becomes available, this HRA should be revisited.

4.5 Air pollution

Vulnerability of European site

4.5.1 Air pollution, in particular, atmospheric nitrogen deposition, is a pressure relevant to all European sites considered in this HRA, with the exception of Wealden Heaths Phase II SPA. There is an Air Quality Management Area in Farnham, along the A325 through the town centre, which has been designated due to high levels of nitrogen oxide. There is a possibility that the plan will extend the effects of this towards European sites.

4.5.2 As 87.8% of households in Farnham have at least one car or van, it is assumed that the majority of new households, including those associated with housing development proposed in the Plan, will have at least one car or van. This will lead to a greater number of cars on the road in Farnham and the surrounding area. A number of key roads pass through Farnham that also pass near or through European sites. The Design Manual for Roads and Bridges (DMRB) suggests that air quality impacts from vehicles are most likely to occur within 200m of a road⁵. Heading northwest from Farnham town, the A287 runs along the boundary of Thames Basin Heaths SPA and provides a key link to the M3. Outside of Farnham, the A287 passes south through Thursley, Hankley & Frensham Commons SPA and Thursley, Ash, Pirbright & Chobham SAC, providing a link to the A3, Chichester and the south coast. These sites are most likely to be affected by air pollution resulting from increased traffic generated by the Farnham NDP.

4.6 Other human intrusions and 3rd party impacts

4.6.1 This pressure / threat refers to encroachment by householders onto Shortheath Common SAC. As Shortheath Common SAC lies outside of Farnham and this threat / pressure is concerned only with householders local to the SAC, it is not anticipated that the Farnham NDP will have an impact on this threat / pressure.

4.7 Public access and sports / recreational activities

4.7.1 Public access and sports / recreational activities has been identified as a pressure / threat against the following European sites:

- Thames Basin Heaths SPA;
- Thursley, Hankley & Frensham Commons SPA;
- Shortheath Common SAC;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs.

⁵ The Highways Agency, Transport Scotland, Welsh Assembly Government, The Department for Regional Development Northern Ireland (2007) Design Manual for Roads and Bridges, Volume 11, Section 3, Part 1: Air Quality

- 4.7.2 The HRA of Housing Scenarios for Waverley Local Plan⁶ collated visitor information on European sites within the Borough. This found that 75% of dog walkers and 54% of visitors came from within 5km of Wealden Heaths SPA and visits outside of 5km correlated with the A3 corridor. As Farnham is approximately 5km from Wealden Heaths SPA at its nearest point and does not lie along the A3 corridor, the effects of the NDP on Wealden Heaths Phase II SPA, and the coincident Woolmer Forest SAC, are likely to be negligible.
- 4.7.3 Some 70% of visitors to Thursley, Hankley and Frensham Commons SPA, with which Thursley & Ockley Bogs is partially coincident, come from within 9km of the site. Whilst Farnham is within 9km of these sites, a previous visitor survey suggested that visitors from Farnham are more likely to utilise Thames Basin Heaths SPA, due to its closer proximity⁷.
- 4.7.4 Some 70% of visitors to Shortheath Common SAC come from within 600m, which suggests few visitors from Farnham would utilise this site⁸.
- 4.7.5 There is very limited, publically accessible visitor information for Ebernoe Common SAC. Given that visitors from Farnham are more likely to utilise Thames Basin Heaths than Thursley, Hankley and Frensham Commons SPA, it is considered unlikely that many visitors to Ebernoe Common come from Farnham, as it is further still from Farnham.
- 4.7.6 The primary recreational impacts of the Plan are expected to be in relation to Thames Basin Heaths SPA. Policy FNP9 of the NDP supports the Waverley Thames Basin Heaths Special Protection Area Avoidance Strategy⁹ and the Thames Basin Heaths Special Protection Area Delivery Framework¹⁰. Policy FNP9 is considered sufficient to reduce recreational impacts of the NDP on Thames Basin Heaths to a negligible level.

4.8 Hydrological changes

- 4.8.1 Hydrological changes have been identified as a pressure / threat against the following European sites:
- Thames Basin Heaths SPA;
 - Thursley, Ash, Pirbright & Chobham SAC;
 - Thursley, Hankley & Frensham Commons SPA;

⁶ URS (2014) Waverley Local Plan Habitats Regulations Assessment Analysis of Housing Scenarios

⁷ Ibid

⁸ EPR (2012) Whitehill & Bordon Eco-town, Visitor Survey Report

⁹ Waverley Borough Council (2009, Updated 2013) Thames Basin Heaths Special Protection Area Avoidance Strategy

¹⁰ Thames Basin Heaths Joint Strategic Partnership Board (2009) Thames Basin Heaths Special Protection Area Delivery Framework

- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs.

4.8.2 South East Water supplies water in Farnham. South East Water's Water Resource Management Plan (WRMP) states that 75% of the water supply comes from groundwater. As such, the increased water demand associated with development proposed in the Plan is expected to come primarily from groundwater sources, which will not affect any of the European sites.

4.8.3 None of the sites allocated by the plan are expected to change the flooding regime of any European sites, due to a combination of site size and location. As such, the NDP is not expected to lead to hydrological changes at any European sites in the area.

4.8.4 The HRA of South East Water's WRMP concluded that, of the sites considered in this assessment, the WRMP would have an affect on Thames Basin Heaths SPA at Surrey Hills, due to a potential extension of the water service reservoir, needed to serve increasing demand. This was explored though an appropriate assessment, which concluded that significant adverse effects were capable of being mitigated¹¹.

4.9 Wildfire / arson

4.9.1 Wildfire / arson has been identified as a pressure / threat against the following European sites:

- Thames Basin Heaths SPA;
- Thursley, Ash, Pirbright & Chobham SAC;
- Thursley, Hankley & Frensham Commons SPA;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC; and
- Thursley & Ockley Bogs Ramsar.

4.9.2 The NDP is not expected to affect the frequency or nature of wildfires, as this is dependent on the existing site management regime and climatic factors. Any increase in the risk of arson arising from the NDP is deemed to be negligible.

4.10 Habitat fragmentation

4.10.1 Habitat fragmentation has been identified as a pressure / threat against the following European sites:

¹¹ South East Water (2014) WRMP14, 2014 Water Resources Management Plan Habitats Regulations Assessment Screening Report and Appropriate Assessment

- Thames Basin Heaths;
- Thursley, Ash, Pirbright and Chobham SAC;
- Thursley, Hankley & Frensham Commons SPA;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs Ramsar.

4.10.2 The NDP does not promote development within any European sites. As such, the NDP is not expected to lead to any direct habitat loss or fragmentation of European sites.

4.11 Invasive species

4.11.1 Invasive species have been identified as a pressure / threat against the following European sites:

- Thursley, Ash, Pirbright & Chobham SAC;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC; and
- East Hampshire Hangers SAC.

4.11.2 SIPs for these sites indicate that each site has issues with a specific invasive species. Thursley, Ash, Pirbright & Chobham SAC is threatened by *Rhododendron* and *Gaultheria*; Wealden Heaths Phase II SPA and Woolmer Forest SAC are threatened by *Crassula helmsii*; and East Hampshire Hangers SAC is threatened by a non-native hybrid ivy. The NDP is not expected to affect the vitality or spread of any of these plant species and will therefore not increase the pressure / threat of invasive species at these sites.

4.12 Other ecosystem modifications

4.12.1 This pressure / threat has been identified in relation to Ebernoe Common SAC. The Data Dictionary from the European Environment Agency¹² indicates that this category of pressures / threats includes the following:

- Reduction or loss in specific habitat features;
- Anthropogenic reduction of habitat connectivity;
- Reduction, lack or prevention of erosion; and
- Applied (industrial) destructive research.

4.12.2 As discussed in **Section 4.10**, the NDP is not expected to lead to any direct loss of habitat nor is it expected to reduce habitat connectivity. The NDP is not expected to lead to any destructive research in Ebernoe Common SAC.

¹² European Environment Agency (2013) EIONET Data Dictionary [online], available at: <http://dd.eionet.europa.eu>, accessed: 29/04/16

- 4.12.3 Erosion from the NDP would most likely be caused by residents visiting the site. As explained in **Section 4.7**, Farnham is unlikely to generate significant numbers of visitors to Ebernoe Common SAC. As such the NDP is not expected to contribute to the pressure / threat of other ecosystem modifications.

4.13 Offsite habitat availability / management

- 4.13.1 Offsite habitat availability / management has been identified as a pressure for Ebernoe Common SAC. This pressure affects Barbastelle bats (*Barbastella barbastellus*) and Bechstein's bats (*Myotis bechsteinii*) in particular.
- 4.13.2 A study of Barbastelle bats in southern England found home ranges to be between 1km and 20km, but recommended conservation efforts should target conservation and enhancement of habitats within 7km of roost sites¹³. The Bat Conservation Trust advises that Bechstein's bats tend to forage in woodland within a kilometre or two of their roosts¹⁴.
- 4.13.3 Development in Farnham is unlikely to affect this pressure, as it is expected to be largely beyond the likely range of Barbastelle and Bechstein's bats from Ebernoe Common SAC.

¹³ Zeale, M. R. K., Davidson-Watts, I., Jones, G., (2012) Home range use and habitat selection by barbastelle bats (*Barbastella barbastellus*): implications for conservation

¹⁴ Bat Conservation Trust (2010) Bechstein's bat factsheet, available at: http://www.bats.org.uk/data/files/Species_Info_sheets/bechsteins.pdf, accessed: 29/04/2016

5 Conclusions and Recommendations

5.1 Assessment findings

- 5.1.1 There are eight Natura 2000 sites and one Ramsar site within 20km of Farnham.
- 5.1.2 This HRA report has outlined the threats and pressures that have the potential to undermine the conservation objectives of each European site and Ramsar site considered.
- 5.1.3 It is recommended that the Farnham NDP be screened into the HRA process on the basis of potential increases in air pollution. This applies to Thames Basin Heaths SPA and Thursley, Hankley & Frensham Commons SPA. The policies of primary concern are FNP11, FNP12, FNP14, FNP15 and FNP17. These policies promote and/or allocate housing development and development of business / employment sites. Any housing development is expected to lead to an associated increase in cars in the area. Change in business use and/or allocation of new employment sites may also lead to an increase in vehicular traffic in the area.

5.2 Next steps

- 5.2.1 This report is subject to comments and review by the client team and will then be subject to consultation with Natural England. Due to the identification of a likely significant effect of the Plan on European sites, the Farnham Neighbourhood Plan should be subject to Appropriate Assessment.

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JNCC (2015), Natura 2000 Standard Data Form: Woolmer Forest, [online] Available at: <http://jncc.defra.gov.uk/protectedsites/sacselection/n2kforms/UK0030304.pdf>

Natural England (2014) Site Improvement Plan: East Hampshire Hangers

Natural England (2014) Site Improvement Plan: Ebernoe Common

Natural England (2014) Site Improvement Plan: Shortheath Common

Natural England (2014) Site Improvement Plan: Thames Basin

Natural England (2014) Site Improvement Plan: Wealden Heaths Woolmer Forest

APPENDIX A

European site: Conservation Objectives (where available from Natural England).

* Denotes a priority natural habitat or species

Thames Basin Heaths SPA

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Qualifying Features:

- A224 *Caprimulgus europaeus*; European nightjar (breeding)
- A246 *Lullula arborea*; Woodlark (breeding)
- A302 *Sylvia undata*; Dartford warbler (breeding).

Thursley, Ash, Pirbright & Chobham SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and
- The supporting processes on which the habitats of the qualifying features rely.

Qualifying Features:

- H4010. Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath
- H4030. European dry heaths
- H7150. Depressions on peat substrates of the *Rhynchosporion*.

Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Qualifying Features:

- A224 *Caprimulgus europaeus*; European nightjar (breeding)
- A246 *Lullula arborea*; Woodlark (breeding)
- A302 *Sylvia undata*; Dartford warbler (breeding).

Natural England has released Draft Supplementary Advice on Conserving and Restoring Site Features (2016) for Thames Bain Heaths SPA. This provides the following table as a general guide to months in which significant numbers of each qualifying feature is most likely to be present at the SPA i.e. the breeding season of each qualifying feature:

Feature	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dartford Warbler												
European Nightjar												
Woodlark												

Shortheath Common SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats;
- The structure and function (including typical species) of the qualifying natural habitats; and
- The supporting processes on which the habitats of the qualifying features rely.

Qualifying Features:

- H4030. European dry heaths
- H7140. Transition mires and quaking bogs; Very wet mires often identified by an unstable 'quaking' surface
- H91D0. Bog woodland*

Wealden Heaths Phase II SPA

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Qualifying Features:

- A224 *Caprimulgus europaeus*; European nightjar (breeding)
- A246 *Lullula arborea*; Woodlark (breeding)
- A302 *Sylvia undata*; Dartford warbler (breeding).

Woolmer Forest SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats;
- The structure and function (including typical species) of the qualifying natural habitats; and
- The supporting processes on which the qualifying natural habitats rely.

Qualifying Features:

- H3160. Natural dystrophic lakes and ponds; Acid peat-stained lakes and ponds
- H4010. Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath
- H4030. European dry heaths
- H7140. Transition mires and quaking bogs; Very wet mires often identified by an unstable 'quaking' surface
- H7150. Depressions on peat substrates of the *Rhynchosporion*.

East Hampshire Hangers SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

Qualifying Features:

- H6210. Semi-natural grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*) (important orchid sites); Dry grasslands and scrublands on chalk or limestone (important orchid sites)*
- H9130. *Asperulo-Fagetum* beech forests; Beech forests on neutral to rich soils
- H9180. *Tilio-Acerion* forests of slopes, screes and ravines; Mixed woodland on base-rich soils associated with rocky slopes*
- H91J0. *Taxus baccata* woods of the British Isles; Yew-dominated woodland*
- S1654. *Gentianella anglica*; Early gentian

Ebernoe Common SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

Qualifying Features:

- H9120. Atlantic acidophilous beech forests with *Ilex* and sometimes *Taxus* in the shrub layer (*Quercion roburi-petraeae* or *Illici-Fagenion*); Beech forests on acid soils
- S1308. *Barbastella barbastellus*; Barbastelle bat
- S1323. *Myotis bechsteinii*; Bechstein's bat

Thursley & Ockley Bogs Ramsar

Ramsar sites do not have Conservation Objectives in the same way as SPAs and SACs. The site overview given on the Information Sheet on Ramsar Wetlands (RIS) is as follows:

*Thursley and Ockley Bogs is a valley mire complex and lies within Thursley, Hankley & Frensham Commons SSSI. The mire occurs within a matrix of heathland, where drainage is impeded, and a deep layer of peat has built up from the remains of bog-moss *Sphagnum* spp. which forms much of the vegetation. Several areas of open water also contribute significantly to the overall diversity of the site, ranging from acidic boggy pools and ditches to large ponds.*

Ramsar Criteria:

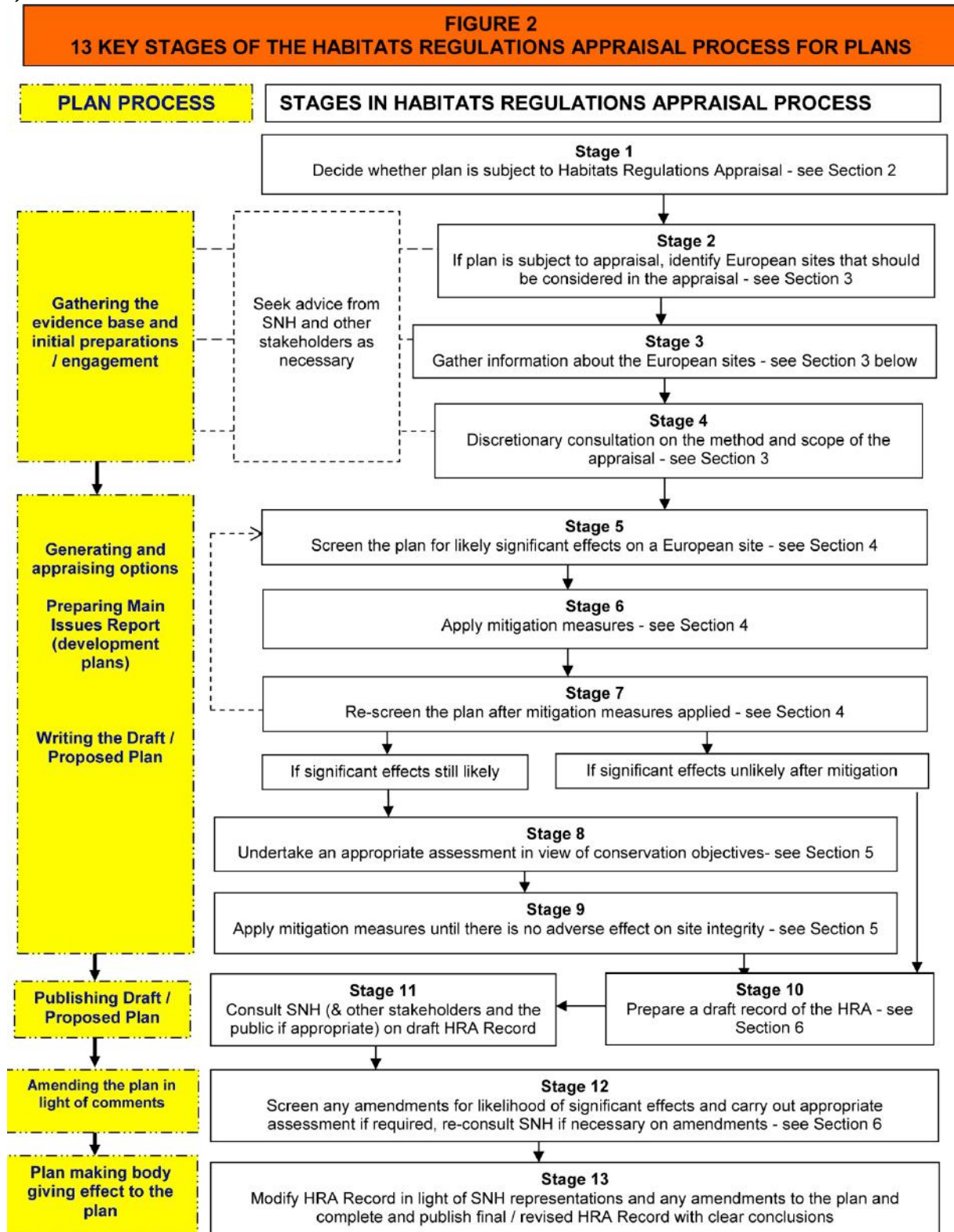
Ramsar Criteria are the criteria for identifying Wetlands of International Importance. The relevant criteria and ways in which this site meets the criteria are presented in the table below.

Ramsar Criterion	Description of Ramsar Criterion	Relevant feature of Thursley & Ockley Bogs
2	A wetland should be considered internationally important if it supports vulnerable, endangered, or critically endangered species or threatened ecological communities.	Supports a community of rare wetland invertebrate species including notable numbers of breeding dragonflies.
3	A wetland should be considered internationally important if it supports plant and/or animal species at a critical stage in their life cycles, or provides refuge during adverse conditions.	It is one of few sites in Britain to support all six native reptile species. The site also supports nationally important breeding populations of European nightjar <i>Caprimulgus europaeus</i> and woodlark <i>Lullula arborea</i> .

APPENDIX B

Flow chart of HRA process.

The 13 Key Stages of the Habitats Regulations Appraisal Process (reproduced from SNH, 2012)



APPENDIX C

Policy Screening Categories

In accordance with the SNH (2015) Guidance, each element of the plan was subject to an initial screening to determine whether it needed consideration as part of the HRA. Lepus considered each policy of the NDP in turn and assigned one or more of the following categories:

1. General policy statements or policies that are too general for a meaningful assessment until more detail is known;
2. Projects referred to in, but not proposed by, the plan;
3. No likely significant effects:
 - a. Policies to protect the natural or built environment;
 - b. Policies that will not lead to change (e.g. design policies);
 - c. Policies that make provision for change but which could have no conceivable effect; and
4. Policies that cannot be screened out at this stage.

Further information on these categories can be found in the SNH (2015) Guidance. The results of this initial screening are presented in **Table C.1**. Those policies highlighted in light blue are those that could not be screened out on the basis of the categories given above.

Table C.1: Results of initial screening of policies

Environment		Screening category
FNP1	Design of New Development and Conservation	1
FNP2	Farnham Town Centre Conservation Area and its setting	3a
FNP3	Shop Fronts within Farnham Conservation Area and its setting	3a
FNP4	Advertisements within Farnham Conservation Area and its setting	3a, 3b
FNP5	South Farnham Arcadian Areas	3a
FNP6	Buildings and Structures of Character	3a, 3b
FNP7	Protect and Enhance the Countryside	3a
FNP8	Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	3a
FNP9	Thames Basin Heaths Special Protection Area (SPA)	3a
FNP10	Protect and Enhance Biodiversity	3a
Housing		
FNP11	Housing Site Options	4

FNP12	Small Scale Dwellings	4
FNP13	Building Extensions Within and Outside the Built Up Area Boundary	3c
Business		
FNP14	Land for Business	4
FNP15	Business Site Option	4
FNP16	Rural Buildings for Business and Tourist Uses	1
Farnham Town Centre and Local Centres		
FNP17	The Woolmead	4
FNP18	Farnham Town Centre	3c
FNP19	Local Centres	3c
Leisure and Wellbeing		
FNP20	Public Open Space	3a/b
FNP21	Indoor Sports Facilities	3a
FNP22	Cultural Facilities	3b
Infrastructure		
FNP23	Transport Impact of Development	1
FNP24	Securing Infrastructure	1



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Habitats Regulations Assessment of the Regulation 15 Farnham Neighbourhood Plan

Screening Document

July 2016



Habitats Regulations Assessment of the Regulation 15 Farnham Neighbourhood Plan

Screening Report

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Contents

1	Introduction	1
1.1	Background.....	1
1.2	Approach to report preparation.....	2
1.3	The HRA process	2
1.4	About the Farnham Neighbourhood Plan.....	3
1.5	HRA process to date	5
2	Methodology.....	6
2.1	Guidance and best practice.....	6
2.2	Habitats Regulations Assessment methodology	7
2.3	Dealing with uncertainty	7
2.4	Likely significant effect	8
2.5	Limitations	9
3	European Sites	10
3.1	About European sites	10
3.2	Ecological information.....	10
4	Potential Effects.....	12
4.1	Introduction	12
4.2	Conservation objectives.....	13
4.3	Site pressures and threats.....	14
4.4	Scoping out pressures and threats.....	19
4.5	Air pollution	19
4.6	Other human intrusions and 3 rd party impacts	20
4.7	Public access and sports / recreational activities.....	20
4.8	Hydrological changes.....	22
4.9	Wildfire / arson.....	23
4.10	Habitat fragmentation	23
4.11	Invasive species.....	24
4.12	Other ecosystem modifications	24
4.13	Offsite habitat availability / management	25
5	Air Pollution	26
5.1	Introduction and definitions	26
5.2	Current baseline: Thames Basin Heaths SPA.....	26
5.3	Current baseline: Thursley, Hankley and Frensham Commons SPA and Thursley, Ash, Pirbright and Chobham SAC	27
5.4	Estimated change in vehicle movements.....	28
5.5	Avoidance and Mitigation	31
6	Conclusions and Recommendations.....	33
6.1	Assessment findings.....	33

6.2	Next steps.....	33
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Appendix A: Conservation objectives for European Sites

Appendix B: Flow chart of HRA process

Appendix C: Screening categories for policies in the Farnham NDP

Figures

Figure 4.1 Map illustrating location of European sites within 20km of Farnham

Tables

Table 1.1	Policies contained in the Farnham Neighbourhood Plan
Table 2.1	Synoptic version of the flow chart in Appendix B identifying screening and appropriate assessment stages within the HRA process
Table 3.1	Criteria for identification of European sites
Table 4.1	Threats and pressures for each European site identified as potentially being affected by Farnham NDP
Table 5.1	Critical loads of pollutants associated with vehicle transport
Table 5.2	Changes in traffic flow

Acronyms

AA	Appropriate Assessment
AADT	Annual Average Daily Trips
DEFRA	Department for Environment, Food, and Rural Affairs
DMRB	Design Manual for Roads and Bridges
FTC	Farnham Town Council
HRA	Habitats Regulations Assessment / Appraisal
IPENS	Improvement Programme for England's Natura 2000 sites
JNCC	Joint Nature Conservation Committee
LPA	Local Planning Authority
LSE	Likely Significant Effect
NDP	Neighbourhood Development Plan
NE	Natural England
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SANG	Suitable Accessible Natural Greenspace
SIP	Site Improvement Plan

SNH	Scottish Natural Heritage
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

Executive Summary

- E1** This HRA report has carefully considered the conservation objectives of European sites that might be associated with development as part of the Regulation 15 Farnham Neighbourhood Plan.
- E2** There are nine sites of European importance within the Farnham area. No further sites have been identified from a 20km area of search, or included through hydrological pathways that lie beyond this search zone.
- E3** The following nine sites are included in this HRA report:
- Thames Basin Heaths SPA;
 - Thursley, Ash, Pirbright & Chobham SAC;
 - Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA;
 - Shortheath Common SAC;
 - Wealden Heaths Phase II SPA;
 - Woolmer Forest SAC;
 - East Hampshire Hangers SAC;
 - Ebernoe Common SAC; and
 - Thursley & Ockley Bogs Ramsar.
- E4** A number of threats and pressures facing these sites were explored during the assessment, including: recreational pressure, air quality and hydrological changes. Of particular concern were potential increases in air pollution at the following sites:
- Thames Basin Heaths SPA;
 - Thursley, Ash, Pirbright & Chobham SAC; and
 - Thursley, Hankley & Frensham Commons SPA.
- E5** Further examination of air pollution issues determined that no likely significant effects were expected to arise as a result of the Regulation 15 Farnham Neighbourhood Plan. As a result, it is recommended that the Regulation 15 Farnham Neighbourhood Plan be screened out of the HRA process.

1 Introduction

1.1 Background

1.1.1 Lepus Consulting has prepared this Habitats Regulations Assessment (HRA) report of the Regulation 15 Farnham Neighbourhood Plan (NDP, Plan) on behalf of Farnham Town Council (FTC). This is a requirement of Regulation 102 of the Conservation of Habitats and Species Regulations 2010¹ (the Habitats Regulations).

1.1.2 The following European sites were identified using a 20km area of search around Farnham, as well as including sites which are potentially connected (e.g. hydrologically) beyond this distance:

- Thames Basin Heaths SPA;
- Thursley, Ash, Pirbright & Chobham SAC;
- Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA;
- Shortheath Common SAC;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC;
- East Hampshire Hangers SAC;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs Ramsar.

1.1.3 Whilst Ramsar sites are not European sites, NPPF paragraph 118 states that Ramsar sites should be given the same protection as European sites. For the purpose of this report, the phrase 'European site' includes Ramsar sites, along with Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) unless otherwise stated.

1.1.4 The nature of, conservation objectives of, and pressures and threats facing each site have been explored in this report.

¹ UK Government, (2010), The Conservation of Habitats and Species Regulations 2010

1.2 Approach to report preparation

1.2.1 The outputs of this report include information in relation to:

- The HRA process;
- Methodology for HRA;
- Evidence gathering in relation to European sites;
- Conservation objectives of sites;
- Understanding threats and pressures relevant to each site; and
- Conclusions and recommendations.

1.2.2 This report comprises a screening and scoping assessment under the Habitats Regulations, which is the first step in assessing any likely significant effects of development proposals in the Regulation 15 Farnham NDP. This report sets the baseline with regards to European sites and determines whether the Plan is likely to have any significant effects on these sites.

1.3 The HRA process

1.3.1 The application of HRA to land-use plans is a requirement of the Conservation of Habitats and Species Regulations 2010, the UK's transposition of European Directive 92/43/EEC *on the conservation of natural habitats and of wild fauna and flora* (the Habitats Directive). HRA applies to plans and projects, including all Local Development Documents in England and Wales.

1.3.2 The HRA process assesses the potential effects of a plan or project against the conservation objectives of any European sites designated for their importance to nature conservation. These sites form a system of internationally important sites throughout Europe and are known collectively as the 'Natura 2000 network'.

1.3.3 European sites provide valuable ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the EU. These sites consist of SACs, designated under the Habitats Directive and SPAs, designated under European Directive 2009/147/EC *on the conservation of wild birds* (the Birds Directive). Additionally, Government policy requires that sites designated under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat) are to be treated as if they are fully designated European sites for the purpose of considering development proposals that may affect them.

-
- 1.3.4 Under Regulation 102 of the Habitats Regulations, the assessment must determine whether or not a plan will adversely affect the integrity of the European sites concerned. The process is characterised by the precautionary principle. The European Commission describes the precautionary principle as follows:
- 1.3.5 “If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with protection normally afforded to these within the European Community, the **Precautionary Principle** is triggered.”
- 1.3.6 Decision-makers then have to determine what action/s to take. They should take account of the potential consequences of no action, the uncertainties inherent in scientific evaluation, and should consult interested parties on the possible ways of managing the risk. Measures should be proportionate to the level of risk, and to the desired level of protection. They should be provisional in nature pending the availability of more reliable scientific data.
- 1.3.7 Action is then undertaken to obtain further information, enabling a more objective assessment of the risk. The measures taken to manage the risk should be maintained so long as scientific information remains inconclusive and the risk is unacceptable.
- 1.3.8 The hierarchy of intervention is important: where significant effects are likely or uncertain, plan makers must firstly seek to avoid the effect through, for example, a change of policy. If this is not possible, mitigation measures should be explored to remove or reduce the significant effect. If neither avoidance, nor subsequently, mitigation is possible, alternatives to the plan should be considered. Such alternatives should explore ways of achieving the plan’s objectives that do not adversely affect European sites.
- 1.3.9 If no suitable alternatives exist, plan-makers must demonstrate under the conditions of Regulation 103 of the Habitats Regulations, that there are Imperative Reasons of Overriding Public Interest (IROPI) in order to continue with the proposal.
- 1.4 About the Regulation 15 Farnham Neighbourhood Plan**
- 1.4.1 Farnham is a town and civil parish located in Waverley, Surrey. Farnham Town Council is preparing a neighbourhood development plan (NDP), which will guide development in the area covered by FTC (see **Figure 4.1**). The plan making process began in February 2013, when Waverley Borough Council designated the area as a Neighbourhood Plan Area.
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- 1.4.2 This document focuses on assessment of the Farnham Neighbourhood Plan, Regulation 15 (July 2016). This has been developed taking account of the outcomes of a series of consultation exercises with the local community. The Plan considers how best to achieve high quality development that is in keeping with the location, protecting open space and promoting local businesses, among other issues.
- 1.4.3 The NDP presents policies according to the following themes:
- Environment;
 - Housing;
 - Business;
 - Farnham Town Centre and Local Centres;
 - Leisure and Wellbeing; and
 - Local Infrastructure.
- 1.4.4 Policies contained in the NDP are presented in **Table 1.1**.

Table 1.1: Policies contained in the Regulation 15 Farnham Neighbourhood Plan

Environment	
FNP1	Design of New Development and Conservation
FNP2	Farnham Town Centre Conservation Area and its setting
FNP3	Shop Fronts within Farnham Conservation Area and its setting
FNP4	Advertisements within Farnham Conservation Area and its setting
FNP5	Great Austins Conservation Area and its setting
FNP6	Wrecclesham Conservation Area and its setting
FNP7	Old Church Lane Conservation Area and its setting
FNP8	South Farnham Arcadian Areas
FNP9	Buildings and Structures of Character
FNP10	Protect and Enhance the Countryside
FNP11	Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham
FNP12	Thames Basin Heaths Special Protection Area (SPA)
FNP13	Protect and Enhance Biodiversity
Housing	
FNP14	Housing Site Allocations
FNP15	Small Scale Dwellings

FNP16	Building Extensions Within and Outside the Built Up Area Boundary
Business	
FNP17	Land for Business
FNP18	Business Site Option
FNP19	Enterprise and Incubation Hub at the University of the Creative Arts
FNP20	Rural Buildings for Business and Tourist Uses
Farnham Town Centre and Neighbourhood Centres	
FNP21	East Street, South Street and Dogflud Way
FNP22	The Woolmead
FNP23	Farnham Town Centre
FNP24	Neighbourhood Centres
FNP25	Public Houses
Leisure and Wellbeing	
FNP26	Sports Pitches
FNP27	Public Open Space
FNP28	Indoor Sports Facilities
FNP29	Cultural Facilities
Infrastructure	
FNP30	Transport Impact of Development
FNP31	Water and Sewerage Infrastructure Capacity
FNP32	Securing Infrastructure

1.5 HRA process to date

- 1.5.1 The HRA process is iterative and assesses different stages of the plan making process. The HRA process of this report draws on the updated methodology prepared by David Tyldesley Associates for Scottish Natural Heritage (2015), as explained in **Section 2.1**. This methodology sets out 13 stages of the HRA process, shown in **Table 2.1**.
- 1.5.2 FTC has determined the need for HRA and has commissioned Lepus Consulting to undertake the scoping and screening stages for the NDP. This report constitutes a screening report, which includes the completion of stages 1-7 (**Table 2.1**).

2 Methodology

2.1 Guidance and best practice

- 2.1.1 Guidance on HRA has been published in draft form by the Government (DCLG, 2006) and Natural England in conjunction with David Tyldesley Associates (Local Development Plan Documents under the Provisions of the Habitats Regulations, 2009); both draw, in part, on European Union guidance (European Commission, 2001) regarding the methodology for undertaking appropriate assessment (AA) of plans.
- 2.1.2 All guidance recognises that there is no statutory method for undertaking HRA and that the adopted method must be appropriate to its purpose under the Habitats Directive and Regulations; this concept is one of the reasons why HRA is often referred to as appropriate assessment.
- 2.1.3 In the absence of finalised guidance from the Government, Natural England has suggested that the updated guidance on HRA published by Scottish Natural Heritage (SNH, 2015) can be used to assess land use plans².
- 2.1.4 For the purposes of this report Habitats Regulations Appraisal and Habitats Regulations Assessment are synonymous.
- 2.1.5 Paragraph 1.3 of the SNH guidance states that “the procedure referred to in this guidance is that of ‘Habitats Regulations Appraisal’ (HRA) which encompasses the requirements of Article 6(3) of the Habitats Directive...The procedure is sometimes referred to as an ‘appropriate assessment’, but this can be confusing because an appropriate assessment is only one particular stage in the process of Habitats Regulations Appraisal. Not all plans undergoing Habitats Regulations Appraisal will reach the stage of appropriate assessment, because some plans would not be likely to have a significant effect on a European site”.
- 2.1.6 The term ‘Habitats Regulations Appraisal’ is used here to encompass the decision on whether the plan should be subject to appraisal, the ‘screening’ process for determining whether an ‘appropriate assessment’ is required, as well as any ‘appropriate assessment’ that may be required. It is important to remember that an appropriate assessment is only required where the plan-making body determines that the plan is likely to have a significant effect on a European site in Great Britain, or a European Offshore Marine Site, either alone or in combination with other plans or projects, and the plan is not directly connected with or necessary to the management of the site.

² pers. comm.

2.2 Habitats Regulations Assessment methodology

- 2.2.1 This HRA follows the methodology prepared by David Tyldesley Associates for Scottish Natural Heritage (SNH, 2015). A step-by-step methodology is outlined in the guidance (see **Appendix B**) and has been summarised in **Table 2.1**. Stages 1 to 7 are relevant to this report.

2.3 Dealing with uncertainty

- 2.3.1 The assessment of effects can be affected by uncertainty in a number of ways; some of these are addressed below.

- 2.3.2 **Regulatory Uncertainty:** Some plans will include references to proposals that are planned and implemented through other planning and regulatory regimes, for example, trunk road or motorway improvements. These will be included because they have important implications for spatial planning, but they are not proposals of the Local Planning Authority (LPA), nor are they proposals brought forward by the plan itself. Their potential effects will be assessed through other procedures. The LPA may not be able to assess the effects of these proposals. Indeed, it may be inappropriate for them to do so, and would also result in unnecessary duplication.

- 2.3.3 There is a need to focus the Habitats Regulations Assessment on the proposals directly promoted by the plan, and not all and every proposal for development and change, especially where these are planned and regulated through other statutory procedures, which will be subject to HRA.

- 2.3.4 **Planning Hierarchy Uncertainty:** The higher the level of a plan in the hierarchy the more general and strategic its provisions will be and therefore the more uncertain its effects will be. The protective regime of the Directive is intended to operate at differing levels. In some circumstances assessment 'down the line' will be more effective in assessing the potential effects of a proposal on a particular site and protecting its integrity. However, three tests should be applied.

- 2.3.5 It will be appropriate to consider relying on the HRA of lower tier plans, in order for an LPA to ascertain a higher tier plan would not have an adverse effect on the integrity of a European site, only where:

A] The higher tier plan assessment cannot reasonably assess the effects on a European site in a meaningful way; whereas

B] The HRA of the lower tier plan, which will identify more precisely the nature, scale or location of development, and thus its potential effects, will be able to change the proposal if an adverse effect on site integrity cannot be ruled out, because the lower tier plan is free to change the nature and/or scale and/or location of the proposal in order to avoid adverse effects on the integrity of any European site (e.g. it is not constrained by location specific policies in a higher tier plan); and

C] The HRA of the plan or project at the lower tier is required as a matter of law or Government policy.

2.3.6 It may be helpful for the HRA of the higher tier plan to indicate what further assessment may be necessary in the lower tier plan.

2.3.7 **Implementation Uncertainty:** In order to clarify the approach where there is uncertainty because effects depend on how the plan is implemented, and to ensure compliance with the Regulations, it may be appropriate to impose a caveat in relevant policies, or introduce a free-standing policy, which says that any development project that could have an adverse effect on the integrity of a European site will not be in accordance with the plan.

2.3.8 This would help to enable the assessors to reasonably conclude, on the basis of objective information, that even where there are different ways of implementing a plan, and even applying the precautionary principle, no element of the plan can argue that it draws support from the plan, if it could adversely affect the integrity of a European site.

2.4 Likely significant effect

2.4.1 The plan and its component policies are assessed to determine and identify any potential for **'likely significant effect'** (LSE) upon European sites. The guidance (SNH, 2015) provides the following interpretation.

2.4.2 "A likely effect is one that cannot be ruled out on the basis of objective information. The test is a 'likelihood' of effects rather than a 'certainty' of effects. Although some dictionary definitions define 'likely' as 'probable' or 'well might happen', in the Waddenzee case the European Court of Justice ruled that a project should be subject to appropriate assessment "if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site, either individually or in combination with other plans and projects". Therefore, 'likely', in this context, should not simply be interpreted as 'probable' or 'more likely than not', but rather whether a significant effect can objectively be ruled out".

Table 2.1: Synoptic version of the flow chart in **Appendix B** identifying screening and appropriate assessment stages within the HRA process

Group		HRA Stage
Determination of Need and Compilation of Evidence Base	Stage 1	Determination of need
	Stage 2	Identification of European sites that should be considered in the appraisal
	Stage 3	Gathering information on European sites
	Stage 4	Discretionary discussions on the method and scope of the appraisal
Screen all aspects of plan (Screening)	Stage 5	Screening the plan
	Stage 6	Applying mitigation measures at screening stage to avoid likely significant effects
	Stage 7	Rescreen the plan and decide on the need for appropriate assessment
Appropriate Assessment	Stage 8	The appropriate assessment – site integrity, conservation objectives and the precautionary principle
	Stage 9	Amending the plan until there would be no adverse effects on site integrity
Consultation of Draft	Stage 10	Preparing a draft of HRA
	Stage 11	Consultation
	Stage 12	Proposed modifications
	Stage 13	Modifying and completing HRA

2.5 Limitations

- 2.5.1 This report has been prepared using the best available data. References are cited in the text where appropriate. Lepus Consulting has collected no primary data in the preparation of this report.

3 European Sites

3.1 About European sites

- 3.1.1 Each site of European importance has its own intrinsic qualities, besides the habitats or species for which it has been designated, that enables the site to support the ecosystems that it does. An important aspect of this is that the ecological integrity of each site can be vulnerable to change from natural and human induced activities in the surrounding environment (pressures and threats). For example, sites can be affected by land use plans in a number of different ways, including the direct land take of new development, the type of use the land will be put to (for example, an extractive or noise-emitting use), the pollution a development generates and the resources used (during construction and operation for instance).
- 3.1.2 An intrinsic quality of any European site is its functionality at the landscape ecology scale. This refers to how the site interacts with the zone of influence of its immediate surroundings, as well as the wider area. This is particularly the case where there is potential for developments resulting from the plan to generate water or air-borne pollutants, use water resources or otherwise affect water levels. Adverse effects may also occur via impacts to mobile species occurring outside of a designated site but which are qualifying features of the site. For example, there may be effects on protected birds that use land outside the designated site for foraging, feeding, roosting or other activities.
- 3.1.3 During the screening process, as a starting point to explore and identify which European sites might be affected by the Farnham NDP, a 20km area of search was applied. The guidance (SNH, 2015) specifies no specific size of search area. The inclusion of a specific search area was to facilitate the use of the following list of criteria for identification of European sites. Other sites beyond this zone were also reviewed on the basis that they may be connected physiographically.

3.2 Ecological information

- 3.2.1 **Table 3.1** presents information about the criteria used for the identification of European sites in the HRA process. **Appendix A** identifies the qualifying features of each site and presents details of conservation objectives for each of the nine sites identified as potentially being affected by the Farnham NDP. The information is drawn from the Joint Nature Conservancy Council (JNCC) and Natural England (NE).

Table 3.1: Criteria for identification of European sites (SNH, 2015)

Selection of European sites	
Criteria	European sites to check
All plans	Sites within the plan area, including those for the criteria listed below
For plans that could affect the aquatic environment	Sites upstream or downstream of the plan area in the case of a river or estuary
	Peatland and other wetland sites with relevant hydrological links to land within the plan area, irrespective of distance from the plan area
For plans that could affect mobile species	Sites which have significant ecological links with land in the plan area, for example, land in the plan area may be used by migratory birds, which also use a SPA, outside the plan area, at different times of year
For plans that could increase recreational pressure on European sites potentially vulnerable to such pressure	European sites in the plan area
	European sites within a reasonable travel distance of the plan area boundaries that may be affected by local recreational or other visitor pressure within the plan area (the appropriate distance in each case will need to be considered on its merits, in light of any available evidence)
	European sites within a longer travel distance of the plan area, which are major (regional or national) visitor attractions such as European sites which are National Nature Reserves where public visiting is promoted, sites in National or Regional Parks, coastal sites and sites in other major tourist or visitor destinations (the appropriate distance in each case will need to be considered on its merits, in light of any available evidence)
For plans that would increase the amount of development	Sites that are used for, or could be affected by, water abstraction in or close to the plan area
	Sites used for, or which could be affected by, discharge or effluent from waste water treatment works or other waste management streams serving land in the plan area, irrespective of distance from the plan area
	Sites that could be affected by transport or other infrastructure (e.g. by noise or visual disturbance)
	Sites that could be affected by increased deposition of air pollutants arising from the proposals, including emissions from significant increases in traffic
For plans that could affect the coast	Sites in the same coastal 'cell', or part of the same coastal ecosystem, or where there are interrelationships with or between different physical coastal processes

4 Potential Effects

4.1 Introduction

4.1.1 Baseline research identified nine sites for assessment:

- Thames Basin Heaths SPA;
- Thursley, Ash, Pirbright & Chobham SAC;
- Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA;
- Shortheath Common SAC;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC;
- East Hampshire Hangers SAC;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs Ramsar.

4.1.2 The locations of these European Sites are illustrated in **Figure 4.1**.

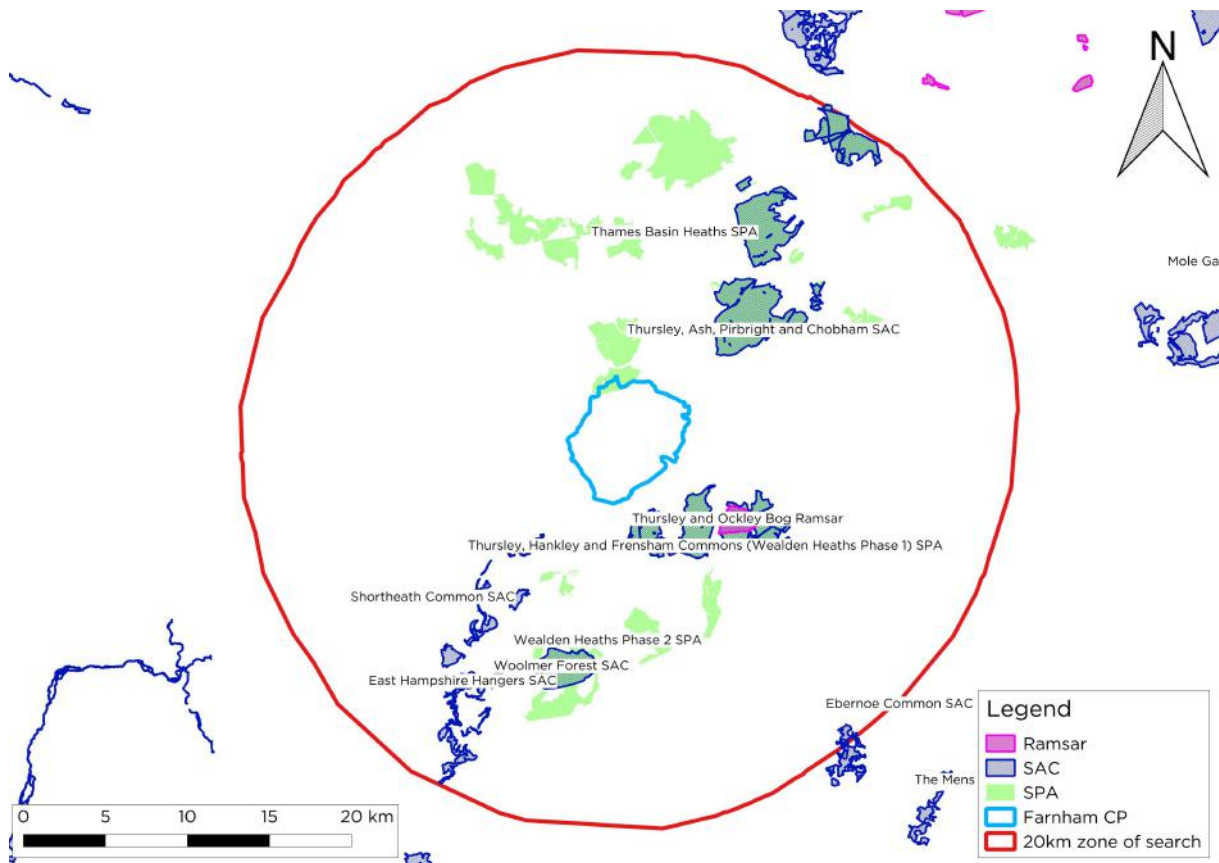


Figure 4.1: Map illustrating location of European Sites (SPAs, SACs and Ramsar sites) and a 20km buffer around Farnham

4.2 Conservation objectives

4.2.1 The Waddenzee case³ demonstrates that the effect of a plan or project on a European site cannot be considered to be significant if it '*is not likely to undermine its conservation objectives*'. The conservation objectives and qualifying features of each European site are presented in **Appendix A**. To help determine whether these conservation objectives will be undermined, this report considers whether any existing pressures on or threats to the site will be exacerbated.

³ European Commission Case C-127/02 Reference for a Preliminary Ruling 'Waddenzee' 07/9/2004 (para 45)

4.3 Site pressures and threats

- 4.3.1 Site pressures and threats have been derived from data held by the JNCC and Natural England. SAC and SPA information is held on Natura 2000 Data Forms, including threats and pressures that would have a negative impact on the SAC and activities and management that would have a positive effect on each site. Site Improvement Plans (SIPs) have been developed for each European site as part of the Improvement Programme for England's Natura 2000 sites (IPENS). These set out an overview of current and predicted issues at the site. Information regarding pressures and threats from Natura 2000 Data Forms and SIPs are summarised in **Table 4.1** and discussed in the following sections.
- 4.3.2 The Ramsar Information Sheet for Thursley and Ockley Bogs⁴ states that there are no factors adversely affecting the site's ecological character. The Ramsar Information Sheet was prepared in 2008 and more recent data may have come to light since this time. Thursley & Ockley Bogs Ramsar site lies wholly within Thursley, Hankley & Frensham Commons SPA and two of the features fulfilling Ramsar Criterion 3 (see **Appendix A**) are the same as two of the qualifying features for the SPA (European nightjar and woodlark). The SIP for Thursley, Hankley & Frensham Commons SPA states that there are a number of threats and pressures at the site affecting European nightjar and woodlark. This report has assumed that such threats and pressures are also relevant to Thursley and Ockley Bogs Ramsar site.

⁴ JNCC (2008) Information Sheet on Ramsar Wetlands (RIS): Thursley and Ockley Bog, [online] Available at: <https://rsis.ramsar.org/RISapp/files/RISrep/GB647RIS.pdf>

Table 4.1: Threats and pressures for each European site identified as potentially being affected by Farnham NDP

Threats and pressures	Thames Basin Heaths SPA	Thursley, Ash, Pirbright & Chobham SAC	Thursley, Hankley & Frensham Commons SPA	Shortheath Common SAC	Wealden Heaths Phase II SPA	Woolmer Forest SAC	East Hampshire Hangers SAC	Ebernoe Common SAC
Air pollution	✓ ^{ab} All qualifying features	✓ ^{ab} All qualifying features	✓ ^{ab} All qualifying features	✓ ^b All qualifying features		✓ ^b All qualifying features	✓ ^{ab} All qualifying features	✓ ^b All qualifying features
Other human intrusions and 3 rd party impacts				✓ ^b European dry heaths				
Biocenotic evolution, succession	✓ ^a	✓ ^a	✓ ^a	✓ ^a				
Forestry and woodland/plantation management	✓ ^{a*b} All qualifying features	✓ ^b Wet heathland with cross-leaved heath European dry heath	✓ ^b All qualifying features				✓ ^{a*b} Mixed woodland on base-rich soils associated with rocky slopes	✓ ^{a*b} All qualifying features
Public access and sports / recreational activities	✓ ^{ab} All qualifying features		✓ ^{ab} All qualifying features	✓ ^{ab} All qualifying features	✓ ^{ab} All qualifying features	✓ ^a		✓ ^b Bechstein's bat
Hydrological changes	✓ ^b All qualifying features	✓ ^{ab} Wet heathland with cross-leaved heath Depressions on peat	✓ ^b All qualifying features		✓ ^a	✓ ^{ab} Wet heathland with cross-leaved heath Very wet mires often		✓ ^{ab} Bechstein's bat

		substrates				identified by an unstable 'quaking' surface Depressions on peat surfaces		
Grazing regime	✓ ^b All qualifying features	✓ ^{a+b} All qualifying features	✓ ^b All qualifying features					
Wildfire / arson	✓ ^b All qualifying features	✓ ^b All qualifying features	✓ ^b All qualifying features		✓ ^b All qualifying features	✓ ^b Wet heathland with cross-leaved heath European dry heaths Very wet mires often identified by an unstable 'quaking' surface		
Habitat fragmentation	✓ ^b All qualifying features	✓ ^b All qualifying features	✓ ^b All qualifying features					✓ ^b Barbastelle bat Bechstein's bat
Invasive species		✓ ^b Wet heathland with cross-leaved heath European dry heath			✓ ^a	✓ ^{ab} Acid peat-stained lakes and ponds	✓ ^{ab} Mixed woodland on base-rich soils associated with rocky slopes	
Military activities	✓ ^b All qualifying features	✓ ^b All qualifying features	✓ ^b All qualifying features		✓ ^b All qualifying features	✓ ^b Acid peat-stained lakes and ponds Wet heathland with cross-leaved heath		

						European dry heaths Very wet mires often identified by an unstable 'quaking' surface		
Feature location / extent / condition unknown	✓ ^b All qualifying features		✓ ^b All qualifying features		✓ ^b All qualifying features	✓ ^b Acid peat-stained lakes and ponds Wet heathland with cross-leaved heath European dry heaths Very wet mires often identified by an unstable 'quaking' surface		
Inappropriate scrub control	✓ ^b All qualifying features	✓ ^b Wet heathland with cross-leaved heath European dry heath	✓ ^b All qualifying features	✓ ^b European dry heaths Very wet mires often identified by an unstable 'quaking' surface				
Change in cultivation practices / land management					✓ ^{ab*} All qualifying features	✓ ^{ab*} Wet heathland with cross-leaved heath European dry heaths Very wet mires often identified by an unstable 'quaking' surface Depressions on peat		✓ ^{ab} Barbastelle bat

						surfaces		
Changes in biotic conditions (climate change)								✓ ^a
Other ecosystem modifications								✓ ^a
Offsite habitat availability / management								✓ ^b Barbastelle bat Bechstein's bat
Unknown threat or pressure					✓ ^a	✓ ^a		

^a Indicates that this is highlighted as a threat / pressure in the relevant Natura 2000 Data Form

^b Indicates that this is highlighted as a threat in the relevant Site Improvement Plan

* Indicates that this threat / pressure is also identified as a potentially positive impact on the relevant Natura 2000 Data Form

4.4 Scoping out pressures and threats

4.4.1 The following threats and pressures identified in **Table 4.1** have been scoped out of further discussion as they are beyond the influence of the NDP:

- Forestry and woodland / plantation management;
- Grazing regime;
- Military activities;
- Inappropriate scrub control;
- Changes in cultivation practices / land management;
- Changes in biotic conditions (climate change); and
- Biocenotic evolution, succession.

4.4.2 The following threats and pressures identified in **Table 4.1** have been scoped out of further discussion as they are too vague to enable a meaningful assessment:

- Feature location / extent / condition unknown; and
- Unknown threat or pressure.

4.4.3 It is recommended that more data be collected on these issues. If additional data becomes available, this HRA should be revisited.

4.5 Air pollution

4.5.1 Air pollution, in particular, atmospheric nitrogen deposition, is a pressure relevant to all European sites considered in this HRA, with the exception of Wealden Heaths Phase II SPA. There is an Air Quality Management Area in Farnham, along the A325 through the town centre, which has been designated due to high levels of nitrogen oxide.

4.5.2 As 87.8% of households in Farnham have at least one car or van, it is assumed that the majority of new households, including those associated with housing development proposed in the Plan, will have at least one car or van. This will lead to a greater number of cars on the road in Farnham and the surrounding area. The Design Manual for Roads and Bridges (DMRB) suggests that air quality impacts from vehicles are most likely to occur within 200m of a road⁵.

4.5.3 Heading northwest from Farnham town, the A287 runs along the boundary of Thames Basin Heaths SPA and provides a link to the M3 and Basingstoke. The A325 also passes within 200m of Thames Basin Heaths SPA, providing a link to Farnborough. Outside of Farnham, the A287 passes south through Thursley, Hankley & Frensham Commons SPA and Thursley, Ash, Pirbright & Chobham SAC, providing a link to the A3, Chichester and the south coast. These sites are most likely to be affected by air pollution resulting from increased traffic generated by the Farnham NDP. This is explored further in **Chapter 5**.

4.6 Other human intrusions and 3rd party impacts

4.6.1 This pressure / threat refers to encroachment by householders onto Shortheath Common SAC. As Shortheath Common SAC lies outside of Farnham and this threat / pressure is concerned only with householders local to the SAC, it is not anticipated that the Farnham NDP will have an impact on this threat / pressure.

4.7 Public access and sports / recreational activities

4.7.1 Public access and sports / recreational activities has been identified as a pressure / threat against the following European sites:

- Thames Basin Heaths SPA;
- Thursley, Hankley & Frensham Commons SPA;
- Shortheath Common SAC;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs.

⁵ The Highways Agency, Transport Scotland, Welsh Assembly Government, The Department for Regional Development Northern Ireland (2007) Design Manual for Roads and Bridges, Volume 11, Section 3, Part 1: Air Quality

- 4.7.2 The HRA of Housing Scenarios for Waverley Local Plan⁶ collated visitor information on European sites within the Borough. This found that 75% of dog walkers and 54% of visitors came from within 5km of Wealden Heaths SPA and visits outside of 5km correlated with the A3 corridor. As Farnham is approximately 5km from Wealden Heaths SPA at its nearest point and does not lie along the A3 corridor, the effects of the NDP on Wealden Heaths Phase II SPA, and the coincident Woolmer Forest SAC, are likely to be negligible.
- 4.7.3 Some 70% of visitors to Shortheath Common SAC come from within 600m, which suggests few visitors from Farnham would utilise this site⁷.
- 4.7.4 There is limited publically accessible visitor information for Ebernoe Common SAC. Given that visitors from Farnham are more likely to utilise Thames Basin Heaths than Thursley, Hankley and Frensham Commons SPA, it is considered unlikely that many visitors to Ebernoe Common come from Farnham, as it is further still from Farnham.
- 4.7.5 Some 70% of visitors to Thursley, Hankley and Frensham Commons SPA, with which Thursley & Ockley Bogs is partially coincident, come from within 9km of the site. Whilst Farnham is within 9km of these sites, a previous visitor survey suggested that visitors from Farnham are more likely to utilise Thames Basin Heaths SPA, due to its closer proximity⁸.
- 4.7.6 The primary recreational impacts of the Plan are expected to be in relation to Thames Basin Heaths SPA. Policy FNP12 of the NDP aims to avoid impacts of the plan on Thames Basin Heaths SPA. This policy echoes the retained South East Plan Policy NRM6, which states that there should be no development within 400m of the SPA, as adverse effects are unlikely to be able to be mitigated within this distance. Any development within 400m – 5km should provide appropriate mitigation, which includes the majority of Farnham. Mitigation includes provision of Suitable Alternative Natural Greenspace (SANG) at 8 hectares per 1000 population, to be agreed with Natural England.

⁶ URS (2014) Waverley Local Plan Habitats Regulations Assessment Analysis of Housing Scenarios

⁷ EPR (2012) Whitehill & Bordon Eco-town, Visitor Survey Report

⁸ Ibid

- 4.7.7 There is currently one designated SANG in Farnham, at Farnham Park. The Thames Basin Heaths Special Protection Area Avoidance Strategy⁹ was reviewed in 2016. This review established that Farnham Park has capacity to serve as SANG for an additional 1,403 dwellings, which is sufficient to accommodate the 1,288 dwellings proposed in the NDP (housing allocations and windfall capacity).
- 4.7.8 Policy FNP12 requires developments with potential effects on the SPA to contribute towards SANG provision at Farnham Park and to make a financial contribution towards wider Strategic Access Management and Monitoring. This policy sets out additional guidance regarding SANG contributions, by ensuring SANG is accessible from developments of over 10 dwellings and that mitigation measures are agreed with Natural England, provided prior to occupation and provided in perpetuity.
- 4.7.9 Policy FNP12 is considered sufficient to reduce recreational impacts of the NDP on Thames Basin Heaths to a negligible level.

4.8 Hydrological changes

- 4.8.1 Hydrological changes have been identified as a pressure / threat against the following European sites:
- Thames Basin Heaths SPA;
 - Thursley, Ash, Pirbright & Chobham SAC;
 - Thursley, Hankley & Frensham Commons SPA;
 - Wealden Heaths Phase II SPA;
 - Woolmer Forest SAC;
 - Ebernoe Common SAC; and
 - Thursley & Ockley Bogs.
- 4.8.2 South East Water supplies water in Farnham. South East Water's Water Resource Management Plan (WRMP) states that 75% of the water supply comes from groundwater. As such, the increased water demand associated with development proposed in the Plan is expected to come primarily from groundwater sources, which will not affect any of the European sites.

⁹ Waverley Borough Council (2009, Updated 2013) Thames Basin Heaths Special Protection Area Avoidance Strategy

4.8.3 None of the sites allocated by the plan are expected to change the flooding regime of any European sites, due to a combination of site size and location. As such, the NDP is not expected to lead to hydrological changes at any European sites in the area.

4.8.4 The HRA of South East Water's WRMP concluded that, of the sites considered in this assessment, the WRMP would have an affect on Thames Basin Heaths SPA at Surrey Hills, due to a potential extension of the water service reservoir, needed to serve increasing demand. This was explored though an appropriate assessment, which concluded that significant adverse effects were capable of being mitigated¹⁰.

4.9 Wildfire / arson

4.9.1 Wildfire / arson has been identified as a pressure / threat against the following European sites:

- Thames Basin Heaths SPA;
- Thursley, Ash, Pirbright & Chobham SAC;
- Thursley, Hankley & Frensham Commons SPA;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC; and
- Thursley & Ockley Bogs Ramsar.

4.9.2 The NDP is not expected to affect the frequency or nature of wildfires, as this is dependent on the existing site management regime and climatic factors. Any increase in the risk of arson arising from the NDP is deemed to be negligible.

4.10 Habitat fragmentation

4.10.1 Habitat fragmentation has been identified as a pressure / threat against the following European sites:

- Thames Basin Heaths;
- Thursley, Ash, Pirbright and Chobham SAC;
- Thursley, Hankley & Frensham Commons SPA;
- Ebernoe Common SAC; and
- Thursley & Ockley Bogs Ramsar.

¹⁰ South East Water (2014) WRMP14, 2014 Water Resources Management Plan Habitats Regulations Assessment Screening Report and Appropriate Assessment

- 4.10.2 The NDP does not promote development within any European sites. As such, the NDP is not expected to lead to any direct habitat loss or fragmentation of European sites.

4.11 Invasive species

- 4.11.1 Invasive species have been identified as a pressure / threat against the following European sites:

- Thursley, Ash, Pirbright & Chobham SAC;
- Wealden Heaths Phase II SPA;
- Woolmer Forest SAC; and
- East Hampshire Hangers SAC.

- 4.11.2 SIPs for these sites indicate that each site has issues with a specific invasive species. Thursley, Ash, Pirbright & Chobham SAC is threatened by *Rhododendron* and *Gaultheria*; Wealden Heaths Phase II SPA and Woolmer Forest SAC are threatened by *Crassula helmsii*; and East Hampshire Hangers SAC is threatened by a non-native hybrid ivy. The NDP is not expected to affect the vitality or spread of any of these plant species and will therefore not increase the pressure / threat of invasive species at these sites.

4.12 Other ecosystem modifications

- 4.12.1 This pressure / threat has been identified in relation to Ebernoe Common SAC. The Data Dictionary from the European Environment Agency¹¹ indicates that this category of pressures / threats includes the following:

- Reduction or loss in specific habitat features;
- Anthropogenic reduction of habitat connectivity;
- Reduction, lack or prevention of erosion; and
- Applied (industrial) destructive research.

- 4.12.2 As discussed in **Section 4.10**, the NDP is not expected to lead to any direct loss of habitat nor is it expected to reduce habitat connectivity. The NDP is not expected to lead to any destructive research in Ebernoe Common SAC.

¹¹ European Environment Agency (2013) EIONET Data Dictionary [online], available at: <http://dd.eionet.europa.eu>, accessed: 29/04/16

- 4.12.3 Erosion from the NDP would most likely be caused by residents visiting the site. As explained in **Section 4.7**, Farnham is unlikely to generate significant numbers of visitors to Ebernoe Common SAC. As such the NDP is not expected to contribute to the pressure / threat of other ecosystem modifications.

4.13 Offsite habitat availability / management

- 4.13.1 Offsite habitat availability / management has been identified as a pressure for Ebernoe Common SAC. This pressure affects Barbastelle bats (*Barbastella barbastellus*) and Bechstein's bats (*Myotis bechsteinii*) in particular.
- 4.13.2 A study of Barbastelle bats in southern England found home ranges to be between 1km and 20km, but recommended conservation efforts should target conservation and enhancement of habitats within 7km of roost sites¹². The Bat Conservation Trust advises that Bechstein's bats tend to forage in woodland within a kilometre or two of their roosts¹³.
- 4.13.3 Development in Farnham is unlikely to affect this pressure, as it is expected to be largely beyond the likely range of Barbastelle and Bechstein's bats from Ebernoe Common SAC.

¹² Zeale, M. R. K., Davidson-Watts, I., Jones, G., (2012) Home range use and habitat selection by barbastelle bats (*Barbastella barbastellus*): implications for conservation

¹³ Bat Conservation Trust (2010) Bechstein's bat factsheet, available at: http://www.bats.org.uk/data/files/Species_Info_sheets/bechsteins.pdf, accessed: 29/04/2016

5 Air Pollution

5.1 Introduction and definitions

- 5.1.1 **Section 4.5** identified air pollution as a pressure that has potential to be exacerbated by the Farnham NDP. This chapter looks at this in more detail to determine whether further work is needed with regards to the effects of air pollution.
- 5.1.2 The critical levels of pollutants are defined as “concentrations of pollutants in the atmosphere above which direct adverse effects on receptors, such as human beings, plants, ecosystems or materials, may occur according to present knowledge”¹⁴.
- 5.1.3 The critical loads of pollutants are defined as “quantitative estimate of exposure to one or more pollutants below which significant harmful effects on specified sensitive elements of the environment do not occur according to present knowledge”¹⁵.

5.2 Current baseline: Thames Basin Heaths SPA

- 5.2.1 The area of Thames Basin Heaths SPA with potential to be affected includes Bourley and Long Valley SSSI unit 3 (Bourley and Long Valley 3) and Heath Brow SSSI unit 1 (Heath Brow 1). The condition of Heath Brow 1 is favourable with no identified threat to this condition. The condition of Bourley and Long Valley 3 is unfavourable recovering, with medium risk to the condition.
- 5.2.2 Bourley and Long Valley 3 consists of dwarf shrub heath. Heath Brow 1 is designated for its geological significance. Aerial photography suggests the general habitat of Heath Brow 1 is similar to Bourley and Long Valley 3.
- 5.2.3 The critical levels and loads of pollutants associated with vehicle transport on dwarf shrub heath, and current atmospheric concentrations of these at the site, are presented in **Table 4.2**. This information is provided by the Air Pollution Information System (APIS). Concentrations of pollutants represent a three-year average (2012 – 2014) at a resolution of 5km.

¹⁴ UNECE (date unavailable) ICP Modelling and Mapping Critical loads and levels approach, available at: <http://www.unece.org/env/lrtap/WorkingGroups/wge/definitions.html>, accessed 29/06/16

¹⁵ Ibid

Table 5.1: Critical loads of pollutants associated with vehicle transport¹⁶

Pollutant		Critical level / load	Thames Basin Heaths SPA	Thursley SPA and SAC
			Current concentration / deposition	Current concentration / deposition
Ammonia		1.0 – 3.0 µg m ³	1.18 µg m ³	0.9 µg m ³
Nitrogen deposition		10 – 20 kg N/ha/year	16.8 kg N/ha/year	15.68 kg N/ha/year
Nitrogen Oxides (NO _x)		30 µg NO _x (as NO ₂) m ³	16.52 µg NO _x (as NO ₂) m ³	14 µg NO _x (as NO ₂) m ³
Acid deposition	Min N ^a	1.39 keq/ha/year	1.2 keq/ha/year	1.12 keq/ha/year
	Max N ^b	1.7 keq/ha/year		

^a Deposition of acidity solely due to nitrogen removal processes in the soil

^b Acidity assuming only nitrogen contributes to acidification, but allowing for nitrogen removal processes

5.2.4 Critical loads for both Ammonia concentrations and Nitrogen deposition are expressed as ranges. With regards to ammonia, a critical level of 1.0 µg m³ applies to lichens and bryophytes, whilst a critical level of 3.0 µg m³ applies to higher plants. As the qualifying features of the site are expected to be more reliant on higher plants than bryophytes and lichen, the value of 3.0 µg m³ has been used. APIS recommends using the lower value, 10 Kg N/ha/year for nitrogen deposition at the screening stage.

5.2.5 The cells shaded in red in **Table 4.2** indicate that the current levels of nitrogen deposition are in exceedance of the critical load. Nitrogen deposition at Thames Basin Heaths SPA is currently 68%. APIS indicates that this exceedance is likely to affect all qualifying features due to habitat transition from heather to grass dominance, decline in lichens, changes in plant biochemistry and increased sensitivity to abiotic stress.

5.3 Current baseline: Thursley, Hankley and Frensham Commons SPA and Thursley, Ash, Pirbright and Chobham SAC

5.3.1 Thursley, Hankley and Frensham Commons SPA and Thursley, Ash, Pirbright and Chobham SAC include the same area of land and are referred to collectively in this report as the 'Thursley SPA and SAC'. The area of these sites with potential to be affected coincides with Thursley, Hankley and Frensham Commons SSSI units 3, 45 and 46. The condition of all of these units is favourable with no identified threat.

¹⁶ APIS (2016) Query by Location: Habitat: Dwarf Shrub Heath, Grid reference: SU822491, available at: <http://www.apis.ac.uk/query/LocationCheckbox-result?gridRef=SU822491&gridType=landranger&dropDownHabitat=Dwarf+Shrub+Heath&pollutants%5B%5D=Acid&pollutants%5B%5D=Amm&pollutants%5B%5D=NDep&pollutants%5B%5D=NO&agreement=agree&submit=See+the+results>, accessed 29/06/16

5.3.2 Thursley, Hankley and Frensham Commons SSSI units 3 and 45 consist of dwarf shrub heath. The critical levels and loads of pollutants associated with vehicle transport on dwarf shrub heath, and current atmospheric concentrations of these at the site, are presented in **Table 4.2**¹⁷. Nitrogen deposition at Thursley SPA and SAC is currently 56.8% greater than the critical load. APIS indicates that this exceedence is likely to affect all qualifying features due to habitat transition from heather to grass dominance, decline in lichens, changes in plant biochemistry and increased sensitivity to abiotic stress.

5.3.3 Thursley, Hankley and Frensham Commons SSSI unit 46 consists of an area of standing open water, known as Frensham Great Pond. APIS does not give site-specific information on critical loads and levels for aquatic habitats, as quantitative relationships between biology and nitrogen concentrations are poorly understood. Frensham Great Pond is not a key component of the habitat for target species of either the Thursley SPA or SAC, therefore air pollution has not been considered further in this regard.

5.4 Estimated change in vehicle movements

5.4.1 Surrey County Council have provided Lepus Consulting with data from the traffic model used to inform the Draft Strategic Highway Assessment Report (SHA) to support the Waverley Borough Council Local Plan¹⁸. The scenarios modelled are explained below:

- **2031 Scenario 1 (Do-Minimum)** - includes all commercial and residential developments with planning permission (including completions and extent permissions) within the borough of Waverley along with all residential planning permissions and the most likely strategic development sites identified by Guildford Borough Council in their proposed Local Plan.
- **2031 Scenario 2 (Do-Something)** - includes all of scenario 1 (do-minimum) plus the most likely strategic development sites identified by Waverley Borough Council in their proposed Local Plan.
- **2031 Scenario 3 (Do-Something)** - continuation of scenario 2 (do-something) plus local mitigation schemes to the local road network in both Waverley and Guildford boroughs.

¹⁷ APIS search centred on grid reference: SU849404

¹⁸ Surrey County Council (2016) Waverley Borough Council Local Plan Strategic Highway Assessment Report (Draft)

- 5.4.2 The following information is based on 'Scenario 2' of the SHA. This scenario is based on background growth, plus commitments and completions, plus Local Plan most likely strategic development sites. This includes development of approximately 2330 dwellings in Farnham within the plan period, including commitments¹⁹. The neighbourhood plan is prepared on the basis of provision of an additional 2248 dwellings in Farnham within the plan period. For the purposes of this assessment, the difference between the Local Plan housing figure for Farnham and the NDP figure is considered to be negligible. This section considers likely effects of development on the primary roads of concern: A287 Odiham Road; A287 Frensham Road and A325 Farnborough Road.
- 5.4.3 The DMRB²⁰ suggests that local air quality will be affected for roads that meet any of the following criteria:
- Road alignment will change by 5m or more;
 - Daily traffic flows will change by 1000 average annual daily trips (AADT) or more;
 - Heavy Duty Vehicle flows will change by 200 AADT or more;
 - Daily average speed will change by 10 km/hr or more; or
 - Peak hour speed will change by 20km/hr or more²¹.
- 5.4.4 The NDP will not result in a change to road alignment. Expected changes in traffic flow along the roads of concern are presented in **Table 4.3**.

¹⁹ Confirmed by Waverley Borough Council (pers. comm., 2016)

²⁰ The Highways Agency, Transport Scotland, Welsh Assembly Government, The Department for Regional Development Northern Ireland (2007) Design Manual for Roads and Bridges, Volume 11, Section 3, Part 1: Air Quality

²¹ Natural England have suggested these are appropriate measures to use (pers. comm., 2016)

Table 5.2: Changes in traffic flow in Scenario 2, when compared to Scenario 1 (do-minimum)

Road	Direction	Average AM Peak Hour (0700 - 1000)				Average PM Peak Hour (1600 - 1900)			
		Total Flow AM (vehicles)	HGV AM	HGV %	Average Speed AM (Km/hr)	Total Flow PM (vehicles)	HGV PM	HGV %	Average Speed PM (Km/hr)
A325 Farnborough Road	Southbound	-143	-15	0	0	20	1	0	0
A325 Farnborough Road	Northbound	-223	-13	0	0	20	-1	0	0
A287 Odiham Road	Eastbound	-122	-12	0	0	37	1	0	-1
A287 Odiham Road	Westbound	-113	-2	0	0	-1	-1	0	0
A287 Frensham Road	Southbound	-59	-3	0	0	0	0	0	0
A287 Frensham Road	Northbound	-82	-1	0	-1	7	1	0	0

- 5.4.5 **Table 4.3** demonstrates that overall levels of traffic are expected to decrease at AM peak hours. This may be due to factors such as changes in behaviour and changes in the routes drivers are expected to take. All roads considered are likely to experience an increase in traffic flow at PM peak hours, with the largest increases in traffic flow at the A325 Farnborough Road in both directions and the A287 Odiham Road eastbound. As the total flow of PM peak traffic is expected to increase by 40 vehicles on the A325 Farnham Road and by 36 vehicles on the A287 Odiham Road, it is considered highly unlikely that total changes in traffic flow will be 1000 AADT or more. **Table 4.3** shows that changes in HGV flows will be limited and are therefore considered negligible.
- 5.4.6 Changes in peak hour speeds are expected to be negligible. Lepus Consulting have not been supplied with data regarding changes in daily average speed. Due to the limited levels of change in peak hours, daily average speed is not expected to change by 10km/hr or more.
- 5.4.7 Due to the fact that these roads lie within Farnham, it is likely that a large proportion of the traffic on these routes is generated within Farnham, although the figures drawn from the Surrey County Council traffic model consider traffic generated across the borough of Waverley. As effects of development on traffic flow are expected to be small, and number of vehicles on the road in the AM peak is expected to decrease, impacts of changes in atmospheric pollution as a result of the NDP on European sites are expected to be negligible.

5.5 Avoidance and Mitigation

- 5.5.1 Whilst it is considered that the NDP is unlikely to have significant adverse effects on nearby European sites, there are a number of measures that could further reduce increases in air pollution within proximity of European sites.
- 5.5.2 Policy FNP30 of the NDP requires proposals for residential development to ensure sustainable transport links to principal facilities and the town centre. This policy also requires proposals for non-residential uses located outside the town centre to ensure sustainable transport links to surrounding residential areas, the nearest bus stop, the town centre and nearest local centre are provided. The policy requires development proposals to maintain or enhance existing local footpath and cycle networks. The policy could be improved by specifying the quality of these links. In particular, by specifying the frequency and capacity of public transport services and ensuring any walking and cycling routes are safe and attractive to users. Users are likely to prefer routes that are well-lit, less isolated (e.g. overlooked) and separated from road traffic.

- 5.5.3 Policy FNP30 will only allow development proposals that do not significantly add to traffic congestion in the town and that contribute to, or are in areas of, poor air quality. Measures discussed in **paragraph 5.5.2** should help contribute to this. Increases in traffic and air pollution may be reduced through schemes to promote use of sustainable transport links, including requiring developers to produce green travel plans.
- 5.5.4 Additional mitigation measures that could be built into the NDP include encouraging working from home. This could be done through including policies to promote home working, including development of live / work units and promoting high speed broadband.
- 5.5.5 Roadside tree planting may help to absorb some of the air pollutants that would otherwise affect European protected sites. Trees currently line the stretch of the A287 that passes adjacent to Thames Basin Heaths SPA. Tree planting could help to reduce the levels of atmospheric air pollution reaching the dwarf shrub heath habitat of the Thursley SPA and SAC. Tree species should be carefully selected and any planting should be monitored to ensure the planting of trees does not disturb the habitat of European sites, for example, by seeding and replacing the shrub heath habitat to a wooded habitat.
- 5.5.6 Grazing near to the road may help manage seeding trees. Grazing has been used as a nitrogen deposition management method in its own right, although Natural Resources Wales suggests that this could lead to changes in species composition and may lead to redistribution, of, rather than removal of nutrients²². Natural Resources Wales has reviewed a number of management techniques to reduce atmospheric nitrogen deposition²³ and suggests cutting vegetation may be a way of removing nitrogen without redistributing it. These methods constitute changes of management to the sites, which could be discussed with Natural England but are outside the remit of the Neighbourhood Plan.

²² Natural Resources Wales (2013) Review of the effectiveness of on-site habitat management to reduce atmospheric nitrogen deposition impacts on terrestrial habitats

²³ Ibid

6 Conclusions and Recommendations

6.1 Assessment findings

- 6.1.1 There are eight Natura 2000 sites and one Ramsar site within 20km of Farnham.
- 6.1.2 This HRA report has outlined the threats and pressures that have the potential to undermine the conservation objectives of each European site and Ramsar site considered.
- 6.1.3 It is recommended that the Regulation 15 Farnham NDP is not screened into the HRA process. No likely significant effects are expected as a result of the Farnham Neighbourhood Plan.

6.2 Next steps

- 6.2.1 This report will be subject to consultation with Natural England. If Natural England concur with the conclusions of this HRA screening, the process will be complete.
- 6.2.2 If the Farnham Neighbourhood Plan policies are changed from the Regulation 15 version of the plan assessed in this document, the HRA screening process should be revisited.

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Natural England (2014) Site Improvement Plan: Shortheath Common

Natural England (2014) Site Improvement Plan: Thames Basin

Natural England (2014) Site Improvement Plan: Wealden Heaths Woolmer Forest

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Assessment Report (Draft)

APPENDIX A

European site: Conservation Objectives (where available from Natural England).

* Denotes a priority natural habitat or species

Thames Basin Heaths SPA

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Qualifying Features:

- A224 *Caprimulgus europaeus*; European nightjar (breeding)
- A246 *Lullula arborea*; Woodlark (breeding)
- A302 *Sylvia undata*; Dartford warbler (breeding).

Natural England has released Draft Supplementary Advice on Conserving and Restoring Site Features (2016) for Thames Basin Heaths SPA. This provides the following table as a general guide to months in which significant numbers of each qualifying feature is most likely to be present at the SPA i.e. the breeding season of each qualifying feature:

Feature	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dartford Warbler												
European Nightjar												
Woodlark												

Thursley, Ash, Pirbright & Chobham SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and
- The supporting processes on which the habitats of the qualifying features rely.

Qualifying Features:

- H4010. Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath
- H4030. European dry heaths

- H7150. Depressions on peat substrates of the *Rhynchosporion*.

Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Qualifying Features:

- A224 *Caprimulgus europaeus*; European nightjar (breeding)
- A246 *Lullula arborea*; Woodlark (breeding)
- A302 *Sylvia undata*; Dartford warbler (breeding).

Shortheath Common SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats;
- The structure and function (including typical species) of the qualifying natural habitats; and
- The supporting processes on which the habitats of the qualifying features rely.

Qualifying Features:

- H4030. European dry heaths
- H7140. Transition mires and quaking bogs; Very wet mires often identified by an unstable 'quaking' surface
- H91D0. Bog woodland*

Wealden Heaths Phase II SPA

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Qualifying Features:

- A224 *Caprimulgus europaeus*; European nightjar (breeding)
- A246 *Lullula arborea*; Woodlark (breeding)
- A302 *Sylvia undata*; Dartford warbler (breeding).

Woolmer Forest SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats;
- The structure and function (including typical species) of the qualifying natural habitats; and
- The supporting processes on which the qualifying natural habitats rely.

Qualifying Features:

- H3160. Natural dystrophic lakes and ponds; Acid peat-stained lakes and ponds
- H4010. Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath
- H4030. European dry heaths
- H7140. Transition mires and quaking bogs; Very wet mires often identified by an unstable 'quaking' surface
- H7150. Depressions on peat substrates of the *Rhynchosporion*.

East Hampshire Hangers SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

Qualifying Features:

- H6210. Semi-natural grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*) (important orchid sites); Dry grasslands and scrublands on chalk or limestone (important orchid sites)*
- H9130. *Asperulo-Fagetum* beech forests; Beech forests on neutral to rich soils
- H9180. *Tilio-Acerion* forests of slopes, screes and ravines; Mixed woodland on base-rich soils associated with rocky slopes*
- H91J0. *Taxus baccata* woods of the British Isles; Yew-dominated woodland*
- S1654. *Gentianella anglica*; Early gentian

Ebernoe Common SAC

Conservation objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

Qualifying Features:

- H9120. Atlantic acidophilous beech forests with *Ilex* and sometimes *Taxus* in the shrub layer (*Quercion robori-petraeae* or *Illici-*

Fagenion); Beech forests on acid soils

- S1308. *Barbastella barbastellus*; Barbastelle bat
- S1323. *Myotis bechsteinii*; Bechstein's bat

Thursley & Ockley Bogs Ramsar

Ramsar sites do not have Conservation Objectives in the same way as SPAs and SACs. The site overview given on the Information Sheet on Ramsar Wetlands (RIS) is as follows:

Thursley and Ockley Bogs is a valley mire complex and lies within Thursley, Hankley & Frensham Commons SSSI. The mire occurs within a matrix of heathland, where drainage is impeded, and a deep layer of peat has built up from the remains of bog-moss Sphagnum spp. which forms much of the vegetation. Several areas of open water also contribute significantly to the overall diversity of the site, ranging from acidic boggy pools and ditches to large ponds.

Ramsar Criteria:

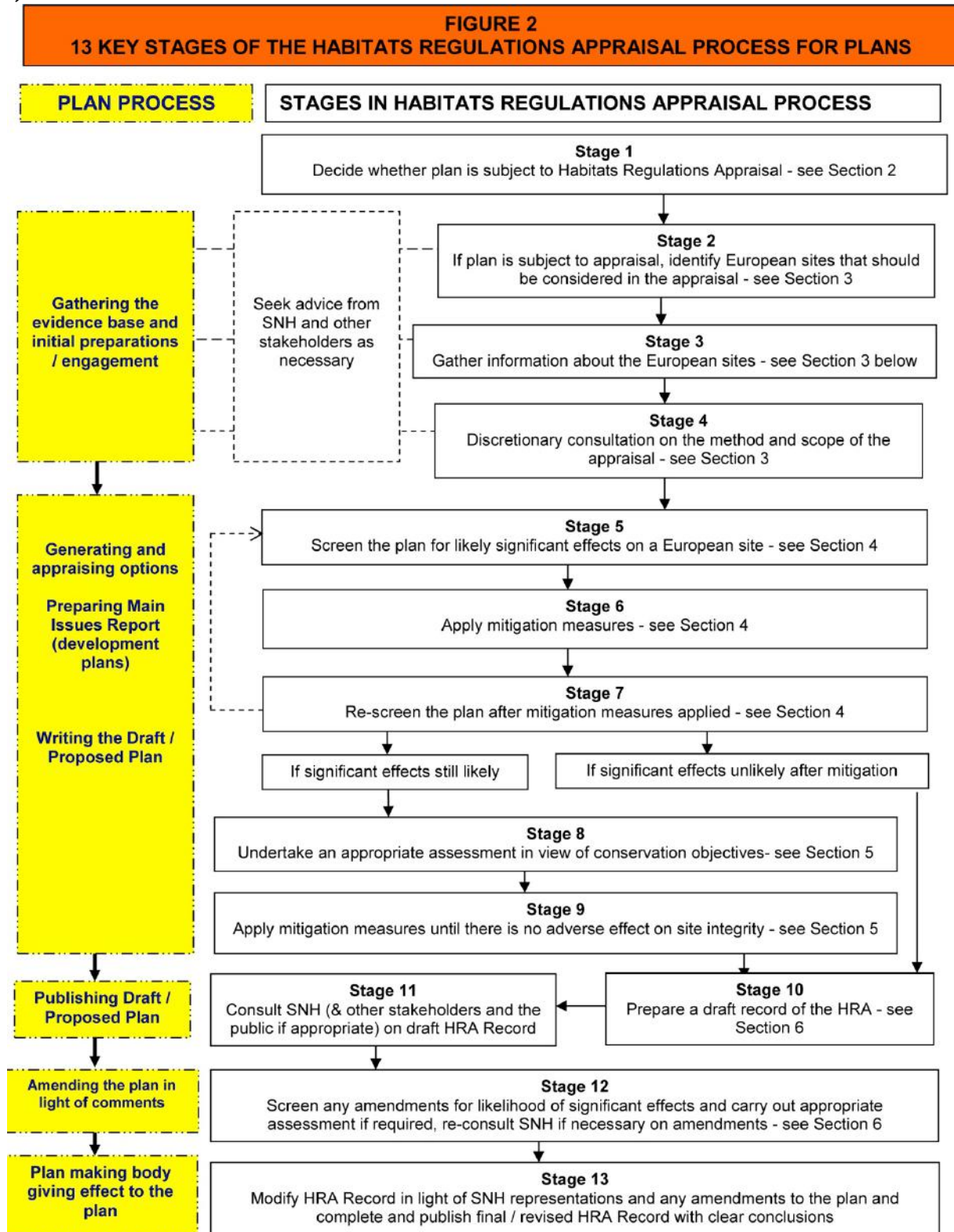
Ramsar Criteria are the criteria for identifying Wetlands of International Importance. The relevant criteria and ways in which this site meets the criteria are presented in the table below.

Ramsar Criterion	Description of Ramsar Criterion	Relevant feature of Thursley & Ockley Bogs
2	A wetland should be considered internationally important if it supports vulnerable, endangered, or critically endangered species or threatened ecological communities.	Supports a community of rare wetland invertebrate species including notable numbers of breeding dragonflies.
3	A wetland should be considered internationally important if it supports plant and/or animal species at a critical stage in their life cycles, or provides refuge during adverse conditions.	It is one of few sites in Britain to support all six native reptile species. The site also supports nationally important breeding populations of European nightjar <i>Caprimulgus europaeus</i> and woodlark <i>Lullula arborea</i> .

APPENDIX B

Flow chart of HRA process.

The 13 Key Stages of the Habitats Regulations Appraisal Process (reproduced from SNH, 2012)



APPENDIX C

Policy Screening Categories

In accordance with the SNH (2015) Guidance, each element of the plan was subject to an initial screening to determine whether it needed consideration as part of the HRA. Lepus considered each policy of the NDP in turn and assigned one or more of the following categories:

1. General policy statements or policies that are too general for a meaningful assessment until more detail is known;
2. Projects referred to in, but not proposed by, the plan;
3. No likely significant effects:
 - a. Policies to protect the natural or built environment;
 - b. Policies that will not lead to change (e.g. design policies);
 - c. Policies that make provision for change but which could have no conceivable effect; and
4. Policies that cannot be screened out at this stage.

Further information on these categories can be found in the SNH (2015) Guidance. The results of this initial screening are presented in **Table C.1**. Those policies highlighted in light blue are those that could not be screened out on the basis of the categories given above.

Table C.1: Results of initial screening of policies

Environment		Screening category
FNP1	Design of New Development and Conservation	1
FNP2	Farnham Town Centre Conservation Area and its setting	3a
FNP3	Shop Fronts within Farnham Conservation Area and its setting	3a
FNP4	Advertisements within Farnham Conservation Area and its setting	3a
FNP5	Great Austins Conservation Area and its setting	3a
FNP6	Wrecclesham Conservation Area and its setting	3a
FNP7	Old Church Lane Conservation Area and its setting	3a
FNP8	South Farnham Arcadian Areas	3a
FNP9	Buildings and Structures of Character	3a
FNP10	Protect and Enhance the Countryside	3a
FNP11	Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	3a

FNP12	Thames Basin Heaths Special Protection Area (SPA)	3a
FNP13	Protect and Enhance Biodiversity	3a
Housing		
FNP14	Housing Site Allocations	4
FNP15	Small Scale Dwellings	4
FNP16	Building Extensions Within and Outside the Built Up Area Boundary	3c
Business		
FNP17	Land for Business	4
FNP18	Business Site Option	4
FNP19	Enterprise and Incubation Hub at the University of the Creative Arts	1
FNP20	Rural Buildings for Business and Tourist Uses	1
Farnham Town Centre and Neighbourhood Centres		
FNP21	East Street, South Street and Dogflud Way	4
FNP22	The Woolmead	4
FNP23	Farnham Town Centre	3c
FNP24	Neighbourhood Centres	3c
FNP25	Public Houses	3b
Leisure and Wellbeing		
FNP26	Sports Pitches	3c
FNP27	Public Open Space	3b
FNP28	Indoor Sports Facilities	3b, 3c
FNP29	Cultural Facilities	3b
Infrastructure		
FNP30	Transport Impact of Development	3b
FNP31	Water and Sewerage Infrastructure Capacity	3c
FNP32	Securing Infrastructure	1



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Annex 7 to Appendix F

Farnham Housing Land Availability Assessment

HOUSING ALLOCATIONS

May 2016

Assessed sites included as Housing Site Options in Regulation 14 Consultation

NP Ref	WBC Ref	Site Location	Updated Regulation 15 Status	Regulation 15 Site Reference
A	133	Land rear of Viners Mead and Colemans, Wrecclesham Road	PART ALLOCATED COLEMANS YARD ALLOCATED VINERS MEAD FULL PLANNING PERMISSION GRANTED	E
B	380	Stephensons Engineering site, 66 Wrecclesham Hill	FULL PLANNING PERMISSION GRANTED	
C	478 & 790	Part of SSE Farnham Depot and adjoining SSE land, Lower Weybourne Lane	ALLOCATED	A
D	619	Part of Farnham College (Tennis Courts)	ALLOCATED	J
E	670	Woolmead, East Street	ALLOCATED – PERMISSION GRANTED FOR CHANGE OF USE UP TO 40 UNITS	H
F	764	The Dairy, Weydon Lane	FULL PLANNING PERMISSION GRANTED	
G	676	Wellingtons, 16 Folly Hill	REMOVED FURTHER TO CONSULTATION	
H	673	Brethren's Meeting Room, West Street, Farnham	REMOVED – FULL PLANNING PERMISSION GRANTED FOR RESIDENTIAL HOME	
I	556	Land between Hale Road and Guildford Road Farnham	ALLOCATED	D
J	N/A	Coal Yard, Wrecclesham Hill	ALLOCATED	F
K	546	West of Switchback Lane, Rowledge	ALLOCATED	G
L	657	Land to the south of Monkton Lane, Farnham	REMOVED FURTHER TO CONSULTATION	
M	26	Land at South East Badshot Lea	OUTLINE PLANNING PERMISSION GRANTED	
N	438	Land west of Green Lane, Badshot Lea	ALLOCATED	B
O	761 & 381	Land at Little Acres Nursery (part) and Land South of Badshot Lea (part)	ALLOCATED	C
P	29	Coxbridge Farm, Farnham	ALLOCATED	I
Q	573 & 727	(i) Land off Crondall Lane (Hop Fields) (ii) Land rear of Three Stiles Road	CRONDALL LANE – PLANNING PERMISSION GRANTED THREE STILES ROAD – REMOVED FURTHER TO CONSULTATION	
R	713	Garden Style, Wrecclesham Hill	FULL PLANNING PERMISSION GRANTED	

Summary of Housing Allocations

Regulation 15 Draft Neighbourhood Plan

Reg 15 Ref	Site	Gross Area (Ha)	Net Area (Ha) (omitting on site open space requirements)	Approx Net Density (dwellings per hectare)	Approx Capacity (dwellings)
A	Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining SSE land	3.3	3.06	35	100
B	Land west of Green Lane, Badshot Lea	5.1	3.25 ¹	35	110
C	Land at Little Acres Nursery and part of land south of Badshot Lea	4.4	4.11	30	125
D	Land between Hale Road and Guildford Road	0.2	0.2 ²	50	10
E	Coleman's Yard, Wrecclesham Road	0.24	0.24 ³	50	10
F	Coal Yard, Wrecclesham Hill	0.28	0.28 ⁴	50	15
G	West of Switchback Lane, Rowledge	2.28	2 ⁵	5	10
H	The Woolmead, (East Street) – see Policy FNPI7 – The Woolmead	0.8	0.8 ⁶	125	100
I	Coxbridge Farm, off Alton Road	14.21	11.74 ⁷	30	350
J	Part of Farnham College (Tennis Courts)	0.45	0.4	30	15
	TOTAL				845

¹ Reduced site, only northern part of site suitable for development

² Sites less than 0.3 ha not expected to provide on-site open space

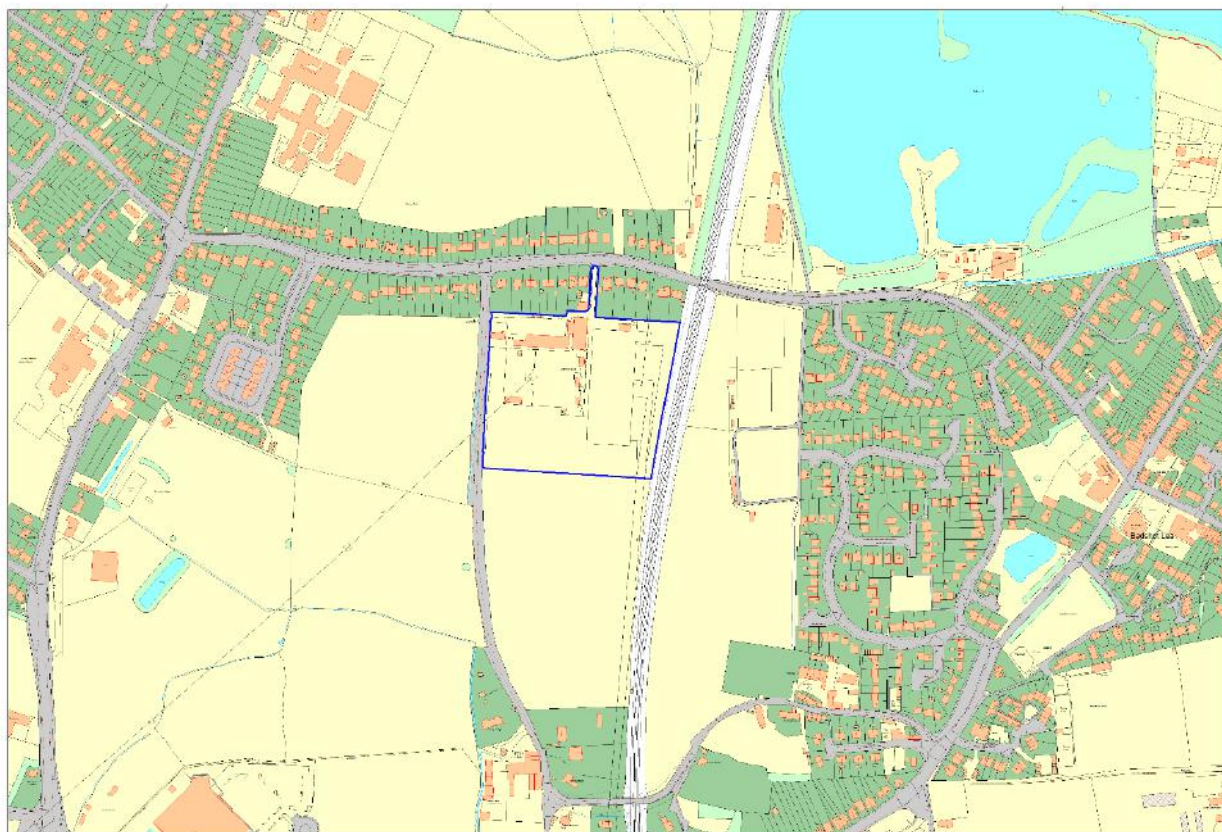
³ Sites less than 0.3 ha not expected to provide on-site open space

⁴ Sites less than 0.3 ha not expected to provide on-site open space

⁵ Reduced for on-site landscape retention

⁶ Mixed use high density town centre urban sites not expected to provide on-site open space

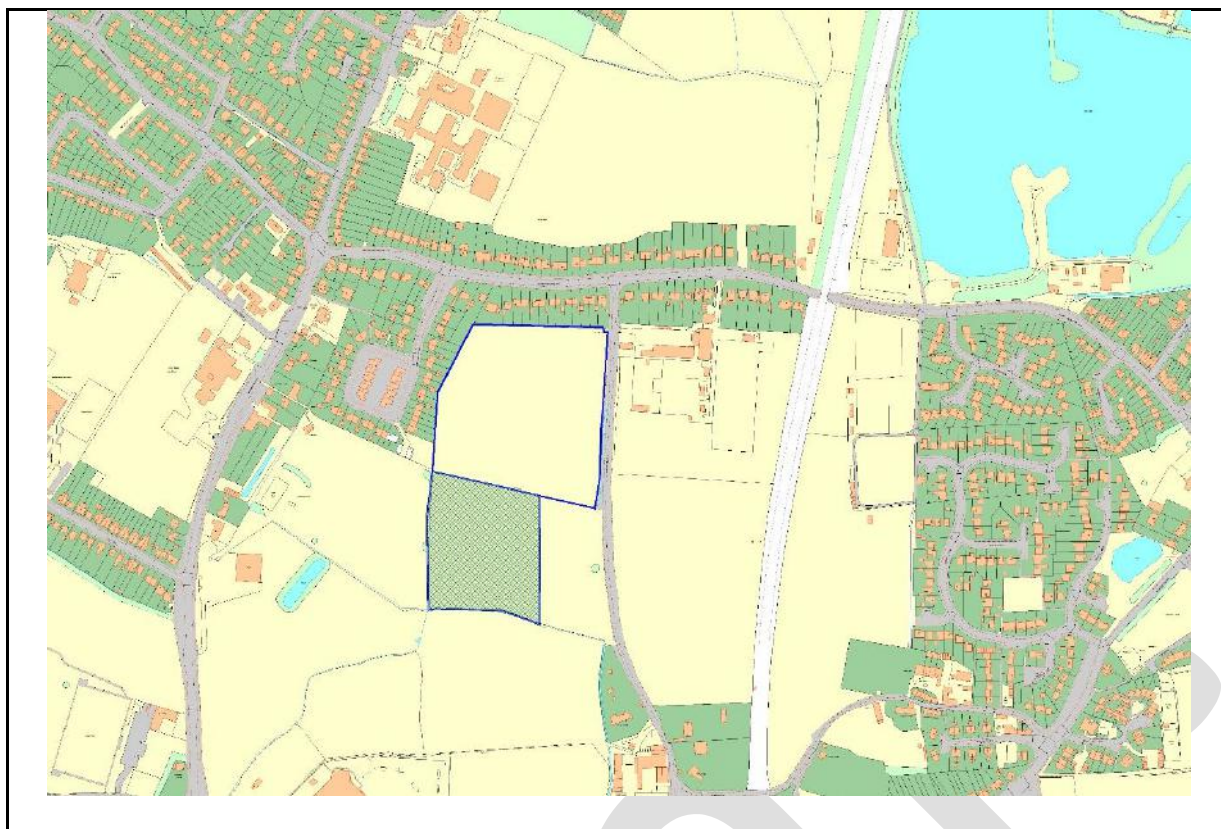
⁷ Also excludes corner site containing listed buildings



Site Reference:	A		
Site Address:	Part of SSE Farnham Depot and adjoining land Lower Weybourne Lane		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Site Area (hectares)	3.3		
WBC Reference	478 & 790		
Current Use	Utilities depot		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield and greenfield sites adjoining residential uses. Abuts countryside to the south and west and a railway line to the east.		
Recent planning history	None		
Flood Zone (1,2,3a,3b)	1		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	No		
Part of setting of Listed Building	No		
Part of Setting of Building of Local Merit	No		

Site Reference:	A		
Site Address:	Part of SSE Farnham Depot and adjoining land Lower Weybourne Lane		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Within Site or Area of High Archaeological Potential	No		
Character Area (Design Statement)	Weybourne & Badshot Lea		
Within South Farnham Arcadian Area	No		
Within public open space	No		
Owner	SSE		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA	No		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
Within a Biodiversity Opportunity Area (BOA)	No		
Within Surrey Hills AONB	No		
Within AONB Candidate Area	No		
Waverley Borough Council Landscape Study – Part I	Not assessed		
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	2600		
Proximity to Local Centre (metres)	1340		
Proximity to Primary School (metres)	610 to infants 500 to junior		
Proximity to Secondary School (metres)	730		
Proximity to GPs/ Medical Centre (metres)	1500		
Proximity to bus stop (metres)	450		
Proximity to Farnham train station (metres)	2590		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			
Design and Layout			

Site Reference:	A		
Site Address:	Part of SSE Farnham Depot and adjoining land Lower Weybourne Lane		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
<p>Comprehensive development of this site should include the retention of a wildlife corridor to the eastern edge and retention of the mature hedgerow at the south of the site. The design should incorporate individuality, such as a variety of designs which reflect the local character of the area.</p> <p>The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.</p> <p>Landscape Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.</p> <p>Access Access should be taken from the existing access off of Lower Weybourne Lane, not Green Lane.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the crossroads at Farnborough Road and Upper Weybourne Lane, should be assessed.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	3.3	Net Area (Ha):	3.06
Approximate Density (DPH):	35	Approximate Net Capacity (Dwellings):	100
Estimated Development Period			0 - 5 years



Site reference:	B		
Site Address:	Land west of Green Lane, Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Site Area (hectares)	5		
WBC Reference	438		
Current Use	Agricultural - Grade 3		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjacent to residential development to the west and a depot to the east with countryside to the south		
Recent planning history	None		
Flood Zone (1,2,3a,3b)	1		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	No		
Part of setting of Listed Building	No		
Part of Setting of Building of Local Merit	No		
Within Site or Area of High Archaeological Potential	No		
Character Area (Design Statement)	Weybourne & Badshot Lea		

Site reference:	B		
Site Address:	Land west of Green Lane, Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Within South Farnham Arcadian Area	No		
Within public open space	No		
Owner	Green Lane Management Ltd		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
Within a Biodiversity Opportunity Area (BOA)	No		
Within Surrey Hills AONB	No		
Within AONB Candidate Area	No		
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Low landscape sensitivity.		
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	2600		
Proximity to Local Centre (metres)	1200		
Proximity to Primary School (metres)	450		
Proximity to Secondary School (metres)	550		
Proximity to GPs/ Medical Centre (metres)	1500		
Proximity to bus stop (metres)	270		
Proximity to Farnham train station (metres)	2570		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			
Design and Layout			

Site reference:	B		
Site Address:	Land west of Green Lane, Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
<p>Only the northern portion of this site is suitable for development. The southern portion of this site projects in to open countryside and should be provided as on site green space.</p> <p>A substantial landscape buffer should be provided to form the southern edge of development and the residential amenity of the adjoining properties should be protected.</p> <p>Landscape The northern part of the site is located between the brownfield SSE depot site and Wentworth Close and sensitive development of this part would have little impact on the landscape or strategic gap. The southern part of the site is unsuitable for development as this would have a significant effect on the open countryside.</p> <p>Access Access should be taken from the existing access off of Lower Weybourne Lane, not Green Lane.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the crossroads at Farnborough Road and Upper Weybourne Lane, should be assessed.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	5.1	Net Area (Ha):	3.25 <i>Reduced site, only northern part of site suitable for development</i>
Approximate Density (DPH):	35	Approximate Net Capacity (Dwellings):	110
Estimated Development Period			0 - 5 years



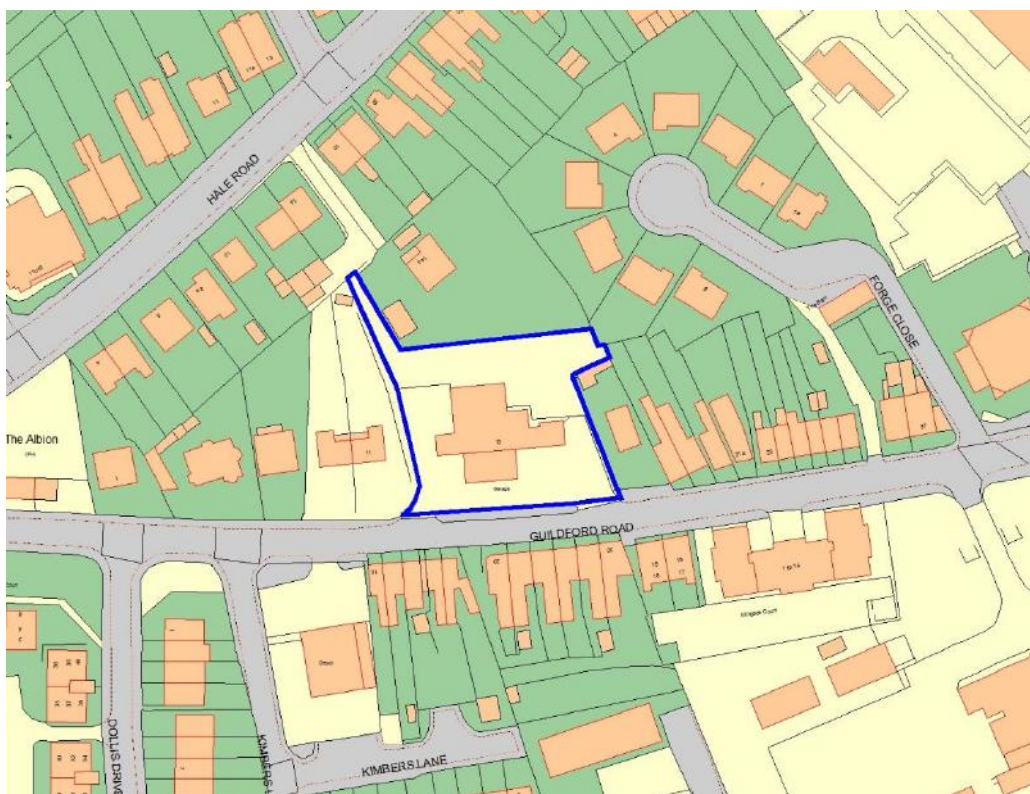
Site reference:	C		
Site Address:	Land at Little Acres Nursery and south of Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Site Area (hectares)	4.45		
WBC Reference	761 (part) & 381 (part)		
Current Use	Agricultural		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Nursery site and agricultural land with residential development and the recreation ground to the north.		
Recent planning history	Outline planning and screening report in 2012 refused for one A3 unit and 38 dwellings and 10 student residences with a mix of other A and D class units on the nursery site.		
Flood Zone (1,2,3a,3b)	No		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	No		
Part of setting of Listed Building	No		
Part of Setting of Building of Local Merit	No		
Within Site or Area of High Archaeological Potential	No		
Character Area (Design Statement)	Weybourne & Badshot Lea		

Site reference:	C		
Site Address:	Land at Little Acres Nursery and south of Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Within South Farnham Arcadian Area	No		
Within public open space	No		
Owner	Unknown		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
Within a Biodiversity Opportunity Area (BOA)	No		
Within Surrey Hills AONB	No		
Within AONB Candidate Area	No		
Waverley Borough Council Landscape Study – Part I	Low landscape value. Low landscape sensitivity.		
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Within the Farnham Aldershot Strategic Gap		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	3200		
Proximity to Local Centre (metres)	2200		
Proximity to Primary School (metres)	310 to infants 1400 to junior		
Proximity to Secondary School (metres)	1630		
Proximity to GPs/ Medical Centre (metres)	2100m		
Proximity to bus stop (metres)	430m		
Proximity to Farnham train station (metres)	3020m		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			

Site reference:	C		
Site Address:	Land at Little Acres Nursery and south of Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
<p>Design and Layout</p> <p>Views to south from recreation ground should be retained through the layout and scale of development. Materials should be in keeping with existing in Badshot Lea Village – stone, slate, brick, tile, render, Victorian red brick and flint and development should be a maximum of two stories. A consistent pattern of development to the surrounding village development and mix of designs should be used, in keeping with the existing.</p> <p>Sufficient parking for residents and visitors should be provided on site as there is insufficient parking in the village to accommodate for additional needs. Visitors parking should be sited near the recreation ground to act as additional parking capacity for the recreation ground. In addition, provision for a community may be provided and this should be considered for use by the recreation ground as a sports facility, such as changing rooms</p> <p>Landscape</p> <p>The nursery is an agricultural use with the general absence of permanent buildings. Development would only be acceptable on this site if it were well landscaped to the south and brought forward with the northern part of site WBC 381 (Land South of Badshot Lea) – see map – in order that the development would not appear intrusive in the landscape or isolated from the nearby road frontages and developed areas.</p> <p>Development will require additional landscaping to the southern and eastern boundaries as well as the safeguarding of the amenities of adjoining properties.</p> <p>Access</p> <p>Access should be from both sides of the development. One access should be provided from Badshot Lea Road to the west and St Georges Road to the east. Access should not be off Badshot Lea Road on to Green Lane to the east, as the access here is narrow with poor sightlines.</p> <p>Infrastructure</p> <p>Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the junction at the north of Low Lane should be assessed. The narrower half of Green Lane (north) could be upgraded to a bridleway.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	4.4	Net Area (Ha):	4.11

Site reference:	C		
Site Address:	Land at Little Acres Nursery and south of Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Approximate Density (DPH):	30	Approximate Net Capacity (Dwellings):	125
Estimated Development Period			0 - 5 years

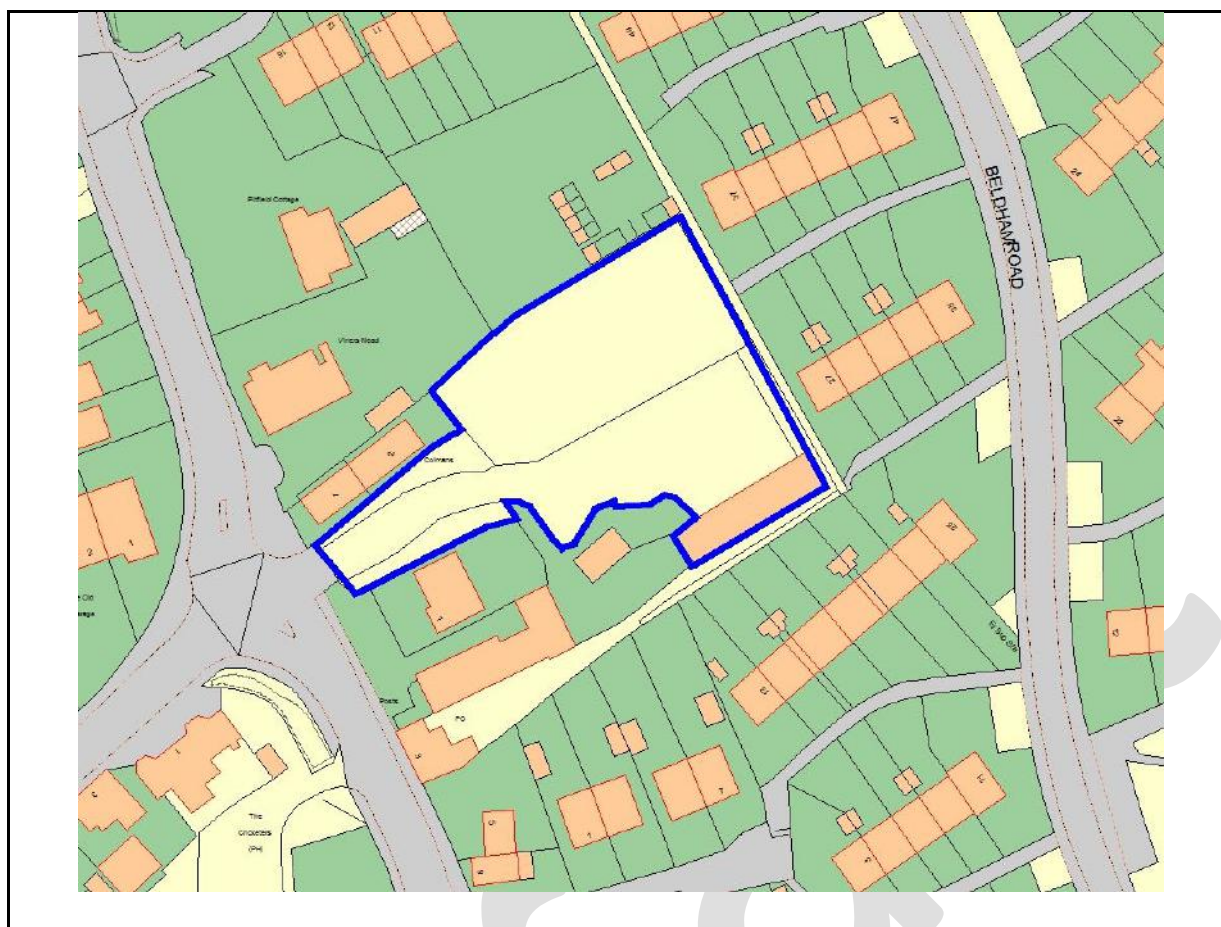
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Sites reference:	D		
Site Address:	Land between Hale Road and Guildford Road		
Ward:	Moor Park	Proposed Allocation:	Residential
Site Area (hectares)	0.2		
WBC Reference	556		
Current Use	Garage		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield, neighbouring residential.		
Recent planning history	None		
Flood Zone (1,2,3a,3b)	1		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	No		
Part of setting of Listed Building	No		
Part of Setting of Building of Local Merit	No		
Within Site or Area of High Archaeological Potential	No		
Character Area (Design Statement)	Moor Park		

Sites reference:	D		
Site Address:	Land between Hale Road and Guildford Road		
Ward:	Moor Park	Proposed Allocation:	Residential
Within South Farnham Arcadian Area	No		
Within public open space	No		
Owner	Unknown		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA	No		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
Within a Biodiversity Opportunity Area (BOA)	No		
Within Surrey Hills AONB	No		
Within AONB Candidate Area	No		
Waverley Borough Council Landscape Study – Part I	Not assessed		
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	970		
Proximity to Local Centre (metres)	1460		
Proximity to Primary School (metres)	1460		
Proximity to Secondary School (metres)	1460		
Proximity to GPs/ Medical Centre (metres)	210		
Proximity to bus stop (metres)	40		
Proximity to Farnham train station (metres)	900		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance: Design and Layout Development should be front facing on to the road and style and design should be innovative but using traditional materials. The Treed edge to north should be maintained and the style and design should be innovative but using traditional materials.			

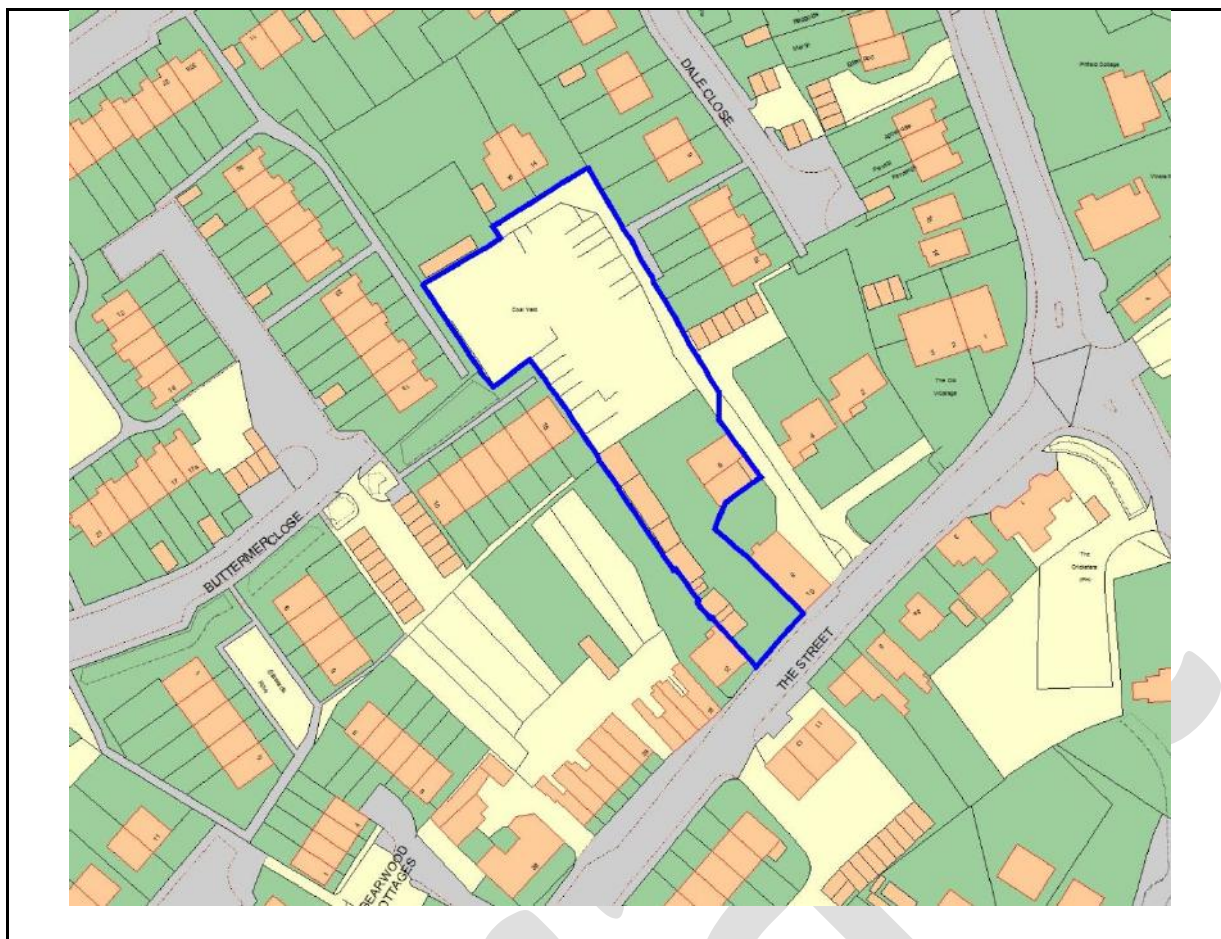
Sites reference:	D		
Site Address:	Land between Hale Road and Guildford Road		
Ward:	Moor Park	Proposed Allocation:	Residential
Sufficient resident and visitor parking should be provided on site, to reduce significant pressure on on-road parking on Guildford Road.			
<p>Landscape</p> <p>Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.</p>			
<p>Access</p> <p>Wide access should be provided for turning in and out of Guildford Road. In addition, pedestrian permeability should be carefully considered.</p>			
<p>Infrastructure</p> <p>Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Contributions will be required towards safe and sustainable transport methods.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.2	Net Area (Ha):	0.2
Approximate Density (DPH):	50	Approximate Net Capacity (Dwellings):	10
Estimated Development Period			0 - 5 years



Site reference:	E		
Site Address:	Colemans Yard, Wrecclesham Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Site Area (hectares)	0.24		
WBC Reference	133		
Current Use	Light industrial		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield sites surrounded by residential development.		
Recent planning history	Adjacent site has planning permission for residential development		
Flood Zone (1,2,3a,3b)	1		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	Wrecclesham Conservation Area		
Part of setting of Conservation Area	No		
Part of setting of Listed Building	No		
Part of Setting of Building of Local Merit	No		

Site reference:	E		
Site Address:	Colemans Yard, Wrecclesham Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Within Site or Area of High Archaeological Potential	No		
Character Area (Design Statement)	Wrecclesham		
Within South Farnham Arcadian Area	No		
Within public open space	No		
Owner	Unknown		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA	No		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
Within a Biodiversity Opportunity Area (BOA)	No		
Within Surrey Hills AONB	No		
Within AONB Candidate Area	No		
Waverley Borough Council Landscape Study – Part I	Not assessed		
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	2130		
Proximity to Local Centre (metres)	80		
Proximity to Primary School (metres)	350		
Proximity to Secondary School (metres)	290		
Proximity to GPs/ Medical Centre (metres)	390		
Proximity to bus stop (metres)	110		
Proximity to Farnham train station (metres)	2110		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			
Design and Layout			

Site reference:	E		
Site Address:	Colemans Yard, Wrecclesham Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
<p>The site is located in the Wrecclesham Conservation Area. Comprehensive development of this site could enhance the character of the conservation area and provide satisfactory amenity for future occupants. The design should be reflective of the interesting and varied designs on this road and should provide green landscaped areas within the site. Existing trees and landscaping on site should be retained and development should not exceed two storey in order to respect the setting of the adjacent listed building.</p> <p>The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.</p> <p>Landscape Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.</p> <p>Access Access should be taken from the existing access off the mini roundabout on Wrecclesham Road. Safe and convenient links should be made to the footpath network.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.24	Net Area (Ha):	0.24
Approximate Density (DPH):	50	Approximate Net Capacity (Dwellings):	10
Estimated Development Period			0 - 5 years



Site reference:	F		
Site Address:	Coal Yard, The Street, Wrecclesham		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Site Area (hectares)	0.28		
WBC Reference	N/A		
Current Use	Mix of business uses		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site surrounded by residential use.		
Recent planning history	None		
Flood Zone (1,2,3a,3b)	1		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	Yes		
Part of setting of Listed Building	No		
Part of Setting of Building of Local Merit	No		
Within Site or Area of High Archaeological Potential	No		

Site reference:	F		
Site Address:	Coal Yard, The Street, Wrecclesham		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Character Area (Design Statement)	Wrecclesham		
Within South Farnham Arcadian Area	No		
Within public open space	No		
Owner	Unknown		
Within 5km of Thames Basin Heaths SPA	No		
Within 5km of Wealden Heaths I SPA	Yes		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
Within a Biodiversity Opportunity Area (BOA)	No		
Within Surrey Hills AONB	No		
Within AONB Candidate Area	No		
Waverley Borough Council Landscape Study – Part I	Not assessed		
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	2190		
Proximity to Local Centre (metres)	20		
Proximity to Primary School (metres)	380		
Proximity to Secondary School (metres)	370		
Proximity to GPs/ Medical Centre (metres)	1390		
Proximity to bus stop (metres)	110		
Proximity to Farnham train station (metres)	2120		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			
Design and Layout			
The site is located in the Wrecclesham Conservation Area. Comprehensive development of this site could enhance the character of the conservation area and provide satisfactory			

Site reference:	F		
Site Address:	Coal Yard, The Street, Wrecclesham		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
<p>amenity for future occupants. The design should be reflective of the interesting and varied designs on this road and should provide green landscaped areas within the site.</p> <p>The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.</p> <p>Landscape Redevelopment of this brownfield site would have little impact on the landscape or countryside.</p> <p>Access A two way access should be provided on to The Street and safe and convenient links should be made to the footpath network. Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.28	Net Area (Ha):	0.28
Approximate Density (DPH):	50	Approximate Net Capacity (Dwellings):	15
Estimated Development Period			0 - 5 years



Site reference:	G		
Site Address:	West of Switchback Lane, Rowledge		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Site Area (hectares)	2.3		
WBC Reference	546		
Current Use	Open space		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site abutting residential development and woodland. The L shaped site is divided into two by a row of trees.		
Recent planning history	None		
Flood Zone (1,2,3a,3b)	No		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	No		
Part of setting of Listed Building	No		
Part of Setting of Building of Local Merit	No		
Within Site or Area of High Archaeological Potential	No		

Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Miscombe Developments & Mr & Mrs J Boyle
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Medium landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Proximity to Town Centre (metres)	3550
Proximity to Local Centre (metres)	440
Proximity to Primary School (metres)	810
Proximity to Secondary School (metres)	1920
Proximity to GPs/ Medical Centre (metres)	520
Proximity to bus stop (metres)	280
Proximity to Farnham train station (metres)	3310
Confirmed through call for sites and information from land owners	Yes

Development Guidance:

Design and Layout

A mixture of designs and styles would be preferred to enhance character of surrounding homes. Single storey dwellings would be preferred, but development should be no higher than two storey.

Mature trees on the boundary and within the site should be retained.

Landscape

The site is surrounded by woodland which, when retained, would provide a screen for development.

Access

A safe and suitable access should be provided off Pear Tree Lane and proposals should seek to actively promote sustainable travel and cumulative effect. Northern part of site should be low density, with an access off Shrubbs Lane.

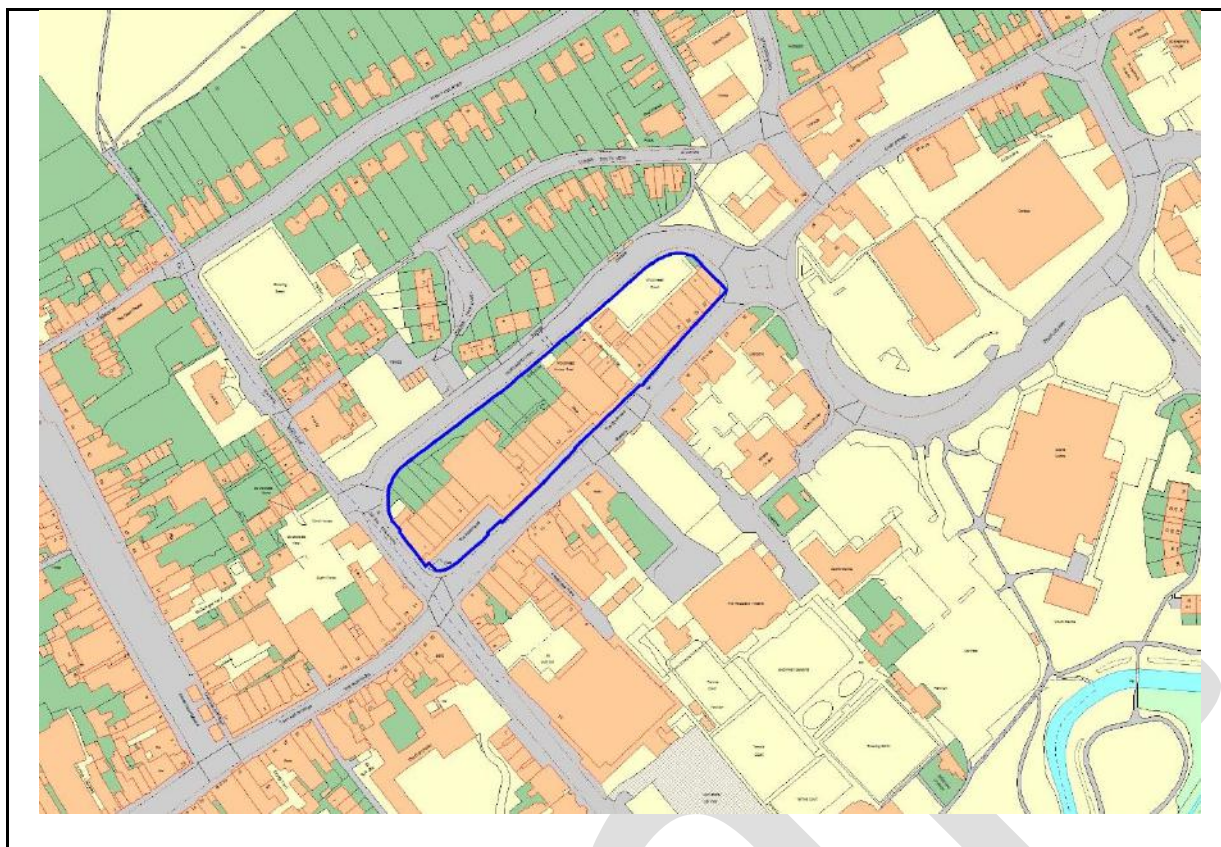
Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Contributions will be required towards safe and sustainable transport methods.

Delivery – site promoted for by landowner.

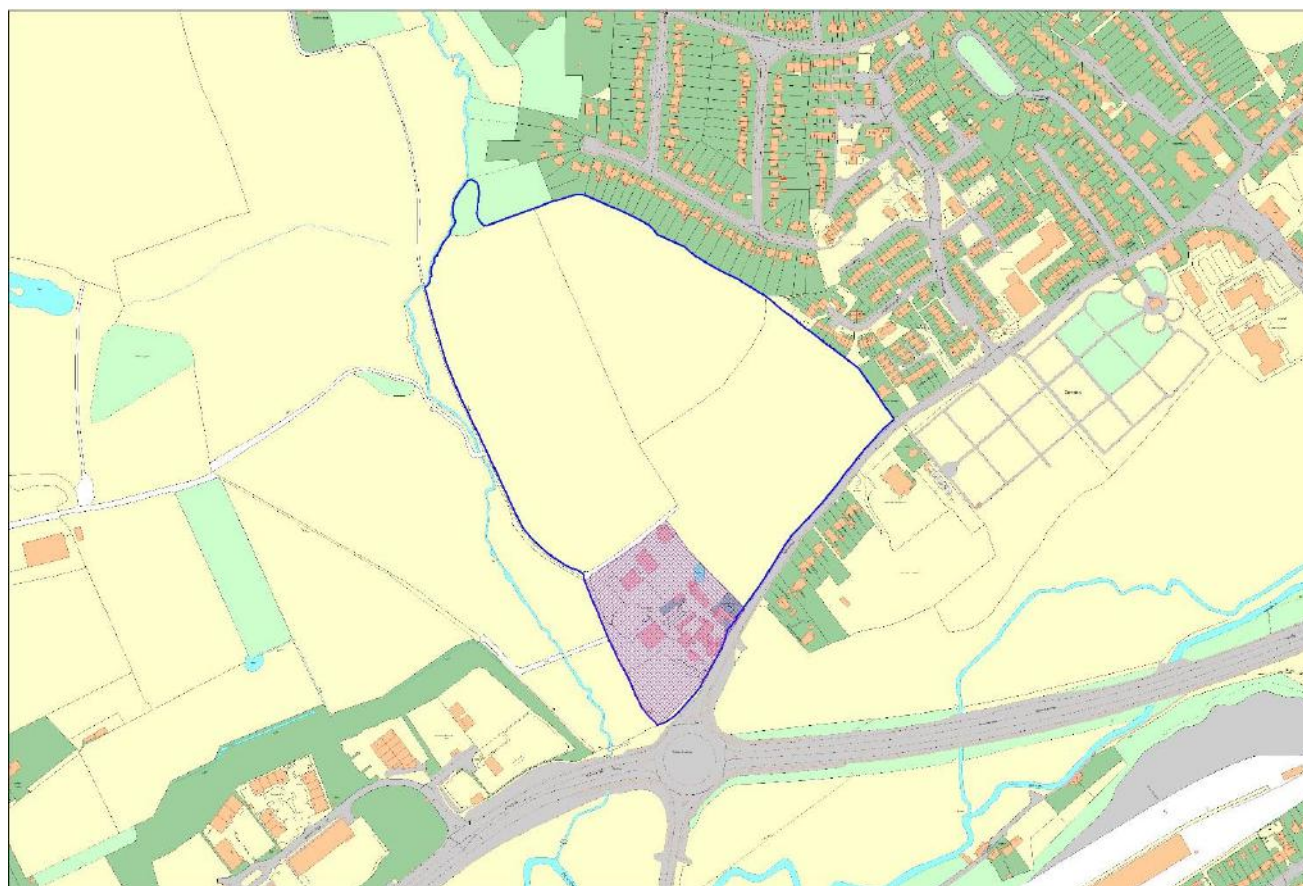
Gross Area (Ha):	2.28	Net Area (Ha):	2
Approximate Density (DPH):	5	Approximate Net Capacity (Dwellings):	10
Estimated Development Period			0 - 5 years



Site reference:	H		
Site Address:	The Woolmead, (East Street)		
Ward:	Moor Park	Proposed Allocation:	Residential
Site Area (hectares)	0.8		
WBC Reference	670		
Current Use	Mixed use		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield, mixed use site comprising of retail, offices and residential development. An island site in town centre, surrounded by mixed use development including residential to the rear.		
Recent planning history	None		
Flood Zone (1,2,3a,3b)	1		
Within AQMA	Yes		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	Yes		
Part of setting of Listed Building	Yes		
Part of Setting of Building of Local Merit	Yes		
Within Site or Area of High Archaeological Potential	No		
Character Area (Design Statement)	Central Farnham – Outside the conservation area		

Site reference:	H		
Site Address:	The Woolmead, (East Street)		
Ward:	Moor Park	Proposed Allocation:	Residential
Within South Farnham Arcadian Area	No		
Within public open space	No		
Owner	F & C Reit		
Within 5km of Thames Basin Heaths SPA	No		
Within 5km of Wealden Heaths I SPA	Yes		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
Within a Biodiversity Opportunity Area (BOA)	No		
Within Surrey Hills AONB	No		
Within AONB Candidate Area	No		
Waverley Borough Council Landscape Study – Part I	Not assessed		
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	In Town Centre		
Proximity to Local Centre (metres)	N/A		
Proximity to Primary School (metres)	310		
Proximity to Secondary School (metres)	780		
Proximity to GPs/ Medical Centre (metres)	350		
Proximity to bus stop (metres)	10		
Proximity to Farnham train station (metres)	570		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			
Design and Layout Development of this site should respect the character of the adjacent conservation area.			
Landscape			

Site reference:	H		
Site Address:	The Woolmead, (East Street)		
Ward:	Moor Park	Proposed Allocation:	Residential
<p>Development of this brownfield site in the town centre will have little impact on the landscape or countryside.</p> <p>Access Access should be considered in light of the permitted East Street development scheme, to minimise impact on town centre traffic movements.</p> <p>Infrastructure The impact on town centre traffic, in conjunction with other planned development, would need to be assessed and contributions will be required towards highways improvements. Contributions will be required towards safe and sustainable transport methods and the specific impact of this development in conjunction with other planned development in the town centre should be assessed.</p> <p>Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.8	Net Area (Ha):	0.8
Approximate Density (DPH):	125	Approximate Net Capacity (Dwellings):	100
Estimated Development Period			0 - 5 years



Site reference:	I		
Site Address:	Coxbridge Farm, off Alton Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Site Area (hectares)	14.21		
WBC Reference	29		
Current Use	Agricultural Land - Grade 3		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Sloping greenfield site rising to the north west from road. The greenfield site contains no significant trees but a strong hedged boundary to the road and hedges subdivide the site. Adjacent to residential and office/light industrial sites to the north east. Listed building complex is located close to the roundabout at the south western edge of the site.		
Recent planning history	None relevant (i.e. outbuildings and change of use only)		
Flood Zone (1,2,3a,3b)	Partially in 2 and 3a		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	No		
Part of setting of Listed Building	Two Grade II Listed buildings on site and one heritage feature - hexagonal WW2 pill box with blast interior removed.		
Part of Setting of Building of Local Merit	No		

Site reference:	I		
Site Address:	Coxbridge Farm, off Alton Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Within Site or Area of High Archaeological Potential	No		
Character Area (Design Statement)	North West Farnham		
Within South Farnham Arcadian Area	No		
Within public open space	No		
Owner	Sentinel housing association, Surrey CC, Mr & Mrs Kenwood		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA	Yes		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
Within a Biodiversity Opportunity Area (BOA)	Yes slight intersection		
Within Surrey Hills AONB	No		
Within AONB Candidate Area	No		
Waverley Borough Council Landscape Study – Part I	Medium landscape value. High landscape sensitivity.		
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	1460		
Proximity to Local Centre (metres)	840		
Proximity to Primary School (metres)	900		
Proximity to Secondary School (metres)	600		
Proximity to GPs/ Medical Centre (metres)	1400		
Proximity to bus stop (metres)	30		
Proximity to Farnham train station (metres)	1750		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			
Design and Layout			

Site reference:	I		
Site Address:	Coxbridge Farm, off Alton Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
<p>The area shaded on the above plan encompasses listed buildings. A buffer is required to respect and enhance the setting of the listed buildings. Development at the south of the site should be front facing on to West Street and the existing hedgerow on West street should be retained.</p> <p>The design and layout of the scheme should respect and enhance the character of the listed buildings and layout should also be transitional, with densities reducing towards the countryside at the north of the site, in order to blend in to the countryside and existing built area.</p> <p>The rising gradient of the site to the north should be considered in the design of height and scale. Buildings would not exceed two storey and should respect the transition from built area to open countryside.</p> <p>On site play space should be central to the scheme, forming an integral part of the layout.</p> <p>A sufficient green buffer to rear of Hazel Road to protect residential amenity must be provided, by way of long back gardens backing on to existing gardens rather than a private “strip” to minimise overlooking and maximise privacy.</p> <p>The layout should have a hierarchy of streets and spaces forming distinctive areas within the site and traditional materials such a red brick and a limited palette of materials should be used to respect the transition to open countryside and the edge of the town.</p> <p>Landscape</p> <p>The site is located at the eastern entrance to the town but is partially screened by the listed building complex and the roadside hedge. The existing residential development forms an abrupt edge with the countryside and development should be sensitively landscaped to enhance this relationship.</p> <p>Access</p> <p>Access should be provided from Coxbridge roundabout. Pedestrian access should be provided through the site to the Town Centre, Potters Gate School and West Street. A pathway is required at the front of the development on West Street, to provide a safe and suitable pedestrian access from the west.</p> <p>Infrastructure</p> <p>Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	14.21	Net Area (Ha):	11.74
Approximate Density (DPH):	30	Approximate Net Capacity (Dwellings):	350
Estimated Development Period			0 - 5 years

Site reference:	I		
Site Address:	Coxbridge Farm, off Alton Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential

Draft



Site reference:	J		
Site Address:	Part of Farnham College (Tennis Courts)		
Ward:	Firgrove	Proposed Allocation:	Residential
Site Area (hectares)	0.45		
WBC Reference	619		
Current Use	Tennis Courts		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Part of Farnham College site, including the tennis courts that front Firgrove Hill. The site is between residential development, with open land to the north east.		
Recent planning history	Planning permission refused for residential development in 2014 (14 dwellings due to neighbouring residential amenity, insufficient amenity space and adverse effect on TBH SPA.		
Flood Zone (1,2,3a,3b)	1		
Within AQMA	No		
Within area recommended as Green Belt (WBC)	No		
Within Conservation Area	No		
Part of setting of Conservation Area	No		
Part of setting of Listed Building	No		

Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Firgrove
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Guildford College
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Proximity to Town Centre (metres)	850
Proximity to Local Centre (metres)	140
Proximity to Primary School (metres)	700
Proximity to Secondary School (metres)	560
Proximity to GPs/ Medical Centre (metres)	630
Proximity to bus stop (metres)	70
Proximity to Farnham train station (metres)	460
Confirmed through call for sites and information from land owners	Yes

Development Guidance:

Design and Layout

TF

Landscape

Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.

Access

Access off Firgrove Hill.

Infrastructure

Contributions will be required towards...

Delivery – site promoted for by landowner.

Gross Area (Ha):	0.45	Net Area (Ha):	0.4
Approximate Density (DPH):	30	Approximate Net Capacity (Dwellings):	15
Estimated Development Period			0 - 5 years

Annex 8 to Appendix F

Farnham Neighbourhood Plan

Farnham Town Centre

May 2016

Farnham Town Centre

Introduction

The town centre is the focal point for the Farnham community and is an asset which should be retained and enhanced.

The NPPF makes it clear that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. It states that in drawing up Local Plans, local planning authorities should *define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres.*

In addition, local planning authorities should: *allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites.*

To date, Waverley Borough Council have undertaken retail studies to assess future retail needs and have accepted that the definition of the town centre is an appropriate role for the Neighbourhood Plan.

Town Centres Retail Study Update 2013

The Borough Council's Town Centres Retail Study Update 2013

(www.waverley.gov.uk/downloads/download/1403/waverley_draft_town_centre_retail_study_update_2012) updated the quantitative and qualitative assessment of future floorspace requirements for both convenience goods (mainly food) and comparison goods (such as clothes, electrical or furniture) in the Borough together with an assessment of how any identified need can best be met and undertook an updated and comprehensive 'health check' for each of the main centres (including detailed survey of existing floorspace) including Farnham.

It is clear from the householder shopping survey (2007) that households in Waverley have a choice of destination for their shopping trips. As well as the shops in the four main centres in the Borough, there are also several major town centres and retail parks in relatively close proximity which offer significant additional shopping facilities. In particular, the primary regional centre of Guildford offers a significant quantum and range of retailing, including retail warehousing and the recent extension to the Friary Centre. The secondary regional centres of Aldershot and Farnborough also lie just beyond Waverley Borough's boundary, as do the significant out-of-town retail locations of Farnborough Gate Retail Park and the Meadows at Blackwater Valley. Residents of Waverley Borough therefore have a multitude of shopping destinations from which to choose and these centres exert considerable influence over Waverley residents' shopping behaviour - particularly for comparison goods.

Each of the four main towns in Waverley is well served by major foodstores. Waitrose and Sainsbury's are present in Farnham and Godalming, Tesco and Co-op serve Haslemere and Weyhill and Cranleigh village is served by Sainsbury's, Marks & Spencer Simply Food and Co-op. Between them, these stores tend to dominate their local area, and in some cases attract expenditure from a wider area.

Convenience Goods

In terms of convenience retailing, there are a low number of shoppers heading to other major centres from Farnham.

Comparison Goods

Patterns of shopping for comparison goods amongst Waverley residents are far more complex. Of the main centres, Farnham offers the greatest quantum and range of comparison shopping and this is reflected in the percentage of expenditure retained. Godalming, Haslemere/Weyhill and Cranleigh all have a limited comparison goods offer, but in the main, their comparison needs are met by other centres.

In almost all categories of goods, Farnham retains a healthy percentage of expenditure from the nearby residential areas. 30% of expenditure on clothing and footwear is retained in the town, which represents good performance in a key sector, given the proximity of higher order centres with more significant comparison goods offers.

Farnham retains

- 30% of expenditure on clothing and footwear
- 40% of expenditure on furniture and floor coverings,

- 37% of expenditure on household textiles and soft furnishings,
- 47% of expenditure on domestic electrical appliances,
- 46% of expenditure on audio visual and photographic goods,
- 40% of spend on china, glass and hardware,
- 19% of DIY expenditure and
- 68% of expenditure on books, jewellery and luxury goods.

Although Farnham does not dominate comparison shopping in Waverley it is clearly the most important of the four study centres, and performs as a higher-order shopping centre. In each category of goods, a significant percentage of trade is captured from the rural area in Waverley. Residents of this zone have a choice of destinations and the road network encourages movement toward Guildford but, despite this, Farnham is a popular destination.

Health Check of Farnham Town Centre (undertaken in Nov 2012)

On almost every indicator of retail health, Farnham scores well.

Diversity of uses

Based on the Goad Centre Report and the consultant's street surveys there are currently 252 units trading in Farnham town centre on a total of 443,300 sq ft of retail floorspace. There are 14 convenience units in the centre showing an increase from the 2007 survey. These stores include the large Waitrose and Sainsbury's units and as a result convenience goods floorspace constitutes 17% of the total which is in line with the national average.

There are 116 comparison units, representing 46% of the units in the centre – although this is higher than the national average, it is a marked decrease from the level witnessed during the 2007 survey of the centre. The number of units accommodating services is much higher than the national average, though only slightly higher in terms of floorspace. Overall, the figures show that Farnham is a significant centre in terms of all three categories.

Outside of Farnham town centre, leisure facilities are more prevalent with Maltings which serves as a theatre, museum and events venue and Memorial Hall which runs children's activities, a bridge club, bowls, martial arts, as well as private events. Other facilities are James Hockey Gallery, Craft Study Centre, New Ashgate Gallery, Farnham Pottery and The Museum of Farnham. The proposed multi-screen cinema within the East Street development would undoubtedly add to the leisure offer within Farnham, particularly within the town centre which is limited at present.

The large Sainsbury's store at Water Lane, Farnham is the main out-of-town foodstore. It is supplemented by Farnham Retail Park on Guildford Road, with Homebase, Pets at Home and Halfords all represented. The Lidl foodstore at Dogflud Way also occupies an edge-of-centre location.

Potential for Growth

Farnham's major development site is the land between East Street, South Street and Dogflud Way, which has been identified for some time within various local planning documents. It is proposed that the site will be brought forward for a major mixed-use redevelopment including 167 new homes, 72 affordable homes, a six screen Odeon cinema, new town square with landscaped gardens, replacement court tennis club as well as new shops, restaurants and cafes totalling some 9,814 sq m

of floorspace. It is understood that the proposed development would be anchored by and M&S store including a significant element of Simply Food offer.

The existing Brighwells scheme was granted planning permission in 2008 and an application for a new planning permission to replace the extant permission was granted in 2012. Waverley Borough Council issued a Compulsory Purchase Order in May 2012 on the parts of the site that remain outside their control.

In light of the proposed development, Chase & Partners made a recommendation within the original Waverley Town Centres Retail Study, that the town centre boundary of Farnham be redrawn to include the proposed development site at East Street.

Retailer Representation and Demand

There are currently 11 major retailers - including Waitrose, Sainsbury's, Argos, Waterstones, Boots, Dorothy Perkins, WHSmith, Clarks, Clintons, Vodafone and Carphone Warehouse - and a total of 81 multiple retailers across a variety of goods categories trading in Farnham town centre.

Rental Levels

It can be noted that Farnham's prime zone A rents have increased in the last three years, rising from a low of £75 per sq ft to £85 per sq ft. whilst the large majority of centres suffered a fall in zone A rental levels.

Vacancy

The vacancy rate for Farnham, based on our recent survey, stands at less than 9%, which is an improvement on the position at the time of the Experian Goad survey (10%) and is some 5% below the national average (14%).

Pedestrian Flows

Farnham has a classic "dumbbell" retail layout, with major anchors at either end (Waitrose and Sainsbury's) with the resultant footfall supporting comparison retailing in between.

Accessibility

Farnham enjoys good accessibility by road given its proximity to the A31. The town centre is relatively well provided for in terms of car parks with over 1,700 spaces being available at car parks throughout the centre. This includes a good proportion of disabled spaces. The centre is also well served by bus routes from all parts of its environs.

Customer and Resident's Views and Behaviour

The results of a 2008 Business Survey show that Farnham is generally favourably viewed by local businesses, though few give it top marks. The shopping offer in terms of the number of multiples, independents and specialists is considered to be average to good; the quality of the shops is considered fairly good and prices are seen as average. Views on access were mixed with most considering access by public transport to be average to fairly good, but many considering access by car to be fairly poor. Car parking was generally considered average to fairly poor. In terms of appearance and character, Farnham was considered to be average to very good, with no respondents considering it poorer than this.

Perception of Safety and Occurrence of Crime

Waverley Borough does not suffer greatly from crime. By inference, it can be assumed that neither do the four main centres of Farnham, Godalming, Haslemere and Cranleigh.

Environmental Quality

Farnham has areas of extremely good environmental quality, particularly the Lion & Lamb Shopping Centre which is seen as a model example of a “niche retailing” area. There are no obvious pockets of dereliction or visual signs of graffiti or litter. The area around East Street is not particularly attractive, though it is not so environmentally poor as to deter retailers entirely. In any case, the area is expected to be greatly enhanced by the proposed mixed-use development.

Quantitative Need Assessment

The Retail Study Update derived estimates for available expenditure for both convenience and comparison goods over five-year periods to 2033, from the design year of 2013.

Future Growth

Convenience

The total expenditure available to support new floorspace in Waverley Borough is estimated to be £79.6m, which would give rise to a potential floorspace requirement of 8,376 sq m (net). However, as stated above, the estimates of expenditure per capita on which these calculations are based should be treated with a degree of caution beyond the short to medium term. Given the localised nature of convenience retailing, a more meaningful indicator of potential future need can be found in the disaggregated figures for each of the Borough’s main town and village centres. This shows that whilst there may be potential need for further convenience floorspace in all the centres during the course of the study 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 towns during the plan period.

Comparison

The modelling exercise suggests that Farnham is currently overtrading and an expansion in its retail offer is overdue. The Total Floorspace Requirement 2011-2033 (sq m) including overtrading 2011-2033 is estimated to be 20,871 sqm (gross) and 14,610 sqm (net). The East Street scheme has the potential deliver 9,814 sqm of floorspace and potentially fulfil the town’s immediate retail development needs, will address this overtrading and satisfy the forecast growth in expenditure, providing a medium to long term solution to the existing deficiency. The East Street scheme must therefore be seen as a timely solution to an existing deficiency that will satisfy Farnham’s needs for not only the short term but the majority of the plan period.

Farnham Town Centre Boundary

The NPPF defines town centre uses as: retail, leisure, commercial, office, tourism, cultural, community and residential development.

The Town Council have used the GOAD map of the Town Centre Area (defined on the adopted Local Plan Proposals Map (Farnham Inset) and approximately 100m beyond) to plot existing land

uses in the centre. The map was supplemented by local knowledge and a walkabout. The resultant map identified the clusters of town centre uses (shown on Map in Appendix I).

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 remain low.

Land with planning permission between East Street, South Street and Dogflud Way 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.

All these areas have been included in the Town Centre boundary as they incorporate the principal retail frontages and the potential areas for future growth.

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.

From interviews conducted by Town Councillors in connection with the Neighbourhood plan, local agents report a strong demand for town centre offices, particularly the modern premises.

This office accommodation is included in the Town Centre boundary as an important town centre use.

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 Borough Council-owned Farnham Leisure Centre is located at Dogflud Way. 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 and is included within the Town Centre boundary.

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.

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

St. Andrew's Church in the town centre has some very modern meeting-rooms, designed by the architect, Ptolemy Deans. The modern structures and removal of the old pews has enabled the church to host concerts, art exhibitions and dramatic works.

The Museum of Farnham is located within the designated town centre boundary 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 library, within the designated town centre boundary, 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 and has planning permission to offer day services to replace the Gostrey centre and meeting rooms.

Tourism

The historic town centre and its cultural attractions attract many visitors. 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.

Farnham has three 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 second is the craft trail, which leads visitors to the historic and modern centres of craft and the third is a tree trail, guiding visitors around the town to discover the rich history of trees.

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.

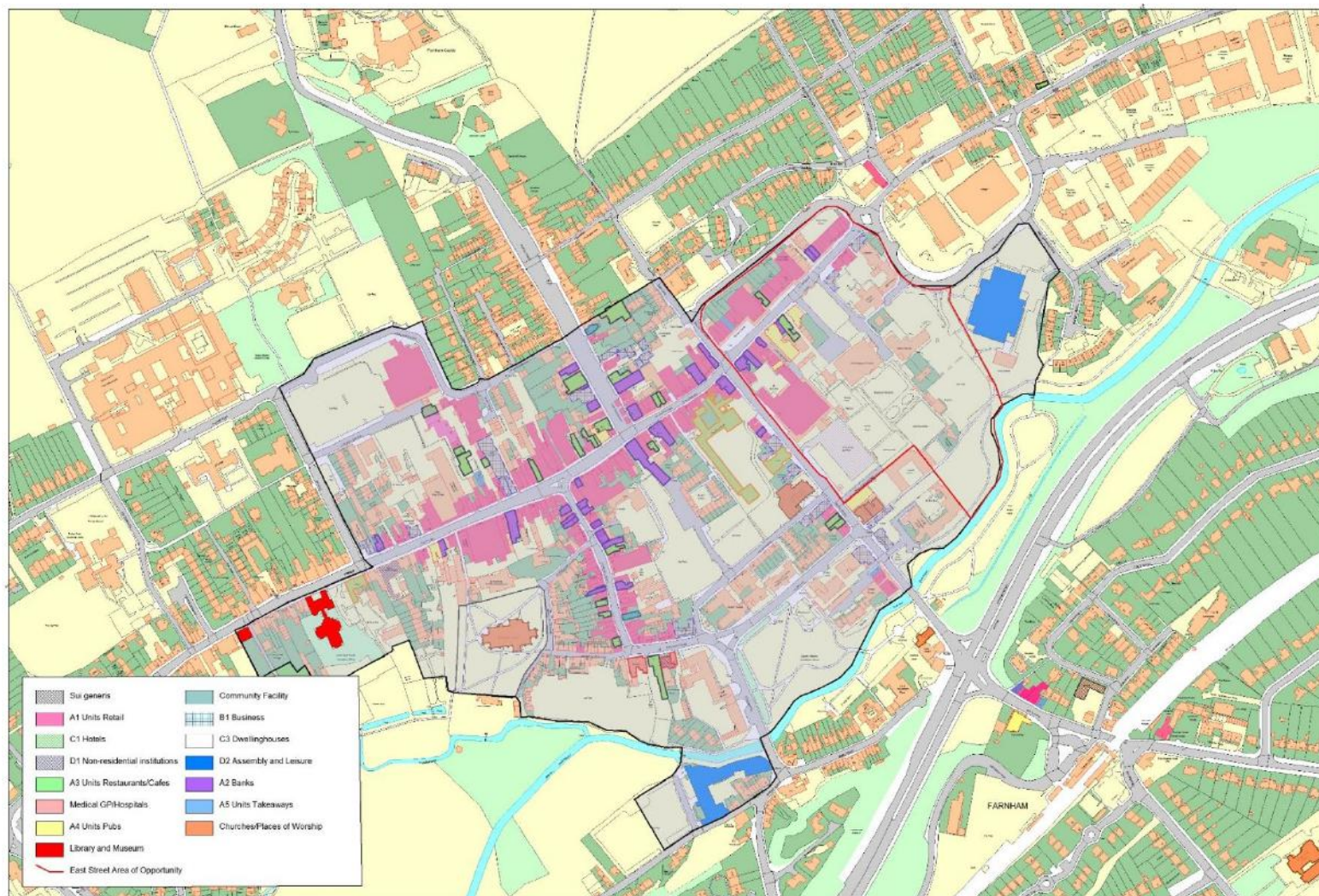
The commercial core of the historic centre and hotel accommodation are included within the Town Centre boundary.

Conclusion

The town centre boundary has been defined in the Neighbourhood Plan around the range of principal facilities listed above together with the two redevelopment sites at East Street and Woolmead, and is shown in the map at Appendix 1).

The boundary excludes the northern end of Castle Street from the adopted Town Centre boundary as this area is occupied almost exclusively by residential properties.

Appendix I – Town Centre Boundary and Use Classes



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Farnham Neighbourhood Plan

Farnham Neighbourhood Centres Study

May 2016

Neighbourhood Centres

Introduction

Early consultation on Farnham Neighbourhood Plan issues has indicated the importance of A key characteristic of neighbourhood centres is that they serve a local neighbourhood by providing 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 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 conveniently clustered local services, a social and economic focus for the local area and opportunities for linked trips. In identifying local centres, units (occupied or vacant) have only been considered to form a neighbourhood centre if they are located close to another unit or to adjoining public open space.

Methodology

Source of Data

Throughout the Neighbourhood Plan area, Farnham Town Council members identified the location of convenience shops eg supermarkets, shops, chemists and post offices (A1), banks (A2), restaurants/ cafes (A3), pubs (A4), takeaways (A5) as well as community services such as primary schools, GPs, libraries, places of worship and community halls (D2) and adjoining public open space.

These were plotted onto a map of the town.

Criteria for selection of Neighbourhood Centres

In order to define a local centre for the purposes of the Farnham Neighbourhood Plan, a number of criteria have been established:

- They are located outside the Town Centre boundary
- They contain 5 or more Use Class A; Use Class D1 (community service) units or public open space. At least one supermarket, convenience store, newsagent, pharmacy or post office must be present.

Units which were currently either occupied or vacant were counted for the purposes of this exercise.

The function and convenience of local centres is based on the proximity of facilities. How close each facility needs to be to each other whilst still remaining convenient was a matter for public consultation. Two options, in terms of defining the proximity of facilities, were consulted as part of the Regulation 14 consultation. Option 1 was for less than 50m (as the crow flies) between each premises where there are no barriers to movement and option was for less than 100m (as the crow flies) between each premises where there are no barriers to movement.

From the map prepared by Farnham Town Council to identify the location of convenience shops, pubs, takeaways, community facilities, adjoining open space etc, the clusters of facilities which met the criteria for defining a Neighbourhood Centre were plotted.

The boundaries of each identified Local Centre were plotted to include the identified property and its curtilage (to allow expansion if necessary).

Outputs

The following Local Centres were identified for the purposes of the regulation 14 consultation:

Using 50m (as the crow flies) between each premises/ open space (maps available in Regulation 14 Draft Plan – October 2014):

- Heath End
- Farnborough Road
- The Street, Wrecclesham (excl. pub)
- Frensham Road
- Ridgway Parade
- Station Hill
- Firgrove Hill

Using 100m (as the crow flies) between each premises/ open space brings in additional areas or extends the areas defined above (maps available in Regulation 14 Draft Plan – October 2014):

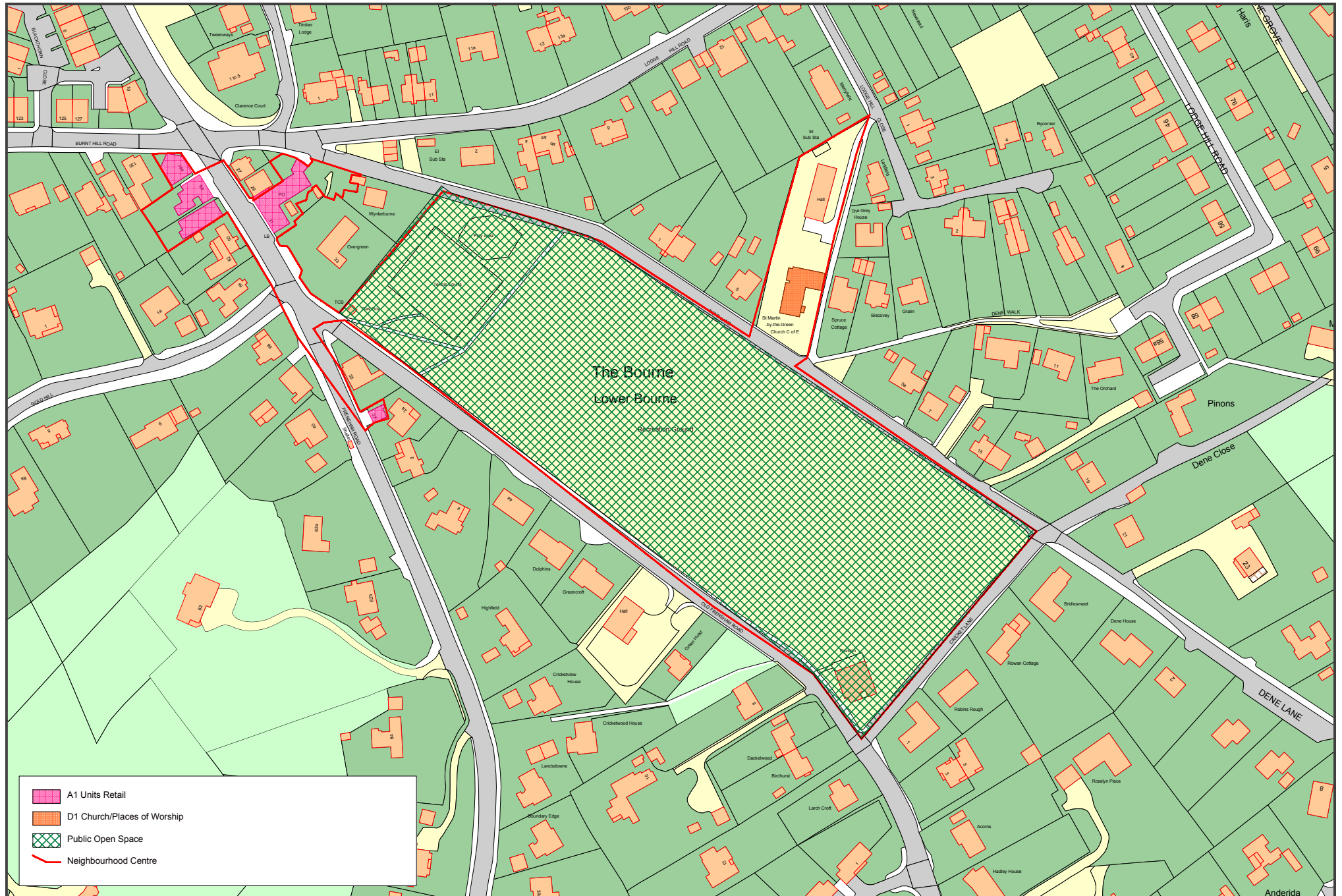
- St Mark's Place, Sandy Hill
- Upper Hale Road (Tesco Express)
- Willow Way (inc. Lobster Pot)
- Cumpsteys Corner, The Long Road (inc. recreation ground)
- The Street, Wrecclesham (inc. pub)

Consultation feedback was used to refine the definition of Neighbourhood Centres at 100m between each premises or facility.

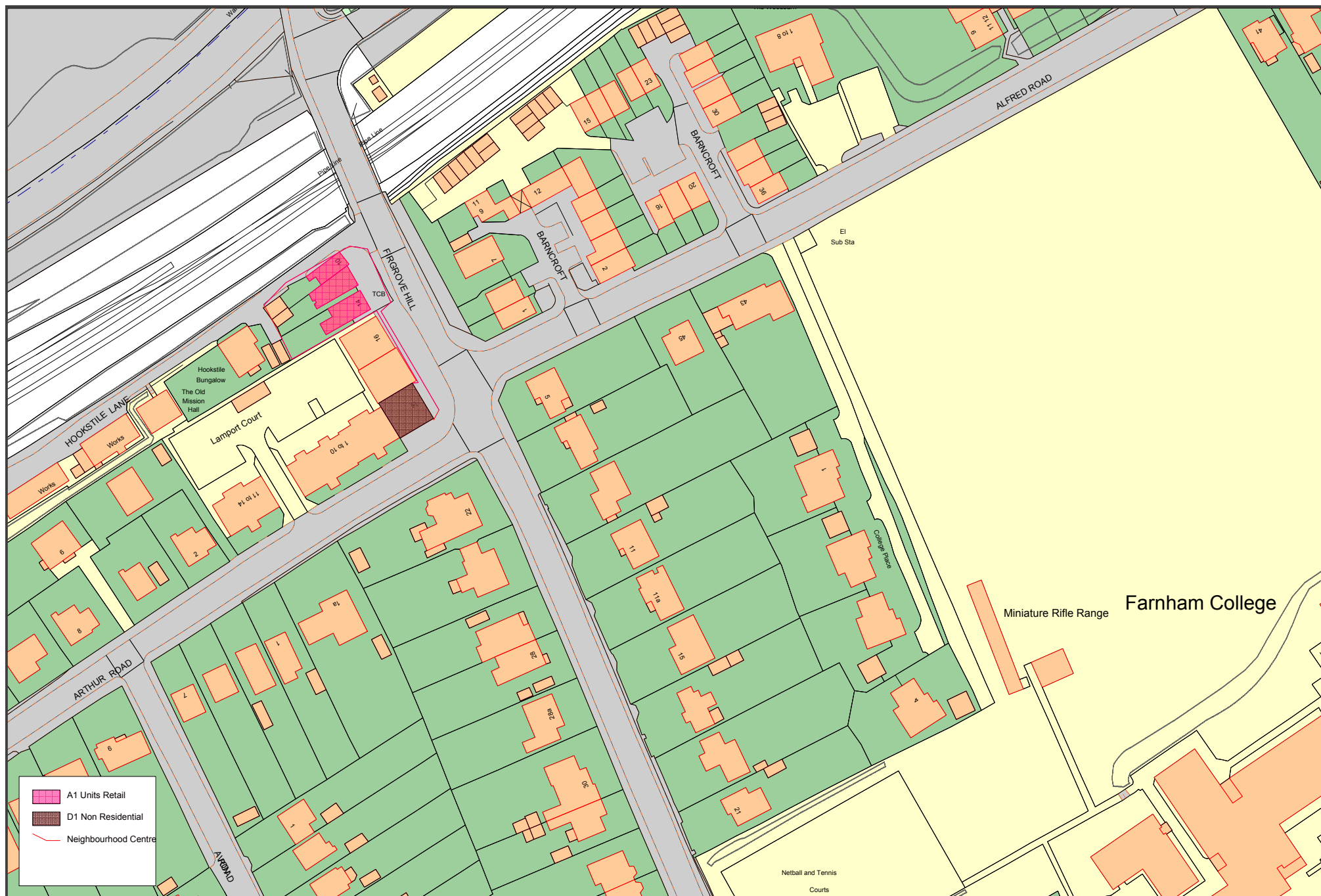
This resulted in the following Neighbourhood Centres being allocated, for which maps are provided at Appendix 1.

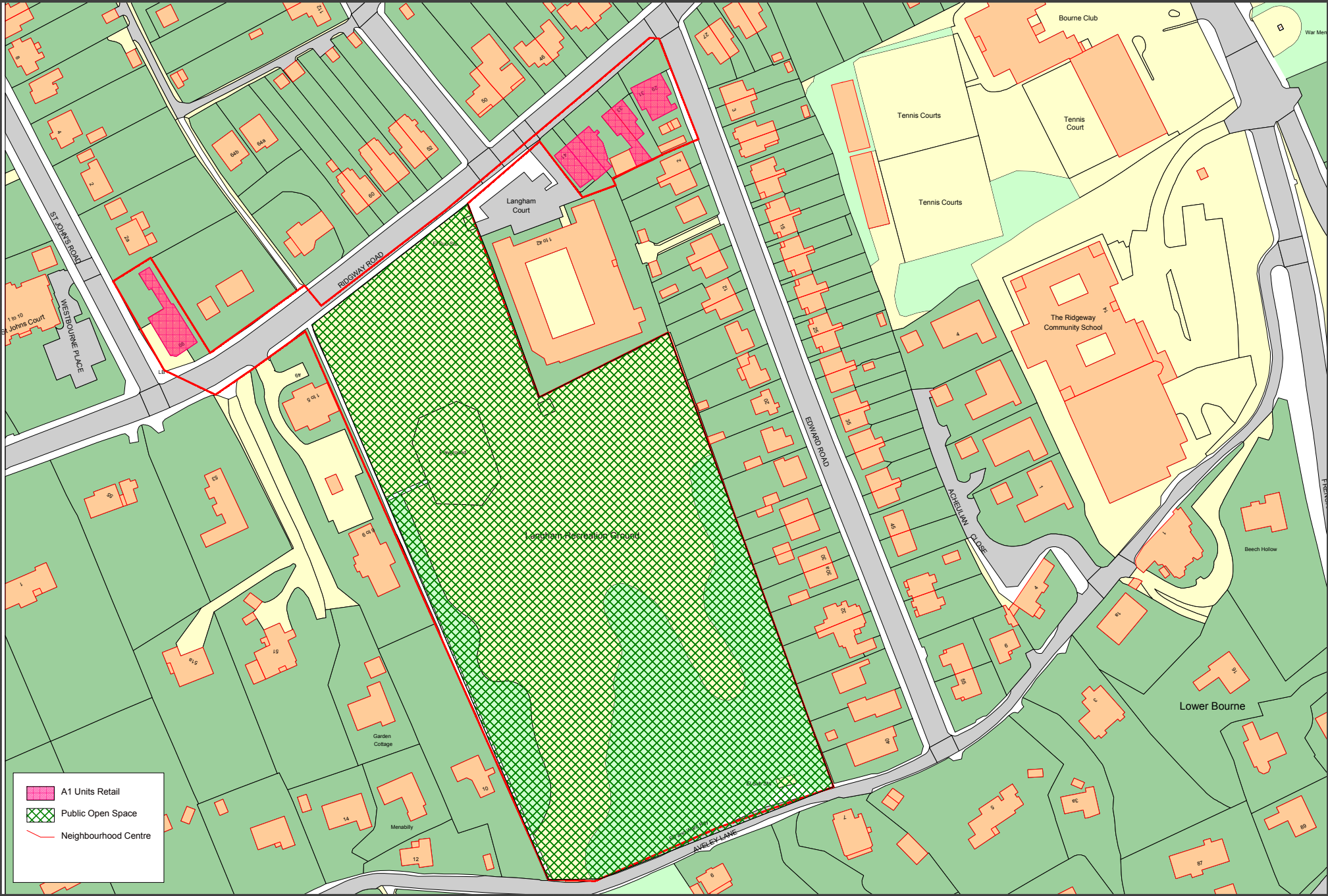
Neighbourhood Centre	Comprising
Frensham Road in the Bourne	5 x A1 1 x D1 1 x Public Open Space
Station Hill	4 x A1 3 x A5 2 x A4 1 x D1
Firgrove Hill	2 x A1 1 x A3 2 x D1 1 x C1
Ridgway Parade	5 x A1 1 x Public Open Space
Farnborough Road in Heath End	4 x A1 1 x A3 2 x A5
Heath End	6 x A1 1 x A5 1 x D1 1 x POS
St. Mark's Place, Sandy Hill in Upper Hale	1 x A1 1 x A5 1 x POS 3 x D1 1 x Playground 1 x Games Court
Upper Hale Road	1 x A1 2 x A3 6 x D1
Willow Way in Hale	3 x A1 1 x A3 1 x Public Open Space
The Street in Wrecclesham	4 x A1 1 x A3 1 x A4 1 x A5
The Long Road at Cumstey's Corner in Rowledge	3 x A1 1 x A3 A x A4 1 x D1

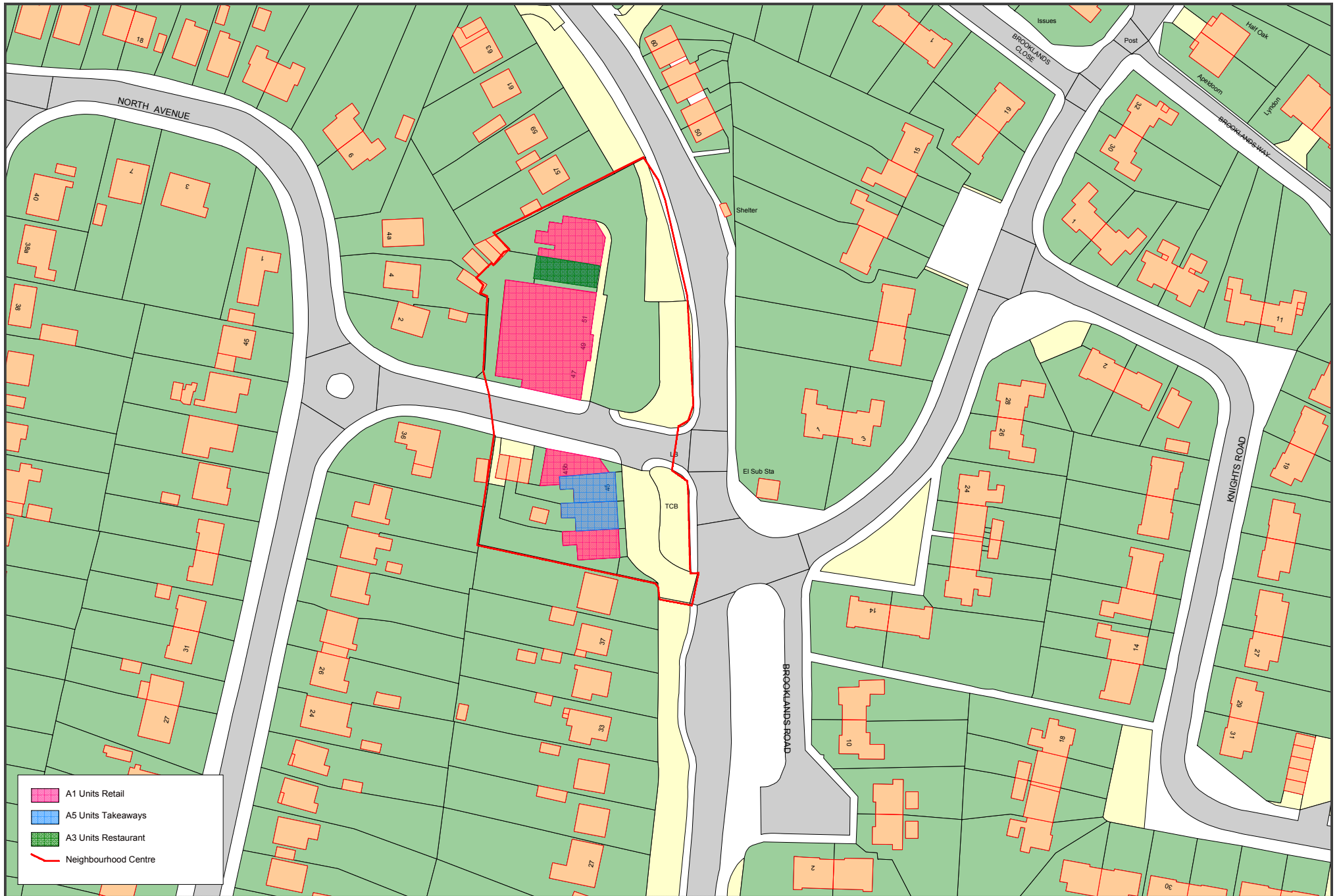
Appendix 1 - Maps

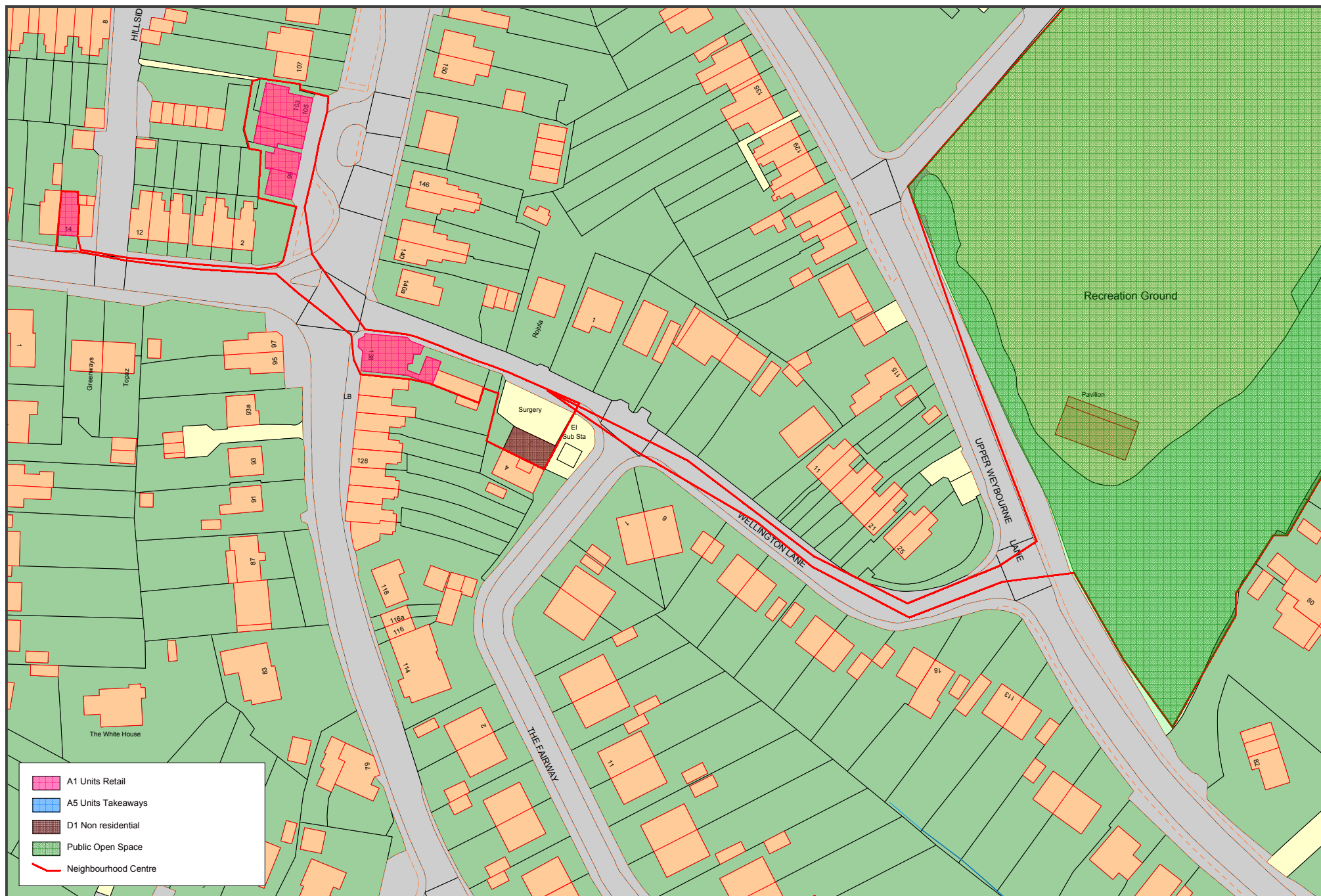


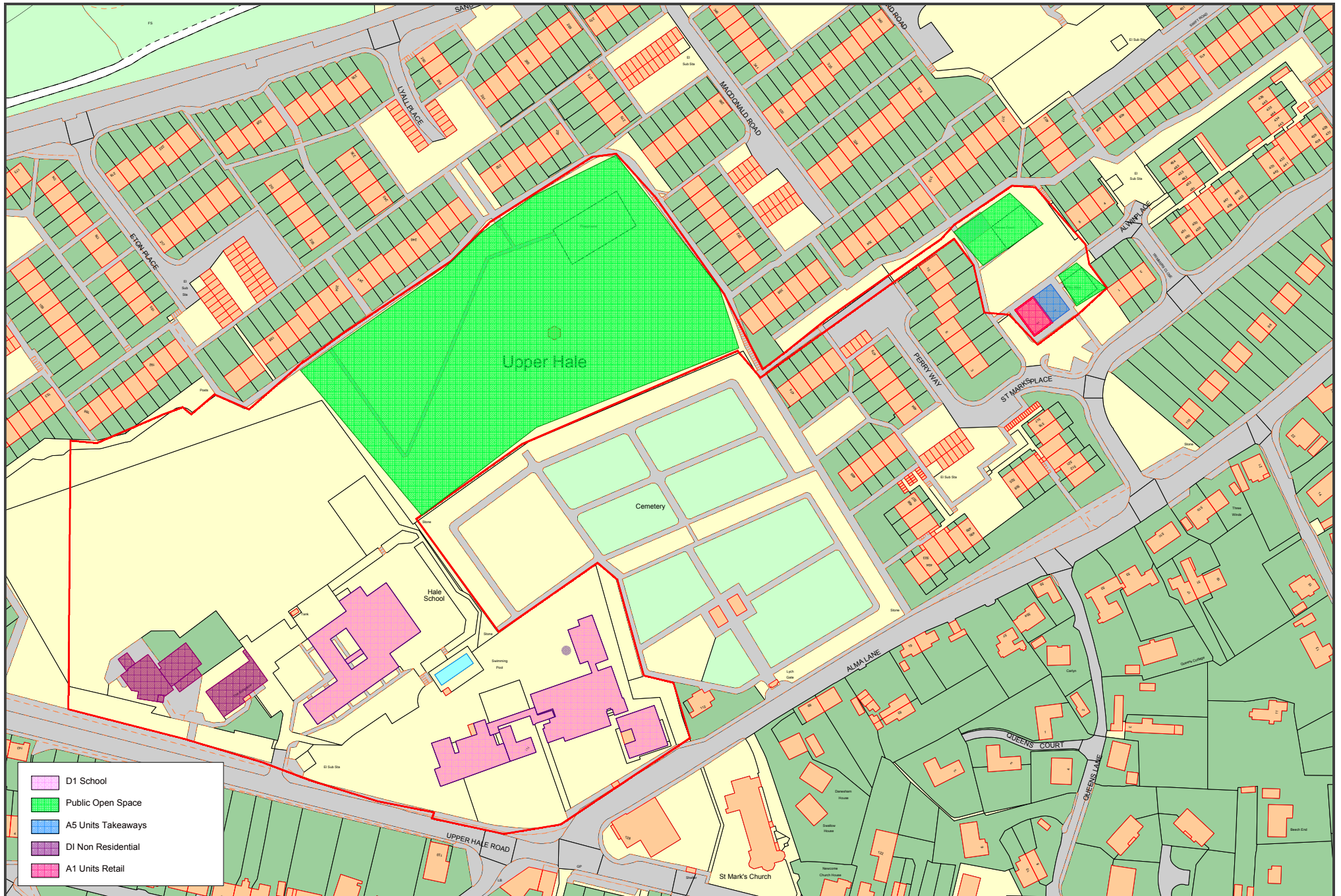


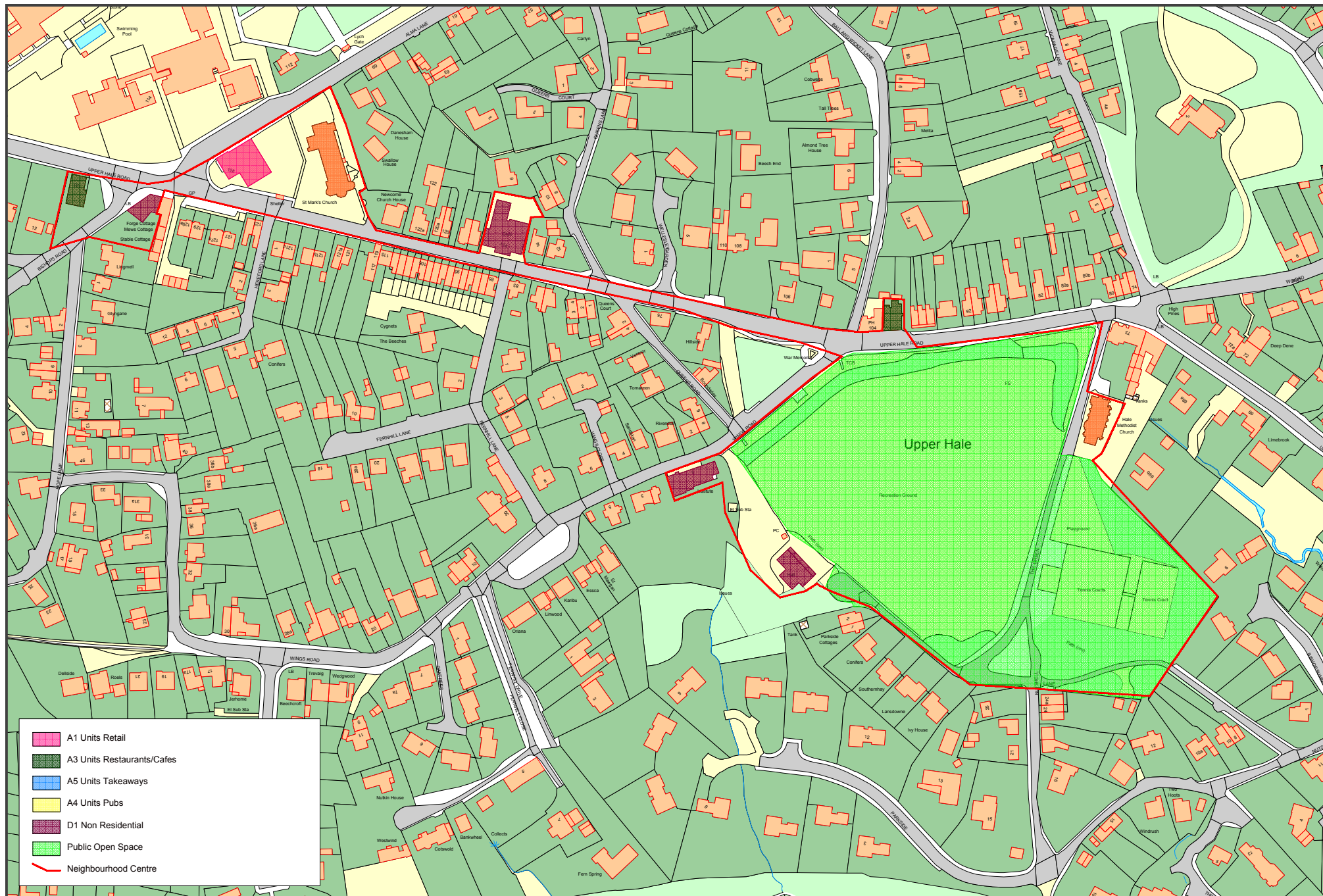


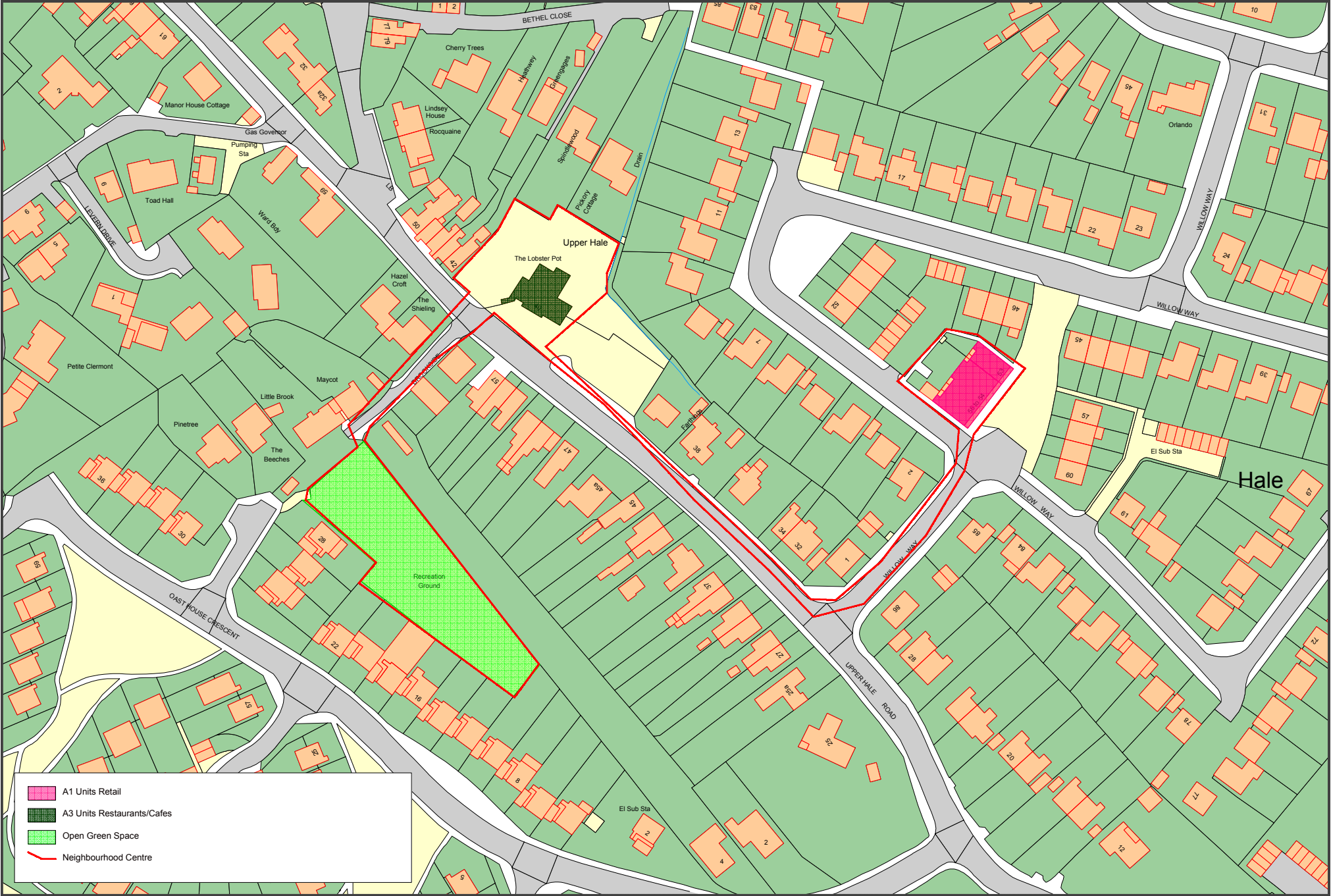


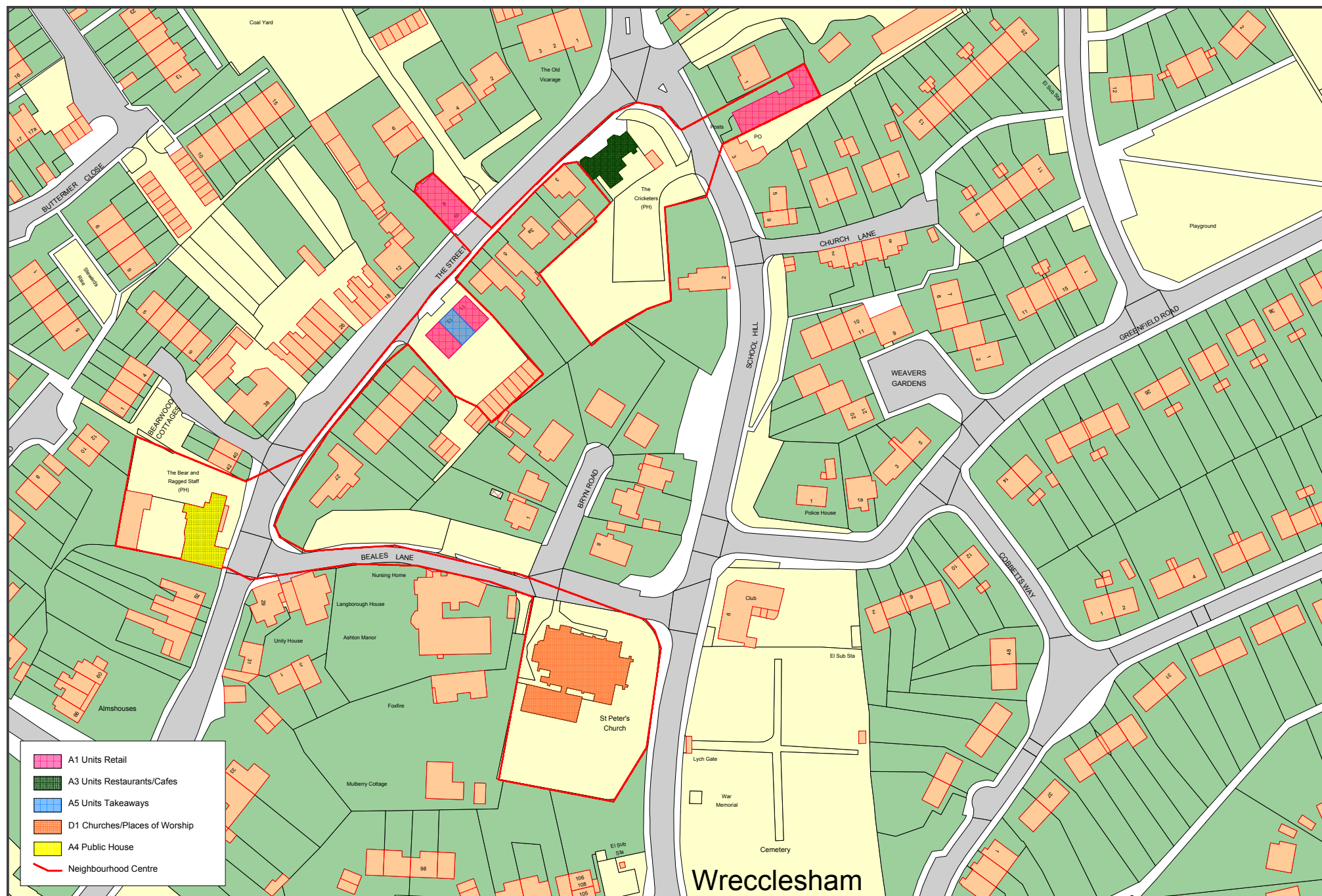


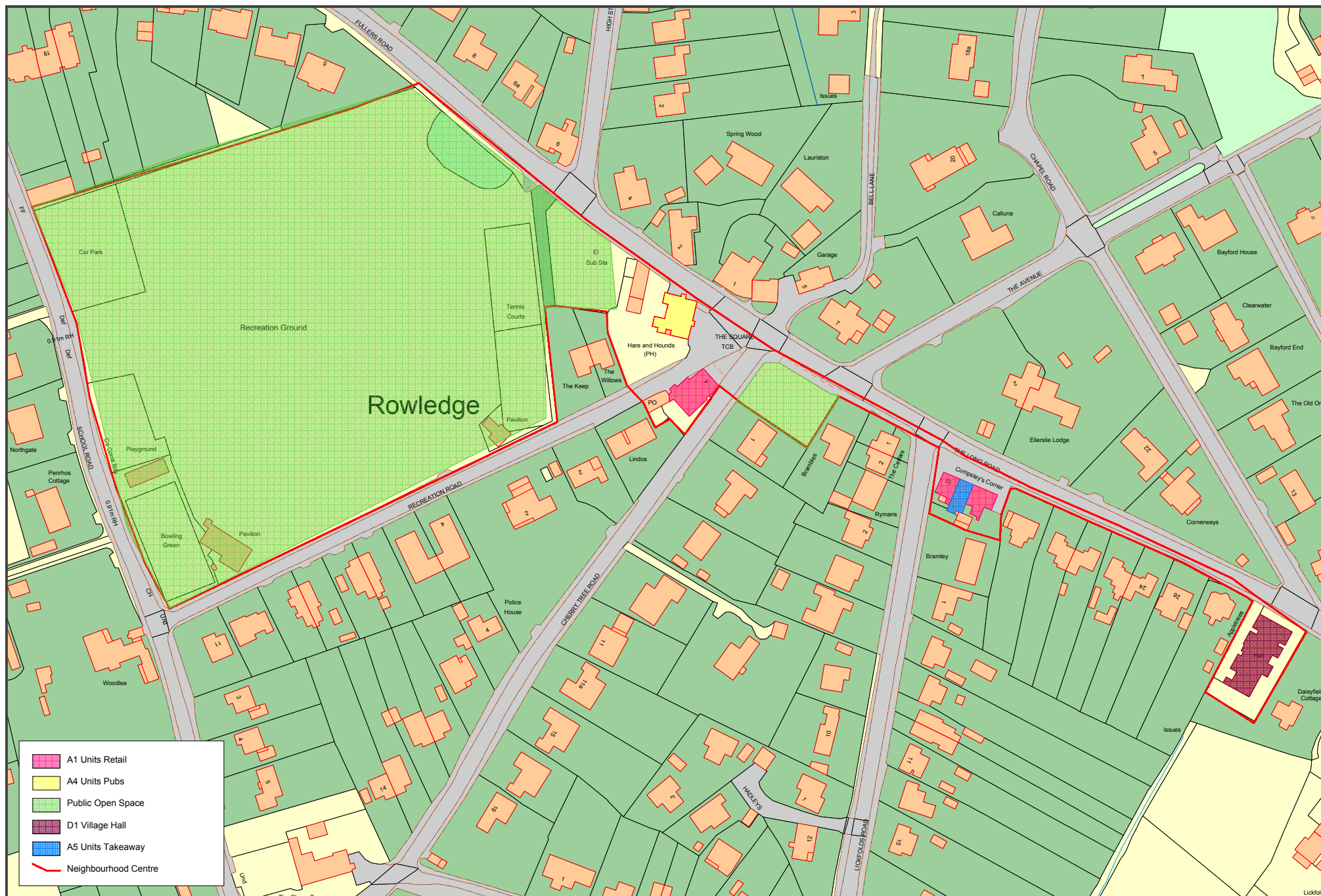












Farnham Neighbourhood Plan

(Regulation 15)

Basic Conditions Statement

**Town and Country Planning Act 1990 (as amended) Paragraph 8(2)
of Schedule 4B Statement**

Farnham Town Council

June 2016

Contents

	Page
Introduction	3
Legal Requirements	4
Basic Conditions	5
National Policies and Advice	5
Contribution towards the achievement of sustainable Development	14
General Conformity with the Strategic Policies of the Development Plan for the Area	15
EU Obligations	39
Conclusions	40
Appendix A: Designation Letter	41

1. INTRODUCTION

This Basic Conditions Statement sets out how Farnham Town Council has met the legal requirements and basic conditions in producing a Neighbourhood Plan for Farnham.

2. LEGAL REQUIREMENTS

The Neighbourhood Plan is being submitted by a qualifying body

The area administered by Farnham Town Council has been designated a qualifying area (see Appendix 1 for the Waverley Borough Council designation letter) and the Town Council is a qualifying body.

What is being proposed is a Neighbourhood Development Plan

The plan relates to planning matters and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect

The Plan period is stated as 2013 – 2031.

The policies do not relate to excluded development

The neighbourhood plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The neighbourhood plan proposal relates to the Farnham Parish and to no other area (as shown in Map 1 below).

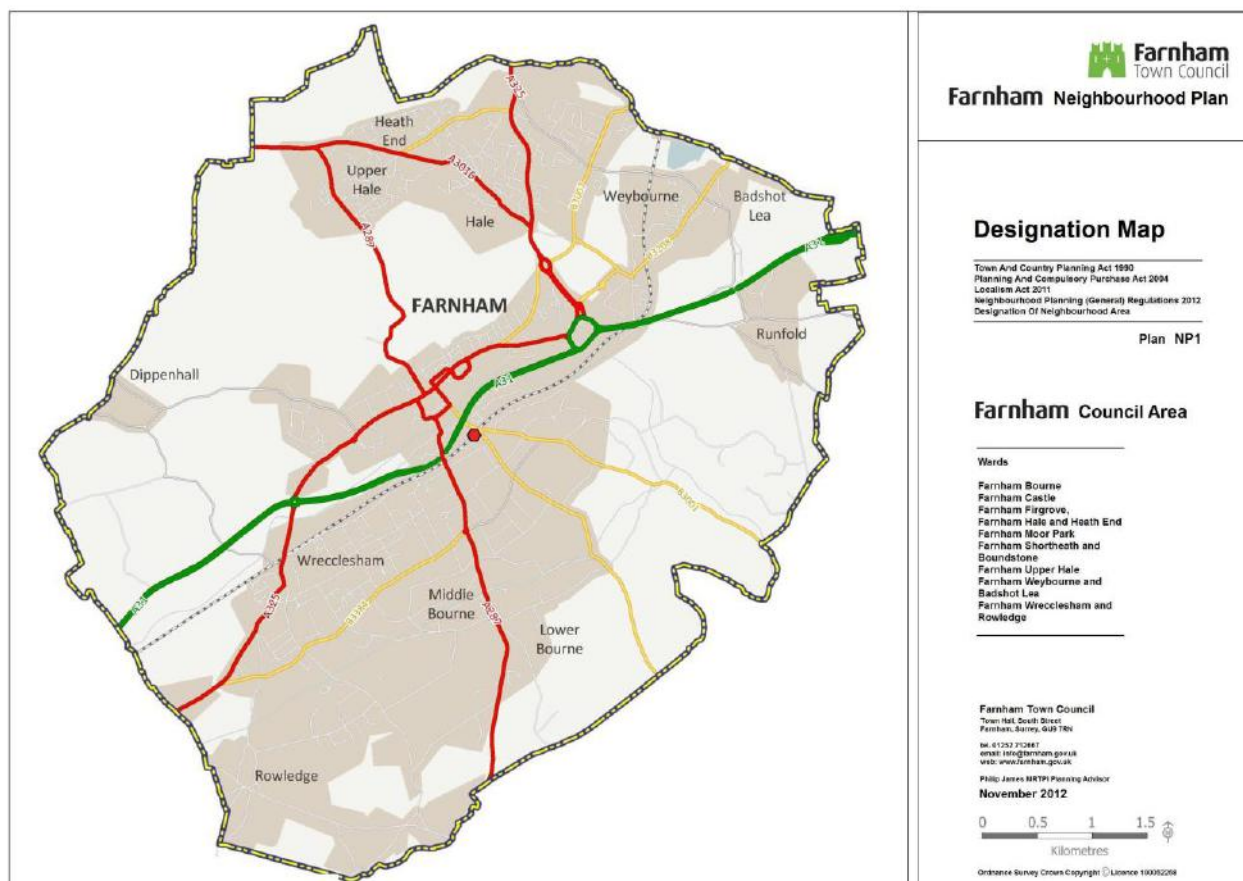
There are no other neighbourhood plans relating to that neighbourhood area.

The neighbourhood plan is informed by discussions with neighbouring Parish Councils regarding their aspirations and planning issues of cross-boundary importance.

It is not considered that there is any benefit in extending the area for the referendum beyond the designated Neighbourhood Plan Area.

There are no other prescribed matters.

Map 1 - Farnham Neighbourhood Plan Area



3. BASIC CONDITIONS

A Neighbourhood Development Plan meets the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

4. NATIONAL POLICIES AND ADVICE

The National Planning Policy Framework (NPPF) provides a framework within which local people and their accountable councils can produce their own distinctive neighbourhood plans and must be taken into account in the preparation of neighbourhood plans (paragraph 2). It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

This section demonstrates that the Farnham Neighbourhood Plan has regard to the elements set out in the NPPF relevant to the designated area to deliver sustainable development:

- Building a strong, competitive economy and supporting a prosperous rural economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Building a strong, competitive economy and supporting a prosperous rural economy

Farnham Neighbourhood Plan sets the following economic 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 Neighbourhood Plan sets out the following policies that aim to build a strong, competitive economy consistent with existing strengths and locally appropriate opportunities:

- Policy FNP17 - Land for Business
- Policy FNP18 - Business Site Allocation - Land at Water Lane (Gross Area: 4.9ha)
- Policy FNP19 - Enterprise and Incubation Hub at the University of the Creative Arts
- Policy FNP20 - Rural Buildings for Business and Tourist Uses

These objectives and policies meet the NPPF's aims by allocating a new site for business use; supporting the retention, intensification and regeneration of the main clusters of business activities in Farnham; promoting an Enterprise and Incubation Hub at the University of the Creative Arts; supporting appropriate conversion and expansion of rural buildings for business, and tourist uses within and outside the built up area. Further infrastructure improvements are sought to help build a strong, competitive economy particularly in relation to transport.

The development of skills locally is enabled through expansion of the primary and secondary schools where necessary and the University of the Creative Arts.

The plan also seeks to conserve and enhance the built and natural environment which is important for the retention of a successful tourist industry.

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out clear economic objectives and policies that seek to sustain and promote the local economy.

Ensuring the vitality of town centres

The Farnham Neighbourhood Plan sets the following economic 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 neighbourhood centres serving the local communities of Farnham

The Neighbourhood Plan defines the Farnham Town Centre and ten neighbourhood centres and sets out the following policies to ensure the vitality of these centres:

- Policy FNP21 - East Street, South Street and Dogflud Way
- Policy FNP22 - The Woolmead
- Policy FNP23 – Farnham Town Centre
- Policy FNP24 – Neighbourhood Centres

These objectives and policies meet the NPPF's aims by supporting and enhancing the main cluster of business activities in Farnham Town Centre and neighbourhood centres – including two major redevelopment sites. Further infrastructure improvements are sought particularly in relation to transport and traffic management measures.

The Plan also seeks to ensure high quality designs within the Farnham Town Centre Conservation Area and its setting (Policy FNP 2) and appropriate shop front designs and restrained advertising in this distinctive historic central part of the town (Policies FNP3 and 4).

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out clear objectives and policies that seek to ensure the vitality of Farnham's town and neighbourhood centres.

Promoting sustainable transport

The Farnham Neighbourhood Plan sets the following transport 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

The Neighbourhood Plan sets out the following policies that aim to promote sustainable transport:

Policy FNP30 - Transport Impact of Development
Policy FNP 32 - Securing Infrastructure

These objectives and policies meet the NPPF's aims by enabling development proposals which would ensure sustainable transport links are provided to the principal town facilities or provision of, or a contribution towards, appropriate transport measures which assist walking, cycling, public transport and other highway improvements.

In selecting housing sites to be allocated in the Neighbourhood Plan, walking distance to the following facilities was assessed:

Farnham Town Centre
Neighbourhood Centre
Primary School
Secondary School
GPs/ Medical Centre
Bus stop
Farnham train station

Housing allocation Policy FNP14 and Business site allocation Policy FNP18 seek specific sustainable transport measures for individual sites.

Secure cycle storage is sought in association with neighbourhood centres (Policy FNP24).

The Neighbourhood Plan has identified infrastructure requirements needed to support new development. These include:

- Traffic management measures which create an enhanced pedestrian environment and improved air quality within the Town Centre
- Sustainable transport measures which assist walking, cycling and public transport including improved, sympathetically designed signage to link up the network of footpaths and other green spaces
- Road and junction improvements to ease congestion and traffic management measures

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out clear transport objectives and policies that seek to promote sustainable transport options.

Delivering a wide choice of high quality homes

The Farnham Neighbourhood Plan sets the following 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

The Neighbourhood Plan sets out the following policies that aim to provide a quantum of housing through a wide choice of high quality homes:

Policy FNP 1 - Design of New Development and Conservation

Policy FNP14 – Housing Site Allocations

Policy FNP15 – Small Scale Dwellings

Policy FNP16 – Building Extensions Within and Outside the Built Up Area Boundary

The Farnham Neighbourhood Plan identifies the delivery of 2248 additional dwellings during the Plan period:

Source of Housing Supply	Net Dwellings
Sites which have already been completed (in the period 2013/14 – 2015/16)	169
Large Sites with planning permission at 31 March 2016	695
Further Reg 14 Neighbourhood Plan housing site allocation granted consent (Garden Style, Wrecclesham)	65
Small Sites with planning permission at 31 March 2016	99
Windfall contribution	378
Housing Allocations	845
Total	2248

The housing supply is made up of a combination of completions since the start of the Plan period (2013), existing planning consents, allocations and windfall opportunities. The Neighbourhood Plan enables the development of suitable infill development, change of use or redevelopment to housing.

The issue of affordable housing is recognised but the strategic policy requirement rests with the Local Plan.

Small scale dwellings (1 or 2 bedrooms) are sought to meet local need and to optimise the use of land.

Policies FNP1 and FNP14 and FNP16 should ensure the quality of design of new residential development, including residential extensions.

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out clear housing policies that seek to deliver an appropriate number and mix of new high quality homes.

Requiring good design

The NPPF attaches great importance to the design of the built environment and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics whilst avoiding unnecessary prescription, detail or imposed architectural style or taste.

The Farnham Neighbourhood Plan places a strong emphasis on design - interpreting the community's desire to ensure that new development responds to the local character of the Plan area's built and natural environment.

The overall vision for Farnham is to continue to thrive, meeting the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town. The Neighbourhood Plan objectives and policies collectively support this vision.

The Farnham Neighbourhood Plan sets the following design objectives:

- 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; Rowledge and Boundstone and Rowledge and Frensham

The Plan describes some of the distinctive characteristics of the different character areas within the town and includes reference to the Farnham Design Statement which identifies in more detail the distinctive character of different areas. Specific reference is made to the four conservation areas and the two Conservation Area Appraisals which contain detailed assessments of the character of the Farnham Town Centre and Wrecclesham Conservation Areas. Parts of the town where the landscape is the dominant visual element have been identified as the South Farnham Arcadian Areas. The Plan also refers to the distinctive rural character analysed in the Landscape Study – Part 1: Farnham & Cranleigh, 2014. The Plan seeks to promote and reinforce local distinctiveness.

The policies that seek to secure good design are:

Policy FNP1 - Design of New Development and Conservation

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

Policy FNP4 - Advertisements within Farnham Town Centre Conservation Area and its setting

Policy FNP8 - South Farnham Arcadian Areas

Policy FNP10 - Protect and Enhance the Countryside

Policy FNP16 - Building Extensions Within and Outside the Built Up Area Boundary

Policy FNP20 - Rural Buildings for Business and Tourist Uses

The Neighbourhood Plan expects new development to be designed to a high quality which responds to the local heritage and distinctive character and reflects the identity of the local context of Farnham. There are specific policies guiding appropriate development of house extensions; shop fronts and advertisements.

In addition to the above policies, Policy FNP14 - Housing Allocations sets out requirements in relation to the design, layout and landscaping of each housing allocation. Policy FNP18 – Business Site Allocation contains development guidance and the two town centre allocations (Policy FNP21 - East Street, South Street and Dogflud Way and Policy FNP22 - The Woolmead) contain specific design guidance.

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out clear design policies that seek to reinforce local distinctiveness.

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Promoting healthy communities

The NPPF provides the policy context in relation to three key types of community facility:

- buildings which provide cultural attractions or facilities including community halls;
- schools;
- open space; and
- indoor sports

Community facilities

The Farnham Neighbourhood Plan sets the following objective in relation to community facilities:

- To protect the cultural attractions and community buildings of the town

The Plan identifies the provision and needs for community facilities and the policies that seek to secure future retention and provision are:

Policy FNP26 - Sports Pitches

Policy FNP27 - Public Open Space

Policy FNP28 - Indoor Sports Facilities

Policy FNP29 – Protection of Cultural Facilities and Community Buildings
Policy FNP32 - Securing Infrastructure

Policy FNP24 – Neighbourhood Centres seeks to focus retail and community facilities within the town's neighbourhood centres.

Schools

The Farnham Neighbourhood Plan sets the following objective in relation to schools:

- To increase school places at all levels

The County Council expect to be able to meet the demand for new school places arising from the new development proposed in the Neighbourhood Plan through increasing school places on existing sites. Where capacity is not available to serve new development, contributions will be sought towards school expansion. The policy that seeks to secure such provision is:

Policy FNP32 - Securing Infrastructure

Open space:

The Farnham Neighbourhood Plan sets the following objectives in relation to open space:

- To protect and enhance public open spaces used for recreational purposes throughout the area, including links between open spaces and leisure activities, and ensure new provision in association with new development
- To improve sports provision in and around Farnham

The Plan identifies specific needs for provision of open space and the following policies seek the retention and provision of open space (including setting standards for the provision of open space in association with residential development):

Policy FNP26 - Sports Pitches

Policy FNP27 - Public Open Space

Policy FNP32 - Securing Infrastructure

Policy FNP14 seeks specific open space provision on individual housing sites.

Policy FNP30 - Transport Impact of Development seeks the retention or enhancement of the existing local footpath and cycle network and where possible extending the network through sites as a way of promoting healthy communities.

Indoor Sports

The Farnham Neighbourhood Plan sets the following objective in relation to indoor sports facilities:

- To improve sports provision in and around Farnham

The Plan identifies the provision and needs for indoor sports facilities and the policies that seek to secure future retention and provision are:

Policy FNP28 - Indoor Sports Facilities

Policy FNP32 - Securing Infrastructure

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out clear objectives and policies that seek to promote a healthy local community.

Meeting the challenge of climate change, flooding and coastal change

Whilst the NPPF and the Borough Council's local plan are expected to set out clear policy approaches to meeting the challenge of climate change nationally and in Waverley Borough, the Farnham Neighbourhood Plan has had regard to climate change and flood risk at the local level.

Policy FNP1 – Design of New Development and Conservation permits development where it will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere. The allocation of sites for new housing development in the Neighbourhood Plan ensures that developments avoid areas at high risk of flooding.

In allocating sites for development, the Farnham Neighbourhood Plan has had regard to the need for sustainable transport, thus reducing greenhouse gas emissions associated with travel to and from new development.

A number of policies seek the retention and enhancement of existing trees and landscape features which can help in carbon reduction and provide shade.

Policy FNP13 – Protect and Enhance Biodiversity seeks the protection and extension of habitat networks which can assist migration in adapting to climate change.

The Neighbourhood Plan recognises that Farnham is located within an area of severe water stress and Policy FNP31 - Water and Sewerage Infrastructure Capacity seeks to ensure that sufficient water capacity already exists or can be provided in time to serve new development.

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out a local approach to help meet the challenge of climate change and flooding.

Conserving and enhancing the natural environment

The NPPF states that the planning system should contribute to and enhance the natural and local environment by a range of means, including:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services; and
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

The Farnham Neighbourhood Plan sets the following objectives in relation to conserving and enhancing the natural environment:

- To protect and enhance the landscape around the town including the Surrey Hills AONB; areas of high landscape value and sensitivity; Farnham Park and its historic setting and the well wooded arcadian character of south Farnham

- To protect, enhance and improve connectivity between important green spaces of 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) and SSSIs
- To retain and extend the diversity of wildlife and habitats throughout the Neighbourhood Plan area

The Farnham Neighbourhood Plan has had regard to the NPPF in the allocation of development sites, which has been informed by an analysis of:

- landscape value and sensitivity;
- green infrastructure within the town
- visual impact and coalescence;
- the integrity of the SPAs and the capacity of SANG
- existing areas of nature conservation value and potential for enhancement of biodiversity

In addition to considering the location of new development, the policies that seek to conserve and enhance the natural environment are:

Policy FNP1 - Design of New Development and Conservation

Policy FNP8 - South Farnham Arcadian Areas

Policy FNP10 - Protect and Enhance the Countryside

Policy FNP11 - Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham

Policy FNP12 – Thames Basin Heaths Special Protection Area (SPA)

Policy FNP13 – Protect and Enhance Biodiversity

Policy FNP27 - Public Open Space

Policy FNP 1 expects all development to protect and sensitively incorporate natural features such as trees, hedges and ponds. Other policies seek to protect and enhance open space, arcadian areas, biodiversity and the valued landscapes around the town.

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out clear objectives and policies in relation to conserving and enhancing the natural environment.

Conserving and enhancing the historic environment

There are four conservation areas within the Farnham Neighbourhood Plan area: Farnham Town Centre; Great Austins; Wrecclesham; Old Church Lane.

The overall vision for Farnham is to continue to thrive, meeting the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town. The Neighbourhood Plan objectives and policies collectively support this vision.

The Farnham Neighbourhood Plan sets the following objectives in relation to conserving and enhancing the historic environment:

- To conserve and enhance the distinctive built heritage assets of the area and their setting.

- 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; Rowledge and Boundstone and Rowledge and Frensham

The Neighbourhood Plan policies that seek to conserve and enhance the historic environment are:

Policy FNP 1 - Design of New Development and Conservation

Policy FNP2 - Farnham Town Centre Conservation Area and its setting

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

Policy FNP4 - Advertisements within Farnham Town Centre Conservation Area and its setting

Policy FNP5 - Great Austins Conservation Area and its setting

Policy FNP6 - Wrecclesham Conservation Area and its setting

Policy FNP7 - Old Church Lane Conservation Area and its setting

Policy FNP9 - Buildings and Structures of Character

Policy FNP10 - Protect and Enhance the Countryside

Policy FNP16 – Building Extensions Within and Outside the Built Up Area Boundary

All development is expected to be designed to a high quality which responds to the heritage and distinctive character of the area. Policies for each conservation area identify, and seek the protection of, key features of significance. In relation to 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.

The Neighbourhood Plan has had careful regard to designated and non-designated heritage assets in the allocation of development sites and Policies FNP14; FNP21 and FNP22 should have the effect of protecting and enhancing the character of conservation areas and listed buildings and their setting.

The Farnham Neighbourhood Plan has therefore had regard to the NPPF in setting out clear objectives and policies in relation to conserving and enhancing the historic environment.

National Planning Practice Guidance

The Neighbourhood Plan has also followed updated National Planning Practice Guidance where relevant.

5 CONTRIBUTION TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

The NPPF states that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking' (paragraph 14).

The Farnham Neighbourhood Plan has been subject to Sustainability Appraisal (SA), and this has helped to ensure that the principles of sustainable development have been considered throughout the plan-making process.

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The Neighbourhood Plan's vision for Farnham closely reflects this approach:

Our vision is for Farnham to continue to thrive, meeting the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and is supported by improved infrastructure.

Following a careful assessment of the evidence and responses from public consultation, the planning strategy for Farnham is to focus well designed development to help meet identified needs within and adjoining the built up area of Farnham whilst protecting and enhancing the heritage and character of the town and the attractive and valued countryside beyond. 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 Neighbourhood Plan contributes to the achievement of sustainable development by:

- planning positively for housing development to help meet the needs of present and future generations by identifying opportunities to meet housing need up to 2031;
- locating new development where it relates well to the existing town, incorporating sustainable transport links, and protects the high quality environmental assets of the Plan area;
- contributing to building a strong local economy and supporting the rural economy by allocating a new site for business use; supporting the retention, intensification and regeneration of the main clusters of business activities in Farnham; promoting an Enterprise and Incubation Hub at the University of the Creative Arts; focussing on the vitality of the town and neighbourhood centres and supporting the change of use or extension of rural building for business or tourist purposes;
- supporting the retention and enhancement of community and leisure facilities which are important to the social fabric of the town and the distinctive areas within it;
- protecting and enhancing the high quality natural, built and historic environment of Farnham and the surrounding countryside (including the integrity of the SPAs) by ensuring SANG capacity to serve development; encouraging high quality development that responds to the distinctive character of Farnham and protecting and enhancing the area's public open space, biodiversity, landscape quality and historic assets and
- securing the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan which can be provided in a timely manner.

6. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN FOR THE AREA

One of the basic conditions that Neighbourhood Plans must satisfy is that they are in general conformity with the strategic policies of the adopted development plan for the local area, i.e. the high-level strategic elements in the local plan that are essential to delivering the overall planning and development strategy for the local area.

The adopted Local Plan

The Waverley Borough Local Plan was adopted in 2002 for the period up to 2006. It was produced under legislation which preceded the new planning system heralded by the Planning and Compulsory Purchase Act 2004, and the Localism Act 2011. It also preceded the NPPF. The Local Plan was prepared in the context of Regional Planning Guidance for the South East (RPG9) published in March 1994 although it is consistent with the overall thrust of this revised Regional Planning Guidance for the South East (RPG9), March 2001, which preceded the South East Plan (2010).

The Local Plan contains the following Keynote Policy:

The Council, through the Local Plan, will seek to help maintain and improve the quality of life in Waverley without compromising the ability of future generations to meet their own needs and to enjoy a high quality environment. This means protecting and enhancing the Borough's environmental quality and providing for homes, jobs, infrastructure and services without undermining the value of built, natural and man-managed environmental resources.

As well as implementing the Structure Plan aims, the Local Plan has four specific aims:

Aim 2: To maintain and enhance the distinctive character of the Borough, and the main environmental assets including natural and cultural resources.

Aim 3: To ensure that development minimises the consumption of non-renewable resources and energy and does not create demands for movement, infrastructure and services which cannot be met in an environmentally acceptable manner.

Aim 4: To make provision for development, infrastructure and services which meet the needs of the local community in a way which minimises impacts on the environment.

Aim 5: To help to achieve a healthy local economy in a way which conserves and enhances the quality of the Borough's environment and infrastructure.

The Neighbourhood Plan Vision and Objectives accord well with the keynote policy and aims of the adopted Local Plan.

The saved strategic policies relevant to the Farnham Neighbourhood Plan are not highlighted in the Local Plan and the following policies are assumed to represent the strategic approach to development in the adopted Local Plan.

Adopted Waverley Borough Local Plan Policy	Adopted Policy Content	Farnham Neighbourhood Plan Policies which are in general conformity with adopted policy
POLICY D1 - Environmental Implications of Development	The Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of:- (a) loss or damage to important environmental assets, such as buildings of historical or architectural interest, local watercourses,	Planning Strategy and Policies FNP1, 2, 5, 6, 7, 8, 9, 10, 16, 20, 30 and 31 seek to meet the general approach outlined in the adopted policy

	<p>important archaeological sites and monuments and areas of conservation, ecological or landscape value;</p> <p>(b) harm to the visual character and distinctiveness of a locality, particularly in respect of the design and scale of the development and its relationship to its surroundings;</p> <p>(c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration;</p> <p>(d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance;</p> <p>(e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances;</p> <p>The Council will seek, as part of a development proposal, to resolve or limit environmental impacts. This may include the submission of a flood-risk/run-off assessment to determine the potential flood risk to the development, the likely effects of the development on flood risk to others, whether mitigation is necessary, and if so, whether it is likely to be effective and acceptable. The Council will also seek remedial measures to deal with existing problems such as land contamination.</p>	
POLICY D3 - Resources	<p>Where a development is acceptable in principle, the Council will encourage environmentally innovative schemes which:-</p> <p>(a) conserve energy and water through appropriate location, design, layout, landscaping and materials; and</p> <p>(b) minimise the use of non-renewable resources through the re-use or recycling of previously developed land, buildings and materials.</p>	<p>Planning Strategy and Policies FNP14 and 17 seek to make optimal use of all available suitable brownfield sites for housing and business uses. Policy FNP20 allows the change of use of rural buildings.</p>
POLICY D4 – Design and Layout	<p>The Council will seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should:-</p> <p>(a) be appropriate to the site in terms of its scale, height, form and appearance;</p> <p>(b) be of a design and materials which respect the local distinctiveness of the area or which will otherwise make a positive contribution to the appearance of the area;</p> <p>(c) not significantly harm the amenities of occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts;</p> <p>(d) pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings;</p>	<p>Planning Strategy and Policies FNP1, 2, 5, 6, 7, 8, 9, 10, 16, 20, 30 and 31 seek to meet the general approach outlined in the adopted policy.</p>

	<p>(e) protect or enhance the appearance of the street scene and of attractive features such as landmark buildings, important vistas and open spaces;</p> <p>(f) incorporate landscape design suitable to the site and character of the area, of a high standard and with adequate space and safeguards for long-term management;</p> <p>(g) provide adequate amenity space around the proposed development; and</p> <p>(h) provide safe access for pedestrians and road users and, where appropriate, servicing facilities and parking for motor vehicles and bicycles.</p>	
POLICY D5 – Nature Conservation	<p>Development in both urban and rural areas should take account of nature conservation issues. The Council will:-</p> <p>(a) seek to retain within a site any significant features of nature conservation value;</p> <p>(b) not permit development that would materially harm a protected species of animal or plant, or its habitat;</p> <p>(c) encourage the enhancement of existing areas or features of nature conservation value and the creation and management of new wildlife habitats.</p>	<p>Planning Strategy and Policy FNP12 seeks to protect the integrity of the Thames Basin Heaths Special Protection Area (SPA). Policies FNP1 and FNP13 seek to protect and sensitively incorporate natural features such as trees, hedges and ponds within development and to protect and enhance biodiversity by protecting Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife Sites, protected species, ancient woodland, veteran or aged trees, and species-rich hedgerows; preserving and extending ecological networks and promoting biodiversity enhancements.</p>
POLICY D13 – Essential Infrastructure	<p>Development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development.</p> <p>The Council will have regard to the cumulative impact of development, and developers may be required to contribute jointly to necessary infrastructure improvements.</p>	<p>Planning Strategy and Policy FNP32 - Securing Infrastructure states that any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development.</p>
POLICY D14 – Planning Benefits	<p>The Council will seek to secure high quality development which, in appropriate cases, delivers environmental and/or community benefits. In considering whether planning benefits will be sought by the Council through negotiations with developers in any particular case, regard will be paid to the advice contained in relevant Government Circulars and Planning Policy Guidance Notes. In particular, any benefits sought will be necessary, directly related to the development in question and fairly and reasonably related to it in scale and kind. The type of benefits</p>	<p>Planning Strategy and Policy FNP1 in particular seeks high quality development. Site allocation policies contain more specific development guidance to ensure high quality development.</p> <p>Policies FNP2, 5, 6, 7 seek environmental enhancements within Conservation Areas and FNP10 seeks to enhance the landscape value of the</p>

	<p>which this Policy may seek will include:-</p> <ul style="list-style-type: none"> (a) the provision of affordable or special needs housing; (b) improvements to the public transport system and related services and measures for cyclists, walkers and pedestrians; (c) the provision of social and educational facilities; (d) the implementation of schemes aimed towards the enhancement of the rural or urban environments; (e) the provision of private and public recreational or sporting facilities, including the provision of open space, sports pitches and children's play areas; (f) the provision of works of public art or craft; and (g) other facilities which would fulfil the objectives of other Plan policies and which comply with the criteria of relevant Government Circulars and Planning Policy Guidance Notes. 	<p>countryside.</p> <p>Policy FNP30 seeks sustainable transport infrastructure and specific requirements are set out in site allocation Policies FNP14 and FNP18.</p> <p>Policy FNP27 sets standards for the provision of Public Open Space in association with new development.</p> <p>Policy FNP32 seeks to secure all necessary social, physical and green infrastructure to support the proposed development.</p>
POLICY C1 – Development in the Green Belt Outside Settlements	<p>Within the areas defined as Green Belt on the Proposals Map and outside the rural settlements identified in Policy RD1, there is a general presumption against inappropriate development. This will not be permitted unless very special circumstances exist. In all circumstances, any development which would materially detract from the openness of the Green Belt will not be permitted.</p>	<p>Planning Strategy and Policy FNP10 protects the Green Belt within the Plan area.</p>
POLICY C2 – Countryside Beyond the Green Belt	<p>In the Countryside beyond the Green Belt defined on the Proposals Map and outside rural settlements identified in Policy RD1, the countryside will be protected for its own sake.</p> <p>Building in the open countryside away from existing settlements will be strictly controlled.</p>	<p>The Neighbourhood Plan Planning Strategy defines a built up area boundary to provide a definition of countryside and Policy FNP10 gives priority to protecting the countryside from inappropriate development outside of the Built up Area Boundary.</p>
POLICY C3 – Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value	<p>The Council will protect and conserve the distinctiveness of the landscape character areas within the Borough. Management and enhancement of landscape features to conserve landscape character and retain diversity will be promoted. Development appropriate to the countryside will be expected to respect or enhance existing landscape character by appropriate design.</p> <p>(a) Areas of Outstanding Natural Beauty The Surrey Hills and High Weald Areas of Outstanding Natural Beauty (AONB) are of national importance. The primary aim of designation is to conserve and enhance their natural beauty. Development inconsistent with this primary aim will not be permitted unless proven national interest and lack of alternative sites has been demonstrated.</p> <p>Small scale development for agriculture, forestry or outdoor recreation as well as that in</p>	<p>Planning Strategy and Policies FNP10 seek to conserve and enhance the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting – including those Areas of Great Landscape Value under consideration for designation as AONB.</p> <p>The County Council designated part of Surrey as an Area of Great Landscape Value (AGLV) in 1958 and 1971. Additional areas were designated in Waverley in 1984. The AGLV is a local designation which complements the AONB and</p>

	<p>support of services for the local community, or acceptable under Policy RD1, will be permitted in the AONB provided that proposals conserve the existing landscape character and are consistent with protection of the natural beauty of the landscape.</p> <p>Protection of the natural beauty and character of the AONB will extend to safeguarding these areas from adverse visual or other impact arising from development located outside their boundary.</p> <p>(b) Areas of Great Landscape Value Landscapes designated as Areas of Great Landscape Value on the Proposals Map make a valuable contribution to the quality of Waverley's countryside and the setting of the towns. Strong protection will be given to ensure the conservation and enhancement of the landscape character.</p>	<p>the policies are combined in the adopted Local Plan. In some areas the AGLV extends beyond the AONB to include areas of more local landscape importance including the countryside north and west of Farnham, The Waverley Borough Council Local Landscape Designation Review, 2014, did not re-examine the purpose or appropriateness of this designation or the areas designated. Whilst the boundary of the Surrey Hills Area of Outstanding Natural Beauty is being reviewed, the Neighbourhood Plan seeks to conserve and enhance the landscape and scenic beauty of those Areas of Great Landscape Value under consideration for designation as AONB. The Neighbourhood Plan seeks to retain the landscape character of, and not have a detrimental impact on, areas having high landscape value and sensitivity. These areas are based on more up to date evidence than 1958, 1971 and 1984: the Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014. The Neighbourhood Plan also seeks to retain the landscape character of the historic landscape of Old Park which is of high landscape sensitivity with the northern central wedge also being of high landscape value. (Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014). Thus, whilst the Local Plan Areas of Great Landscape Value designation would appear not to be up to date, the Neighbourhood Plan seeks to protect the landscape character of those parts of the AGLV and beyond which have high landscape or historic value and high landscape sensitivity for which there is recent evidential and public support.</p>
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POLICY C4 – Farnham/Aldershot Strategic Gap	The Council will:- (a) protect the Strategic Gap between Farnham and Aldershot, as shown on the Proposals Map, by resisting inappropriate development in accordance with Policy C2; (b) promote the enhancement of the landscape, and conservation of wildlife sites; (c) promote improved public footpaths and bridleways for informal recreation.	The Neighbourhood Plan Planning Strategy defines a built up area boundary to provide a definition of countryside and Policy FNP11 seeks to prevent coalescence between Farnham and Aldershot. Policy FNP10 defines much of the area as an area of high landscape value and sensitivity where it is appropriate to retain the landscape character and enhance the landscape value of the countryside.
POLICY C5 – Areas of Strategic Visual Importance	The Council will seek to ensure that the appearance of Areas of Strategic Visual Importance, as shown on the Proposals Map, is maintained and enhanced. Development inconsistent with this objective will not be permitted.	Areas of Strategic Visual Importance are a local designation developed during the Local Plan Brief of 1981 and Local Plan 1984. The main issues and values the designation seeks to address are: land which is vulnerable to development pressure; strategic visual importance; preservation of the character of the locality and preventing coalescence. The Waverley Borough Council Local Landscape Designation Review, 2014, re-examined the areas designated around Farnham and concluded that not all met the criteria for designation. The continued designation of these areas around parts of Farnham therefore appear to conflict with the Designation Review. The designation also appears to be in conflict with the up to date planning status of some of the sites within the designated area. For example, planning consent has been granted for 120 dwellings on land at Crondall Lane and Land off Water Lane has been allocated in the Neighbourhood Plan and the emerging Local Plan as a business site allocation. For these reasons, the designation is not considered up to date and is not included in the Neighbourhood Plan.
POLICY BE1 – Important Green Spaces Within Settlements	Within settlements, the Council will seek to retain green spaces which are important for their visual amenity, recreational or ecological value. The loss or reduction in size of such	Planning Strategy and Policy FNP27 seek to retain and enhance identified public open space.

	Important Green Spaces will not be permitted, other than for the essential needs of suitable outdoor sport and recreation. The enhancement of such spaces will be encouraged through appropriate management schemes.	
POLICY BE3 – South Farnham Area of Special Environmental Quality	New development for housing will not be allowed within the areas of South Farnham shown on the Proposals Map if the Council believe that the development would:- (a) lead to an erosion of its semi-rural character; (b) be out of keeping with the scale, pattern and density of surrounding development; (c) detract from the well wooded appearance of the area; (d) lead to pressure for the fragmentation of other development ; (e) result in the loss of hedges or walls.	As well as the need to comply with FNP1, Policy FNP8 seeks to maintain the informal rural character and the well wooded appearance of the South Farnham Arcadian Areas as well as trees and hedged boundaries.
POLICY BE6 – Low Density Residential Areas: Great Austins, Farnham;	The Council will seek to retain the character of low density residential areas in older well established areas by:- (a) ensuring that where an application is made for the demolition and redevelopment of an existing property, the footprint and mass is no greater than the existing property; (b) resisting further infilling of plots where it would be detrimental to the character of the area; (c) ensuring that the conversion of a house to flats does not adversely affect the exterior of the house and its setting; (d) ensuring where further development is acceptable in principle that :- (i) trees, hedges and boundary walls are retained; (ii) adequate space is provided around boundaries in order to ensure that such further development is compatible with the character of the area.	Policy FNP5 - Great Austins Conservation Area and its setting covers a wider area than the low density residential area designation and is related to a heritage asset recognised by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. Although the Neighbourhood Plan policy has different statutory origins, it has the same objectives as the adopted Local Plan and seeks designs of a high quality which preserve and enhance the verdant and spacious character of the conservation area and its setting; the grid pattern layout and is set back from the road; would not appear cramped on the site and would fit unobtrusively with the house, surrounding garden and the character of the street; retains those buildings and other features, including trees and hedges, which make a significant contribution to the character of the conservation area; and where appropriate, makes provision for enhancement measures to the Conservation Area.
POLICIES HE1; HE2; HE3; HE4; HE5; HE8 and HE12	Policies protect Listed Buildings; Buildings of Local Architectural or Historic Interest; the special character and appearance of Conservation Areas and their settings and the distinctive historic landscape character and	Policy FNP1 seeks to protect and enhance heritage assets and their setting and Policy FNP9 ensures proposals take account of Buildings and

	archaeological features of the Areas of Special Historic Landscape Value (Farnham Park).	<p>Structures of Character.</p> <p>Policies FNP2, 3, 4, 5, 6 and 7 relate to the preserving and enhancing the specific character of the four conservation areas in the Plan area.</p> <p>The Area of Special Historic Landscape Value identified within the Plan area (Farnham Park) is recognised in the Neighbourhood Plan and protected in part by FNP2 and by Policy FNP10 (as the area is defined as having high landscape value and sensitivity).</p> <p>The historic Old Park which forms part of the setting of Farnham Park is also protected by Policy FNP10.</p>
POLICY HE9 – Historic Parks and Gardens	<p>The following policy applies to Farnham Park within the Plan area:</p> <p>The Council will seek to ensure that any proposed development within or conspicuous from a historic park or garden, including those identified in the English Heritage Register of Historic Parks and Gardens as shown on the Proposals Map, does not detract from its setting, character, appearance, layout or structures.</p> <p>The Council will seek to ensure that unsympathetic sub-division of a park or garden is prevented and any particular landscape architectural or heritage features are protected.</p>	<p>Farnham Park is recognised in the Neighbourhood Plan for its historic value and is protected in part by FNP2 and by Policy FNP10 (as the area is defined as having high landscape value and sensitivity).</p> <p>The historic Old Park which forms part of the setting of Farnham Park is also protected by Policy FNP10.</p>
Housing Allocations	No housing allocations were made in the adopted Local Plan.	The Local Plan was developed to cover the period to 2006. The Neighbourhood Plan has a plan period to 2031 and Policy FNP14 allocates sites for housing development.
POLICY H4 – Density and Size of Dwellings	<p>In considering proposals for residential development comprising more than three dwelling units on sites which are acceptable in principle for such development and accord with all other relevant policies of this Plan, the Council will require that:</p> <p>(a) at least 50% of all the dwelling units within the proposal shall be 2 bedroomed or less; and,</p> <p>(b) not less than 80% of all the dwelling units within the proposal shall be 3 bedroomed or less; and,</p> <p>(c) no more than 20% of all the dwelling units in any proposal shall exceed 165 square metres in total gross floor area measured</p>	<p>Policy FNP15 encourages proposals for 1 or 2 bedroom dwellings on smaller sites within the built up area where they would fit well with the character of the area. On larger sites, proposals for residential development are permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.</p> <p>Rather than set minimum densities, Policy FNP1 seeks</p>

	<p>externally, excluding garaging.</p> <p>The Council will resist developments which make inefficient use of land. Densities below 30 dwellings per hectare (net) will, therefore be avoided and encouragement will be given to proposals which provide for between 30 and 50 dwellings per hectare (net). Higher densities will be particularly encouraged at places with good public transport accessibility or around major nodes along good quality public transport corridors.</p>	<p>development which responds to the heritage and distinctive character of the individual area of Farnham in which it is located by way of height, scale, density, layout, orientation, design and materials of buildings.</p> <p>Policy FNP14 sets out approximate densities for the Neighbourhood Plan housing allocations.</p>
POLICY H5 – Subsidised Affordable Housing within Settlements	<p>On those sites within settlements which fall within the threshold criteria set out in paragraph 6.41, the Council will negotiate with developers and landowners to ensure that at least 30% of the number of net new dwellings provided are in the form of subsidised affordable housing as defined in paragraph 6.30. Within those schemes subject to the criteria of paragraph 6.41 and which comprise a density of residential development of 40 units per hectare or more, the number of net new dwellings provided in the form of subsidised affordable housing shall be at least 25% of the total. The scale of provision on individual sites will depend on the characteristics of the site, market conditions and other considerations.</p>	<p>The Neighbourhood Plan will rely on the adopted and emerging strategic local plan policy to ensure the provision of an appropriate quantity of affordable housing.</p>
POLICY CF1 – Retaining Existing Community Facilities	<p>The redevelopment or change of use of land or buildings providing community facilities will not be permitted unless:-</p> <p>(a) it can be demonstrated that the need for the facility no longer exists and no other community facility can be accommodated on the site; or</p> <p>(b) adequate alternative facilities are provided at locations readily accessible to the population served.</p> <p>The redevelopment or change of use of part of a site will be permitted where enhanced community facilities are provided on the remainder of the site.</p>	<p>Planning Strategy and FNP29 seeks the retention of cultural facilities including community halls.</p>
<p>POLICY IC2 – Safeguarding Suitably Located Industrial and Commercial Land</p> <p>POLICY IC3 – Well Established Industrial and Commercial Land</p>	<p>The loss of suitably located industrial and commercial land will be resisted and well-established industrial and commercial land over 0.4 hectares shown on the Proposals Map will be resisted (principally near the town centre or Farnham Trading Estate).</p>	<p>Planning Strategy and Policy FNP17 seeks the retention (where within planning control), intensification and regeneration of 17 specifically identified existing business areas which remain fit for purpose and marketable.</p>
POLICY IC7 – Coxbridge, Farnham	<p>This site is suitable for development for new industrial and commercial uses.</p>	<p>The site has been developed and is now covered by Neighbourhood Plan Policy FNP17 which supports the retention, intensification and regeneration of this site.</p>

<p>POLICY S1 – Retail Development – Sequential Test</p> <p>POLICY TC1 – Town Centre Uses</p> <p>POLICY TC3 – Development within Town Centres</p>	<p>The town centres of Farnham, Godalming and Haslemere and Cranleigh will remain the focus of retailing. Subject to Policy TC3, proposals for major trip generating retail development should be located within these Centres.</p> <p>The Council will seek to maintain and enhance the role of the town centres as the focus of shopping, commercial and social life in the Borough and will seek to retain and encourage a mix of uses which contributes to the vitality and viability of these centres.</p> <p>The Council will encourage investment in town centre uses within the Town Centre Areas</p>	<p>Planning Strategy seeks to maintain and enhance the role of Farnham town centre. Policy FNP 23 enables new town centre uses within Farnham town centre. The policy also resists non-A1 uses becoming the dominant uses within West Street, Downing Street and The Borough and such a concentration of non-A1 uses as to lead to a significant interruption of the shopping frontage.</p> <p>Policies FNP21 and FNP22 allocate sites for mixed town centre uses.</p>
POLICY S2 – Local and Village Shops	The local authority will seek to retain local and village shops and promote areas which serve the shopping needs of the local community.	Policy FNP24 identifies 10 Neighbourhood Centres where the plan seeks to maintain a range of shops and services.
POLICY TC10 – Farnham Green Envelope	New development will be resisted within the areas shown as Green Envelope on the Proposals Map and, where inappropriate buildings already exist, the Council will seek to restore the land to open space.	The area is generally identified as part of Farnham's Green Infrastructure which is protected as public open space and as part of an ecological network by Policy FNP27 and Policy FNP13 respectively.
POLICY LT8 – Sports Grounds and Playing Fields	<p>The loss of sports grounds and playing fields to development or other purposes will be resisted unless suitable alternative provision can be made.</p> <p>New sports grounds will be permitted provided that:</p> <p>(a) their provision and use, including artificial lighting, would not detract from the character and amenities of the area;</p> <p>(b) access and parking can be provided to a satisfactory standard without prejudicing highway safety; and</p> <p>(c) any new buildings should comply with other policies in the Plan.</p>	Planning Strategy and Policy FNP27 seeks to retain and enhance identified public open space. Policy FNP26 allocates a site and a broad location for sports pitches.
POLICY M1: The Location of Development	<p>The Council will seek to ensure that development is located so as to reduce the need to travel, especially by private car, and to encourage a higher proportion of travel by walking, cycling and public transport. In particular, the Council will seek to:</p> <p>(a) locate major trip generating developments in locations in Farnham, Godalming, Haslemere and Cranleigh which are highly accessible by public transport, cycling and walking; and</p> <p>(b) resist major trip generating developments in peripheral or rural locations where access would be predominantly by private car and where accessibility by other modes is poor.</p>	<p>The Planning Strategy is to focus well designed development on brownfield sites within the built up area of Farnham whilst proposing further well located sites for housing development and a new business site on a range of greenfield sites. The FHLAA reviewed the accessibility of each site to a range of services.</p> <p>Policy FNP30 seeks sustainable transport</p>

		infrastructure and specific requirements are set out in site allocation Policies FNP14 and FNP18.
<p>POLICY M4: Provision for Pedestrians</p> <p>POLICY M5 : Provision for Cyclists</p> <p>POLICY M6: Farnham Cycle Network</p>	The Council, in conjunction with the County Council and other organisations, will seek to improve conditions for pedestrians and cyclists by a range of means including developing a cycle network in Farnham.	Policy FNP30 seeks sustainable transport infrastructure and specific requirements are set out in site allocation Policies FNP14 and FNP18.

The analysis of the adopted Local Plan policies above (some of which may not be strategic or up to date) illustrates that the Farnham Neighbourhood Plan is in general conformity with the strategic policies of the adopted Local Plan.

Waverley Borough Local Plan Part 1: Strategic Policies and Sites. Pre-Submission Draft, June 2016

The adopted Local Plan policies were designed to be relevant up to 2006 whereas the Farnham Neighbourhood Plan extends to 2031. Waverley Borough Council is preparing a new Local Plan which must be in general conformity with the NPPF.

Whilst general conformity to an emerging Local Plan is not a legal requirement set out in the Act, the emerging strategic policies can provide some additional clarity to the neighbourhood plan making process. 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 supported 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. In order to future-proof the Plan, the local team has ensured through close dialogue with the Borough Council that the Plan is appropriately in line with up to date evidence for the area and in general conformity with the strategic policies of the emerging Local Plan.

The emerging Local Plan Part 1 sets out a vision for Waverley in 2032.

1. The high quality environment of Waverley, its distinctive character and its economic prosperity will have been maintained, whilst accommodating the growth in housing, jobs and other forms of development in the most sustainable way possible.
2. New development will have taken place in a way which takes account of the wide range of social, environmental and economic aspirations of the community and the needs of future generations. Most of the new development will be located in and around the main settlements of Farnham, Godalming, Haslemere and Cranleigh which have the best available access to jobs, services, housing, community facilities, leisure and recreation so as to minimise the need to travel and maximise the opportunities to travel by means other than the car.
3. Where needed to deliver the planned amount of new housing, new development will have taken place on the edge of the main settlements and on brownfield sites where these could be delivered in a sustainable way. This would include a new settlement of 2,600 homes at the Dunsfold Aerodrome site. Measures to improve access to public transport, and to improve and support access to facilities on foot or by cycle will have been supported.

4. An appropriate level of development will have taken place within Waverley's villages, having had regard to local needs and to the size, character and available services in each village and to landscape and other constraints.
5. Working in partnership with other service providers, there will be new and improved infrastructure to support the increased population of Waverley, and, where needed, to mitigate the impact of major developments planned outside Waverley. Support will also be given, where necessary, to the retention of existing facilities and the provision of new facilities that provide for the leisure, recreation and cultural needs of the community.
6. The location, type and size of new housing will have taken account of local needs, demography, the size of settlements, transport and the level of services available in the towns and villages, taking account of the Waverley Settlement Hierarchy.
7. A range of sizes, types and tenures of new housing and accommodation will have been provided, taking account of the needs across the borough as identified in the Council's Strategic Housing Market Assessment (SHMA), particularly with regard to the accommodation needs of the older population that will have increased significantly. This will include an increase in the proportion and overall stock of subsidised affordable housing, to meet the needs of those who would otherwise not be able to afford their own home.
8. Waverley's economy will continue to have prospered without compromising the borough's attractive character and high quality of life. The local economy and the needs of existing and new businesses in Waverley will have been supported through the provision of high quality infrastructure and a range of employment accommodation, including homes that are affordable for key workers. Important employment assets will have been retained and, where necessary, new development will have contributed to the diverse stock of employment premises. The emphasis will be on sustainable economic development, of the right type and in the right place to meet employment needs both within the towns and in the rural areas.
9. The vitality and viability of the main centres of Farnham, Godalming, Haslemere and Cranleigh will have been safeguarded in a way that takes account of their distinctive roles. This will have been achieved through carefully planned development, which meets the needs of these centres, whilst recognising the importance of preserving and enhancing their historic character. In local and village centres shops that meet local needs will have been supported.
10. The rich heritage of historic buildings, features and archaeology in Waverley will have been conserved and enhanced. The attractive landscape of Waverley, which contributes to its distinctive character and includes the Surrey Hills Area of Outstanding Natural Beauty, will also have been protected and where possible enhanced.
11. New building will have contributed to the creation of sustainable communities, which are safe, attractive and inclusive and where the design of new development makes a positive contribution to the area in which it is located. The unique and diverse character of Waverley's towns, villages and countryside will be cherished and preserved. New development will have taken account of this diverse character and of the different roles and functions of the settlements in Waverley.
12. The rich biodiversity of Waverley will have been preserved and where possible enhanced. Particular regard will be had to Special Protection Areas (SPAs) and Special Areas of Conservation. Where new development could potentially have had an adverse effect on biodiversity, measures will have been taken to ensure that the impact is either avoided or mitigated.
13. Waverley will have become more sustainable through measures to combat the effects of climate change and secure reductions in greenhouse gas emissions. This will have been achieved by locating most new buildings in areas that reduce the need to travel and ensuring that through their design and construction, new buildings produce lower carbon emissions.
14. Measures will have been taken to adapt to the effects of climate change, which will include steps to minimise the risk of flooding and reduce demand for water and support the adaptation of buildings to cope with extremes of heat and cold in an energy efficient manner.

The Neighbourhood Plan is consistent with this vision where it applies to the Plan area.

In order to provide some additional clarity to the neighbourhood plan making process, the Neighbourhood Plan policies have been assessed for their general conformity with the emerging strategic Local Plan policies which have relevance to Farnham.

Waverley Borough Local Plan Part 1: Strategic Policies and Sites. Pre-Submission Draft	Emerging Policy Content	Farnham Neighbourhood Plan Policies which are in general conformity with emerging policy
Policy SP2: Spatial Strategy	<p>To maintain Waverley's character whilst ensuring that development needs are met in a sustainable manner, the Spatial Strategy to 2032 is to:</p> <ol style="list-style-type: none"> 1. Avoid major development on land of the highest amenity value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt. 2. Focus development at the four main settlements (Farnham, Godalming, Haslemere and Cranleigh). 3 For the purposes of this policy, the built up area of Farnham includes Badshot Lea... 7. Allocate other strategic sites (Policies SS1, SS2, SS3, SS4, SS5, SS6, SS8 and SS9). Non strategic sites will be identified and allocated through Local Plan Part 2 and Neighbourhood Development Plans. 8. Ensure that where new infrastructure is needed, it is provided alongside new development. This includes funding through the Community Infrastructure Levy (CIL). 	<p>Planning Strategy, the site selection criteria and Policy FNP10 focus development within and at the periphery of Farnham (including Badshot Lea) but avoid major development in the AONB and inappropriate development in the Green Belt. The strategic sites allocated in the emerging Local Plan are all allocated, with others, in the Neighbourhood Plan.</p> <p>Policy FNP32 seeks to secure necessary infrastructure.</p>
Policy ALH1: The Amount and Location of Housing	<p>The Council will make provision for at least 9,861 net additional homes in the period from 2013 to 2032 (equivalent to at least 519 dwellings a year). Each parish is allocated the following minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements, anticipated windfall development):</p> <p>Main settlements Farnham: 2,330 dwellings...</p>	<p>The emerging strategic housing provision for Farnham in the period from 2013 to 2032 is 2,330 dwellings (equivalent to 2,214 dwellings for the Neighbourhood Plan period 2013 – 2031). The Neighbourhood Plan housing provision for the Plan period (2013 – 31), including allocations in Policy FNP14, is 2,248 dwellings.</p>
Policy ICS1: Infrastructure and Community Facilities	<p>Infrastructure considered necessary to support new development must be provided either on- or off-site or by the payment of financial contributions through planning obligations and/or the Community Infrastructure Levy. On adoption of the Community Infrastructure Levy, the provision of SANG will be prioritised as items of essential infrastructure to avoid the adverse impacts of development on the Thames Basin Heaths SPA and, where</p>	<p>Policy FNP32 seeks to secure necessary infrastructure or developer contributions.</p> <p>Policy FNP12 requires the provision of SANG.</p> <p>Policies FNP23; 24; 25 and 29 seek the provision and, where within planning control,</p>

	<p>appropriate, the Wealden Heaths SPA. If funding of these measures is not secured, development will be refused.</p> <p>The Council will resist the loss of key services and facilities unless an appropriate alternative is provided or, evidence presented demonstrating that the facility is no longer required and that suitable alternative uses have been considered. A developer must provide evidence that they have consulted with an appropriate range of service providers and the community, where relevant.</p> <p>The Council will support the development of new services and facilities where required and may safeguard land for infrastructure if identified through the Infrastructure Delivery Plan. Where appropriate, proposals for new infrastructure should maximise the dual use of facilities, e.g. the extended use of school sites for wider community benefit.</p> <p>The Council will work with its partners to ensure the facilities and infrastructure set out in the Infrastructure Delivery Plan are provided in a timely and sustainable manner to support the development identified in the Local Plan. Where the delivery of development depends upon key infrastructure provision such as improvements to the road network, development will be phased to ensure the timely delivery of the infrastructure necessary to serve it.</p>	retention of services and facilities.
Policy AHN1: Affordable Housing on Development Sites	<p>Unless specified on sites identified elsewhere in this Local Plan Part 1, Local Plan Part 2 or Neighbourhood Plans, the Council will require a minimum provision of 40% affordable housing on all housing developments where at least one of the following applies:</p> <p>...On developments where the net number of dwellings is less than 11 units, the contribution may be in the form of a financial contribution equivalent to the cost of providing 40% on-site provision, commuted until after the completion of the units within the development. In all other cases, on-site provision of affordable housing will be required and only in exceptional circumstances will an alternative to on-site provision be considered.</p> <p>In all cases where on-site provision is being made, the mix of dwelling types, sizes and tenure split should reflect the type of housing identified as being required in the most up-to-date evidence of housing needs and the Strategic Housing Market Assessment, having regard also to the form and type of development appropriate for the site.</p>	The issue of affordable housing is recognised within the Neighbourhood Plan but the strategic policy requirement rests with the Local Plan.
Policy AHN3: Housing Types and Size	The Council will require proposals for new housing to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the Strategic Housing Market Assessment.	Based on evidence for Farnham in the Strategic Housing Market Assessment, Policy FNP15 encourages proposals for 1 or 2 bedroom dwellings on smaller sites

	<p>The Council will support the provision of new housing and related accommodation to meet the needs of specific groups that have been identified in the West Surrey Strategic Housing Market Assessment.</p> <p>Currently the SHMA indicates specific needs for</p> <ul style="list-style-type: none"> • Older people • Families with children • People with disabilities <p>The Council will require the provision of new developments to meet Building Regulations M4 (2) Category 2 standard: "Accessible and adaptable dwellings" to meet the needs of older people and those with disabilities. The Council will also encourage the development of specialist housing and appropriate types of older persons' housing on suitable sites.</p>	<p>within the built up area where they would fit well with the character of the area. On larger sites, proposals for residential development are permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.</p>
Policy EE1: New Economic Development	<p>The provision of development for economic growth to meet the needs of the economy, including at least 16,000 sq. m. of new Use Classes B1a/b (Offices/Research and Development) floorspace, will be delivered through:</p> <p>a) The allocation of sites for additional employment floorspace:</p> <ul style="list-style-type: none"> - On Land off Water Lane, Farnham in accordance with Policy SS9 of this Local Plan... <p>b) Permitting new employment development within defined settlements that meets the criteria set out in relevant saved policies of the Waverley Borough Local Plan 2002 or set out in Local Plan Part 2: Non Strategic Policies and Sites.</p> <p>c) Permitting the sustainable redevelopment, intensification and/or expansion of sites presently used for employment uses that meets the criteria set out in relevant saved policies of the Waverley Borough Local Plan 2002 or set out in Local Plan Part 2: Non Strategic Policies and Sites.</p> <p>d) Permitting the re-use and conversion of existing rural buildings for economic development in accordance with the criteria of saved Policy RD7 of the Waverley Borough Local Plan 2002.</p> <p>e) Making provision for accommodation for visitors to the Borough, both in terms of business trips and tourism related visits.</p> <p>For the purposes of this policy, planning applications for new economic development will take into account any:</p> <ul style="list-style-type: none"> • loss of residential, leisure, shopping, community or other uses which contribute to the character, function, vitality or viability of the locality; • impact of development on the amenities or privacy of nearby residents or on the character and 	<p>Planning Strategy and Business Policies FNP17, 19 and 20 are compatible with the emerging policy. Policy FNP18 allocates Land off Water Lane, Farnham for business uses.</p>

	appearance of the area.	
Policy EE2: Protecting Existing Employment Sites	<p>The Council will protect existing employment sites against alternative uses unless it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use. Existing employment sites include sites specifically identified by saved Waverley Borough Local Plan 2002 Policies IC2 and IC3 as well as other existing employment sites within the B Use Classes</p> <p>In considering proposals that are not consistent with this policy, the Council will take into account the extent to which the proposed new use will contribute to the economy or meet other specific economic needs.</p>	<p>Planning Strategy and Policy FNP17 seeks the retention (where within planning control), intensification and regeneration of 17 specifically identified existing business areas which remain fit for purpose and marketable.</p>
Policy TCS1: Town Centres	<p>New development will be located in accordance with a sequential assessment. Applications for main town centre uses should be located in town centres. Edge of centre sites may be then be considered, and only then if suitable sites are not available, will the development of out of centre sites be given consideration.</p> <p>In assessing edge of centre or out of centre sites, preference will be given to those that are most accessible and well connected to the town centre, preferably within walking distance. Potential sites should be assessed for their availability, suitability and viability and for their ability to meet the full extent of assessed quantitative and qualitative needs. Development likely to lead to significant adverse impacts on existing centres will be refused.</p> <p>The Primary Shopping Areas will be the main focus, particularly at ground level, for A1 retail uses. Where planning permission or prior approval is required, these will be protected unless it can be determined that a change of use would not have significant harmful effects on the frontage and the vitality and viability of the town centre or result in an over-concentration of non-retail uses.</p> <p>Outside of the Primary Shopping Area but within the wider town centres, a variety of town centre uses will be encouraged, including food and drink, leisure, and cultural uses that add to the liveliness, attractiveness, and vitality and viability of the centre.</p> <p>The Primary and Secondary frontages in the town centres will be defined in Local Plan Part 2 (Non Strategic Policies and Sites). Pending this, the Central Shopping Areas defined in the saved policies of the Waverley Borough Local Plan 2002 will be regarded as the primary frontages in each town centre.</p> <p>Measures to improve the town centres and Cranleigh village centre, including appropriate development, will be encouraged provided that this helps them to adapt and reinforce their role in meeting needs, act as the focus for a</p>	<p>The Neighbourhood Plan defines Farnham Town Centre for the purposes of applying the NPPF sequential test. Policy FNP23 permits proposals where they would not result in non-A1 uses becoming the dominant uses within West Street, Downing Street and The Borough; such a concentration of non-A1 uses as to lead to a significant interruption of the shopping frontage; the loss of smaller units (150sqm); or the loss of hotel accommodation unless sufficient evidence is provided to the Council to demonstrate that the continued operation is no longer financially viable.</p> <p>Policies FNP21 and 22 allocate major sites within the defined Farnham Town Centre for town centre mixed use development,</p>

	<p>range of activities, including retailing, leisure, cultural, business and residential uses, and do not cause unacceptable levels of disturbance to the local community or damage the townscape character.</p> <p>The Council will encourage the promotion of town centre sites by promoting them through Part 2 of the Local Plan and by producing planning briefs when appropriate to give further encouragement to the development of particular sites and give additional guidance on the appropriate form development should take.</p>	
Policy LRC1: Leisure, Recreation and Cultural Facilities	<p>Proposals for new residential development will be expected to make provision for play space in accordance with Fields in Trust standards as set out in Table 1.</p> <p>The Council will seek to secure the provision of new pitches or contributions towards improvements to existing pitches taking account of the local standards set out in Table 2, to ensure that there is adequate provision made in the Borough.</p> <p>The Council will seek positive measures and co-operative action to secure appropriate public access for water-based and waterside recreation, provided it does not conflict with nature conservation interests.</p> <p>Leisure, recreation and cultural facilities will be safeguarded from development. If the use of an existing facility is to be changed, evidence must be presented demonstrating that:</p> <ul style="list-style-type: none"> a) The existing use is no longer required or viable, b) That no other leisure, recreation or cultural provision is required or appropriate in that area, or c) That alternative provision of a suitable scale and type can be made. <p>Where a need arises for new or improved facilities as a direct result development then appropriate contributions of on-site provision will be sought in accordance with Policy ICS1.</p> <p>The Council will encourage the provision of new open space, sports, leisure and recreation facilities and the promotion of outdoor recreation and access to the countryside, taking account of the evidence in the Open Space, Sport, Leisure and Recreation (PPG17) Study 2012; the Waverley Playing Pitch Strategy March 2013; and the Waverley Play Area Strategy 2015 – 2024, provided they accord with relevant national and local planning policies.</p>	<p>Planning strategy and Policy FNP27 seeks to retain, and, where appropriate, enhance public open space.</p> <p>The Neighbourhood Plan public open space standards set out in Policy FNP27 are in general conformity with the emerging Local Plan standards for play space and pitches.</p> <p>Policy FNP29 seeks the retention of cultural facilities including community halls.</p> <p>Policy FNP26 allocates land for additional sports pitches. Policies FNP28 and 32 seek provision of, or contributions towards, indoor sports facilities.</p>
Policy RE1: Non Green Belt Countryside	<p>The intrinsic beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.</p>	<p>The Neighbourhood Plan Planning Strategy defines a built up area boundary (incorporating allocation sites) to provide a definition of countryside and Policy FNP10 seeks to give priority to</p>

		protecting the countryside from inappropriate development.
Policy RE2: Green Belt	<p>The Metropolitan Green Belt as shown on the adopted Local Plan Proposals Map will continue to be protected against inappropriate development in accordance with the NPPF. In accordance with national planning policy, new development will be considered to be inappropriate and will not be permitted unless very special circumstances can be demonstrated.</p> <p>The following changes to the Green Belt are made in this Plan:</p> <p>...Addition of land to the north of Cranleigh and land to the north east of Farnham around Compton.</p>	<p>Planning Strategy; housing allocations and Policy FNP10 avoid inappropriate development in the Green Belt.</p> <p>The boundary of the Green Belt is a strategic matter for the Local Plan.</p>
Policy RE3: Landscape Character	<p>New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located.</p> <p>i. Surrey Hills Area of Outstanding Natural Beauty</p> <p>The conservation and enhancement of the natural beauty of the landscape is of primary importance within the Surrey Hills Area of Outstanding Natural Beauty (AONB), reflecting its national status. The character and qualities of the AONB will be protected, including through the application of national planning policies and the Surrey Hills AONB Management Plan. The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB.</p> <p>ii. The Area of Great Landscape Value</p> <p>The same principles for the AONB will apply in the Area of Great Landscape Value (AGLV), which will be retained for its own sake and as a buffer to the AONB, until there is a review of the Surrey Hills AONB boundary.</p> <p>iii. The Farnham/Aldershot Strategic Gap</p> <p>Pending a more focused review in Local Plan Part 2, the Farnham/Aldershot Strategic Gap will continue to be protected by resisting inappropriate development in accordance with Policy RE1: Non Green Belt Countryside. Within the Strategic Gap the Council will promote:-</p> <ul style="list-style-type: none"> o Measures to enhance the landscape and the conservation of wildlife sites. o Improved public footpaths and bridleways for informal recreation. <p>iv. The Area of Strategic Visual Importance</p> <p>Pending a review of the detailed boundaries in Local Plan Part 2, the Areas of Strategic Visual Importance will be retained, other than land to the south of Holy Cross Hospital, Haslemere as shown on Plan 9, which will be removed in this Plan. The appearance of the ASVI will be maintained and enhanced. Proposals for new development within the</p>	<p>Policies FNP10 seeks to conserve and enhance the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting – including those Areas of Great Landscape Value under consideration for designation as AONB.</p> <p>The County Council designated part of Surrey as an Area of Great Landscape Value (AGLV) in 1958 and 1971. Additional areas were designated in Waverley in 1984. The AGLV is a local designation which complements the AONB and the policies are combined in the adopted Local Plan. In some areas the AGLV extends beyond the AONB to include areas of more local landscape importance including the countryside north and west of Farnham, The Waverley Borough Council Local Landscape Designation Review, 2014, did not re-examine the purpose or appropriateness of this designation or the areas designated. Whilst the boundary of the Surrey Hills Area of Outstanding Natural Beauty is being reviewed, the Neighbourhood Plan seeks to conserve and enhance the landscape and scenic beauty of those Areas of Great Landscape Value under consideration for designation</p>

	<p>ASVI will be required to demonstrate that the development would not be inconsistent with this objective...</p> <p>vi. Historic Landscape</p> <p>The Council will seek to preserve the distinctive historic landscape character and archaeological features of the Areas of Special Historic Landscape Value, through continued application of Policy HE12 of the Waverley Borough Local Plan (2002).</p>	<p>as AONB.</p> <p>Policy FNP11 seeks to prevent the coalescence of Farnham and Aldershot.</p> <p>Areas of Strategic Visual Importance are a local designation developed during the Local Plan Brief of 1981 and Local Plan 1984. The main issues and values the designation seeks to address are: land which is vulnerable to development pressure; strategic visual importance; preservation of the character of the locality and preventing coalescence. The Waverley Borough Council Local Landscape Designation Review, 2014, re-examined the areas designated around Farnham and concluded that not all met the criteria for designation. The continued designation of these areas around parts of Farnham therefore appears to conflict with the Designation Review. The designation also appears to be in conflict with the up to date planning status of some of the sites within the designated area. For example, planning consent has been granted for 120 dwellings on land at Crondall Lane and Land off Water Lane has been allocated in the Neighbourhood Plan and the emerging Local Plan as a business site allocation. For these reasons, the ASVI designation is not considered up to date and is not included in the Neighbourhood Plan.</p> <p>The Neighbourhood Plan seeks to retain the landscape character of, and not to have a detrimental impact on, areas having high landscape value and sensitivity. These areas are based on more up to date evidence: the Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014. The Neighbourhood Plan also seeks to retain the landscape</p>
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		<p>character of the historic landscape of Old Park which is of high landscape sensitivity with the northern central wedge also being of high landscape value. (Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014).</p> <p>Thus, whilst the Local Plan Areas of Great Landscape Value designation would appear not to be up to date, the Neighbourhood Plan seeks to protect the landscape character of those parts of the countryside which have high landscape or historic value and high landscape sensitivity for which there is recent evidential and public support.</p>
Policy TD1: Townscape and Design	<p>The Council will ensure that the character and amenity of the Borough are protected by:</p> <ol style="list-style-type: none"> 1. Requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located. Account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents and Supplementary Planning Documents, as well as locally produced neighbourhood plans. 2. Ensuring that new development is designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. 3. The preparation of local town and village design statements and neighbourhood plans will be encouraged and supported. 4. Promoting a high quality public realm including landscaping, works to streets and public spaces. 5. Maximising opportunities to improve the quality of life of current and future residents, for example the provision of: <ul style="list-style-type: none"> <input type="checkbox"/> private, communal and public amenity space; <input type="checkbox"/> appropriate internal space standards for new dwellings; <input type="checkbox"/> on site playspace provision (for all ages); <input type="checkbox"/> appropriate facilities for the storage of waste (including general refuse, garden, food and recycling); <input type="checkbox"/> private clothes drying facilities. 	<p>Planning Strategy and Policy FNP1 place great weight on high quality design. Policies FNP2, 5, 6, 7, 8, 9, 10, 16 and 20 also seek to meet the general approach outlined in the adopted policy.</p>
Policy HA1:	The Council will ensure that the significance of	Policies FNP2, 5, 6, 7, 9 and

Protection of Heritage Assets	<p>the heritage assets within the Borough are preserved and enhanced to ensure the continued conservation and enjoyment of the historic environment by:</p> <ol style="list-style-type: none"> 1. Conserving and managing Waverley's rich and diverse heritage. This includes all heritage assets, archaeological sites and historic landscapes, designated and non-designated assets, and their setting in accordance with legislation and national policy. 2. Understanding and respecting the significance of the assets. 3. Undertaking further Conservation Area Appraisals and producing and implementing related Management Plans. 4. Facilitating and supporting the identification and review of heritage assets of local historic, architectural and archaeological significance in accordance with the Council's agreed procedures. 5. Supporting appropriate interpretation and promotion of the heritage assets throughout the Borough. 6. Targeting for improvements, those heritage assets identified at risk or vulnerable to risk. 	10 seek to meet the general approach outlined in the adopted policy.
Policy NE1: Biodiversity and Geological Conservation	<p>The Council will seek to conserve and enhance biodiversity within Waverley. Development will be permitted provided that it:</p> <ol style="list-style-type: none"> a. Retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features. b. Ensures any adverse impacts are avoided, or if unavoidable, are appropriately mitigated. Particular regard will be had to the following hierarchy of important sites and habitats within the Borough - <ul style="list-style-type: none"> (i) <u>Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites (international designations)</u> ...Where new development is proposed that would result in a net increase in residential accommodation within 400m of the boundary of Thursley, Hankley and Frensham Commons (Wealden Heaths Phase I) SPA and Wealden Heaths Phase II SPA, the Council will need to be satisfied that there will be no significant adverse effects on the ecological integrity of the SPA through a project level Habitats Regulations Assessment (HRA). (ii) <u>Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (national designations)</u> (iii) <u>Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs), Local Geological Sites and other Ancient Woodland, Ancient and Veteran Trees not identified within (ii) above (local designations)</u> <p>Within locally designated sites, development will not be permitted unless it is necessary for appropriate on site management measures</p>	<p>Planning Strategy and Policy FNP12 seeks to protect the integrity of the Thames Basin Heaths Special Protection Area (SPA). Policies FNP1 and FNP13 seek to protect and sensitively incorporate natural features such as trees, hedges and ponds within development and to protect and enhance biodiversity by protecting Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife Sites, protected species, ancient woodland, veteran or aged trees, and species-rich hedgerows; preserving and extending ecological networks and promoting biodiversity enhancements.</p> <p>Policies FNP 14 and 18 seek to protect, sensitively incorporate and enhance site-specific natural features such as trees and hedges within the sites allocated for development.</p>

	<p>and can demonstrate no adverse impact to the integrity of the nature conservation interest. Development adjacent to locally designated sites will not be permitted where it has an adverse impact on the integrity of the nature conservation interest.</p> <p>Outside of these areas, and especially within and adjacent to the Biodiversity Opportunity Areas (BOAs), new development will, where appropriate, be required to contribute to the protection, management and enhancement of biodiversity. This may include the restoration and creation of Priority habitats and the recovery of Priority species populations. Within BOAs, enhancements should relate directly to their specific objectives and targets. New development should make a positive contribution to biodiversity in the Borough, through provisions mentioned above, as well as by creating or reinforcing linkages between designated sites, in order to create a connected local and regional ecological network of wildlife corridors and green infrastructure. The Council will seek to retain and encourage the enhancement of significant features of nature conservation value on development sites.</p>	
Policy NE2: Green and Blue Infrastructure	<p>The Council will seek to protect and enhance benefits to the existing river corridor and canal network, including landscaping, water quality or habitat creation. This will be partially achieved, on development sites, by retaining or creating undeveloped buffer zones to all watercourses of 8 metres for main rivers and 5 metres for ordinary watercourses. In accordance with the Water Framework Directive, development will not be permitted which will have a detrimental impact on visual quality, water quality or ecological value of existing river corridors and canals. The Council will seek, where appropriate, to maintain existing trees, woodland and hedgerows within the Borough.</p>	<p>Policy FNP27 seeks to retain, and, where appropriate, enhance public open space.</p> <p>Policies FNP1, 8, 10, 14 and 18 seek to retain and enhance existing trees, woodland and hedgerows.</p>
Policy NE3: Thames Basin Heaths Special Protection Area	<p>New residential development which is likely to have a significant adverse effect on the ecological integrity of 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 agreed with Natural England.</p> <p>Within the 400m "exclusion zone" 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.</p> <p>New residential development which the Council considers that either alone or in combination is likely to have a significant adverse effect on the SPA beyond 400m and within 5 km of the SPA boundary (in a</p>	<p>Planning Strategy and Policy FNP12 seeks to protect the integrity of the Thames Basin Heaths Special Protection Area (SPA) and requires the provision of SANG.</p>

	<p>straight line) must provide:</p> <ul style="list-style-type: none"> • Appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) identified by the Council; or • A bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and • A financial contribution towards wider Strategic Access Management and Monitoring (SAMM) <p>Proposals for large scale development (50 dwellings or more) between 5 km and 7 km from the edge of the SPA should be assessed on an individual basis. Where appropriate a full appropriate assessment may be required to ascertain whether the proposal could have an adverse effect on the SPA.</p> <p>All mitigation measures shall be agreed with Natural England and be provided prior to occupation of the development and in perpetuity.</p> <p>Where mitigation is provided in the form of SANG, the following standards and arrangements will apply:</p> <p>A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants.</p> <p>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.</p> <p>The mechanism for this policy is set out in the TBH Delivery Framework by the TBH Joint Strategic Partnership Board.</p>	
Policy CC1: Climate Change	<p>Development will be supported where it contributes to mitigating and adapting to the impacts of climate change by incorporating measures that -</p> <ol style="list-style-type: none"> 1. Reduce energy use in construction and incorporating the “fabric first” approach in terms of energy efficiency in order to minimise the need for expensive technologies. 2. Use renewable and low carbon energy supply systems; 3. Provide appropriate flood storage capacity; 4. Address issues of flood risk through the application of Policy CC4; 5. Provide high standards of sustainable design and construction with built-in resilience to climate change (e.g. from flood risk, storms, higher temperatures and drought); 6. Use green infrastructure and SuDS to help absorb heat, reduce surface water runoff and support habitat networks. 	<p>Whilst the NPPF and the Borough Council’s local plan are expected to set out clear policy approaches to meeting the challenge of climate change nationally and in Waverley Borough, the Farnham Neighbourhood Plan has had regard to climate change and flood risk at the local level.</p> <p>Policy FNP1 – Design of New Development and Conservation permits development where it will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere. The allocation of sites for new</p>

		<p>housing development in the Neighbourhood Plan ensures that developments avoid areas at high risk of flooding.</p> <p>A number of policies seek the retention and enhancement of green infrastructure, trees and landscape features.</p>
<p>Policy SS1: Strategic Housing Site at Coxbridge Farm, Farnham</p>	<p>Land at Coxbridge Farm, Farnham, as identified on the Adopted Policies Map and on the plan below, is allocated for around 350 homes subject to the following:</p> <ul style="list-style-type: none"> a) Safeguard and enhance the adjoining heritage assets at Coxbridge Farm. b) The maintenance of, or provision of, appropriate landscaped buffers, including trees and hedgerows, particularly on the western boundary of the site where it meets open countryside; c) The achievement of satisfactory access arrangements to the development, including from West Street. d) Built development should be focused on the parts of the site at lowest risk of flooding (Flood Zone 1). A Flood Risk Assessment will be required given that part of the site lies within an area of identified high and medium flood risk. 	<p>The strategic sites allocated in the emerging Local Plan are all allocated, with others, in Policy FNP14. The site capacities and site requirements set out in the emerging plan are compatible with Policy FNP14.</p>
<p>Policy SS2: Strategic Housing Site at Land West of Green Lane, Farnham</p>	<p>Land to the west of Green Lane, Farnham, as identified on the Adopted Policies Map and on the plan below, is allocated for around 100 homes subject to the following:</p> <ul style="list-style-type: none"> a) The achievement of satisfactory access arrangements to the development from Green Lane and from the development to the adjoining footpath b) Associated highway improvements, for example at the junction of Green Lane with Lower Weybourne Lane to mitigate the effects of the development and to promote the use of Green Lane for walking and cycling only. c) The potential for the incidental reuse or working of any underlying mineral resource during the development of the site should be demonstrated to the satisfaction of the mineral planning authority. 	
<p>Policy SS3: Strategic Mixed Use Site at The Woolmead, Farnham</p>	<p>The Woolmead in Farnham Town Centre, as identified on the Adopted Policies Map and on the plan below, is allocated for a mix of uses including around 100 homes and 4,200 sq m of replacement retail floorspace subject to the following:</p> <ul style="list-style-type: none"> a) Comprehensive redevelopment of this 'Gateway' site to create a landmark scheme. b) A built form that responds to the historic context of the area, protecting and enhancing 	

	<p>the setting and significance of adjacent heritage assets including the Conservation Area to the west of the site.</p> <p>c) A built form that responds appropriately to neighbouring development, including that permitted upon the adjacent East Street site.</p> <p>d) An initial desk-based assessment of the archaeological value of the site and, where necessary, a field evaluation in accordance with paragraph 128 of the NPPF.</p>	
Policy SS9: Strategic Employment Site on Land off Water Lane, Farnham	<p>Land off Water Lane, Farnham, as identified on the Adopted Policies Map and on the plan below, is allocated for Class B employment uses subject to the following:</p> <p>a) The achievement of satisfactory access arrangements to the development, for example from the adjacent roundabout on B3208.</p> <p>b) The maintenance of a buffer screen along Monkton Lane.</p> <p>c) The appropriate mitigation being undertaken for any contamination which may be found on the site.</p>	The strategic site allocated in the emerging Local Plan is allocated in Policy FNP18. The site requirements set out in the emerging plan are compatible with Policy FNP18.

Although not a legal requirement as set out in the Act, the analysis of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites. Pre-Submission Draft vision and policies above illustrates that the Farnham Neighbourhood Plan is in general conformity with the strategic policies of the emerging Local Plan.

7. EU OBLIGATIONS

The Neighbourhood Plan has been the subject of a Sustainability Appraisal (SA) incorporating the provisions of Strategic Environmental Assessment (SEA) required by European law.

An SA Scoping Report was submitted to the statutory environmental bodies (Historic England, Natural England and the Environment Agency) as well as Waverley Borough Council and neighbouring Parish Councils and was made available to local people.

Comments from statutory and non-statutory consultees were taken into account in adjusting the scope of the SA. A final Sustainability Appraisal report together with a non-technical summary is submitted in support of the Regulation 15 Farnham Neighbourhood Plan.

The Habitat Regulation Assessment screening exercise for the Farnham Neighbourhood Plan concluded that there are no European sites that would be significantly affected by the proposals within the Farnham area and Natural England agree that an HRA is not necessary.

The Farnham Neighbourhood Plan is considered to be compatible with EU obligations.

8. CONCLUSION

The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the Farnham Neighbourhood Plan. It is therefore respectfully suggested to the Examiner that the Farnham Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.



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Date: 20th February 2013

Dear Iain

**Farnham Town Council's application for the designation of a neighbourhood area
for the Farnham Neighbourhood Development Plan
The Town and Country Planning Act 1990 (as amended by the Localism Act 2011)**

Further to the above neighbourhood area application on 31st October 2012 I can confirm
that Waverley Borough Council approved the application on 19th February 2013.

Yours sincerely

A handwritten signature in blue ink, appearing to read "M. Ellis".

Matthew Ellis
Principal Planning Officer (Policy)

This Basic Conditions Statement has been prepared on behalf of Farnham Town Council by

Tony Fullwood
Associates
Chartered Town Planners

