

# 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

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## **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.



## 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:

<b>Source of Housing Supply</b>	<b>Net Dwellings</b>
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
<b>Total</b>	<b>2248</b>

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.

## **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.

<b>Adopted Waverley Borough Local Plan Policy</b>	<b>Adopted Policy Content</b>	<b>Farnham Neighbourhood Plan Policies which are in general conformity with adopted policy</b>
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"> <li>(a) the provision of affordable or special needs housing;</li> <li>(b) improvements to the public transport system and related services and measures for cyclists, walkers and pedestrians;</li> <li>(c) the provision of social and educational facilities;</li> <li>(d) the implementation of schemes aimed towards the enhancement of the rural or urban environments;</li> <li>(e) the provision of private and public recreational or sporting facilities, including the provision of open space, sports pitches and children's play areas;</li> <li>(f) the provision of works of public art or craft; and</li> <li>(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.</li> </ul>	<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. 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 &amp; 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 &amp; 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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<p>POLICY C4 – Farnham/Aldershot Strategic Gap</p>	<p>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.</p>	<p>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.</p>
<p>POLICY C5 – Areas of Strategic Visual Importance</p>	<p>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.</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 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.</p>
<p>POLICY BE1 – Important Green Spaces Within Settlements</p>	<p>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</p>	<p>Planning Strategy and Policy FNP27 seek to retain and enhance identified public open space.</p>

	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

	<p>archaeological features of the Areas of Special Historic Landscape Value (Farnham Park).</p>	<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>
<p>POLICY HE9 – Historic Parks and Gardens</p>	<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>
<p>Housing Allocations</p>	<p>No housing allocations were made in the adopted Local Plan.</p>	<p>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.</p>
<p>POLICY H4 – Density and Size of Dwellings</p>	<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>
<p>POLICY H5 – Subsidised Affordable Housing within Settlements</p>	<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>
<p>POLICY CF1 – Retaining Existing Community Facilities</p>	<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>
<p>POLICY IC7 – Coxbridge, Farnham</p>	<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>
<p>POLICY S2 – Local and Village Shops</p>	<p>The local authority will seek to retain local and village shops and promote areas which serve the shopping needs of the local community.</p>	<p>Policy FNP24 identifies 10 Neighbourhood Centres where the plan seeks to maintain a range of shops and services.</p>
<p>POLICY TC10 – Farnham Green Envelope</p>	<p>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.</p>	<p>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.</p>
<p>POLICY LT8 – Sports Grounds and Playing Fields</p>	<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>	<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.</p>
<p>POLICY M1: The Location of Development</p>	<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.

<b>Waverley Borough Local Plan Part 1: Strategic Policies and Sites. Pre-Submission Draft</b>	<b>Emerging Policy Content</b>	<b>Farnham Neighbourhood Plan Policies which are in general conformity with emerging policy</b>
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"> <li>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.</li> <li>2. Focus development at the four main settlements (Farnham, Godalming, Haslemere and Cranleigh).</li> <li>3 For the purposes of this policy, the built up area of Farnham includes Badshot Lea...</li> <li>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.</li> <li>8. Ensure that where new infrastructure is needed, it is provided alongside new development. This includes funding through the Community Infrastructure Levy (CIL).</li> </ol>	<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"> <li>• Older people</li> <li>• Families with children</li> <li>• People with disabilities</li> </ul> <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>
<p>Policy EE1: New Economic Development</p>	<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:  - On Land off Water Lane, Farnham in accordance with Policy SS9 of this Local Plan...</p> <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. For the purposes of this policy, planning applications for new economic development will take into account any:</p> <ul style="list-style-type: none"> <li>• loss of residential, leisure, shopping, community or other uses which contribute to the character, function, vitality or viability of the locality;</li> <li>• impact of development on the amenities or privacy of nearby residents or on the character and</li> </ul>	<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	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 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.	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.
Policy TCS1: Town Centres	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 then be considered, and only then if suitable sites are not available, will the development of out of centre sites be given consideration. 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. 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. 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. 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. 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	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.  Policies FNP21 and 22 allocate major sites within the defined Farnham Town Centre for town centre mixed use development,

	<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>	
<p>Policy LRC1: Leisure, Recreation and Cultural Facilities</p>	<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"> <li>a) The existing use is no longer required or viable,</li> <li>b) That no other leisure, recreation or cultural provision is required or appropriate in that area, or</li> <li>c) That alternative provision of a suitable scale and type can be made.</li> </ul> <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>
<p>Policy RE1: Non Green Belt Countryside</p>	<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:  ...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  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  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  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"> <li>o Measures to enhance the landscape and the conservation of wildlife sites.</li> <li>o Improved public footpaths and bridleways for informal recreation.</li> </ul> <p>iv. The Area of Strategic Visual Importance  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 &amp; 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 &amp; 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>
<p>Policy TD1: Townscape and Design</p>	<p>The Council will ensure that the character and amenity of the Borough are protected by:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. The preparation of local town and village design statements and neighbourhood plans will be encouraged and supported.</li> <li>4. Promoting a high quality public realm including landscaping, works to streets and public spaces.</li> <li>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"> <li><input type="checkbox"/> private, communal and public amenity space;</li> <li><input type="checkbox"/> appropriate internal space standards for new dwellings;</li> <li><input type="checkbox"/> on site playspace provision (for all ages);</li> <li><input type="checkbox"/> appropriate facilities for the storage of waste (including general refuse, garden, food and recycling);</li> <li><input type="checkbox"/> private clothes drying facilities.</li> </ul> </li> </ol>	<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>
<p>Policy HA1:</p>	<p>The Council will ensure that the significance of</p>	<p>Policies FNP2, 5, 6, 7, 9 and</p>

<p>Protection of Heritage Assets</p>	<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"> <li>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.</li> <li>2. Understanding and respecting the significance of the assets.</li> <li>3. Undertaking further Conservation Area Appraisals and producing and implementing related Management Plans.</li> <li>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.</li> <li>5. Supporting appropriate interpretation and promotion of the heritage assets throughout the Borough.</li> <li>6. Targeting for improvements, those heritage assets identified at risk or vulnerable to risk.</li> </ol>	<p>10 seek to meet the general approach outlined in the adopted policy.</p>
<p>Policy NE1: Biodiversity and Geological Conservation</p>	<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"> <li>a. Retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features.</li> <li>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"> <li>(i) <u>Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites (international designations)</u></li> <li>...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).</li> <li>(ii) <u>Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (national designations)</u></li> <li>(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></li> </ul> </li> </ol> <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>	
<p>Policy NE2: Green and Blue Infrastructure</p>	<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>
<p>Policy NE3: Thames Basin Heaths Special Protection Area</p>	<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"> <li>• Appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) identified by the Council; or</li> <li>• A bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and</li> <li>• A financial contribution towards wider Strategic Access Management and Monitoring (SAMM)</li> </ul> <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>	
<p>Policy CC1: Climate Change</p>	<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"> <li>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.</li> <li>2. Use renewable and low carbon energy supply systems;</li> <li>3. Provide appropriate flood storage capacity;</li> <li>4. Address issues of flood risk through the application of Policy CC4;</li> <li>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);</li> <li>6. Use green infrastructure and SuDS to help absorb heat, reduce surface water runoff and support habitat networks.</li> </ol>	<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"> <li>a) Safeguard and enhance the adjoining heritage assets at Coxbridge Farm.</li> <li>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;</li> <li>c) The achievement of satisfactory access arrangements to the development, including from West Street.</li> <li>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.</li> </ul>	<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"> <li>a) The achievement of satisfactory access arrangements to the development from Green Lane and from the development to the adjoining footpath</li> <li>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.</li> <li>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.</li> </ul>	
<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"> <li>a) Comprehensive redevelopment of this 'Gateway' site to create a landmark scheme.</li> <li>b) A built form that responds to the historic context of the area, protecting and enhancing</li> </ul>	

	<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>	
<p>Policy SS9: Strategic Employment Site on Land off Water Lane, Farnham</p>	<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>	<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.</p>

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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Matthew Ellis  
Principal Planning Officer (Policy)  
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Calls may be recorded for training or monitoring  
Date: 20<sup>th</sup> 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 31<sup>st</sup> October 2012 I can confirm that Waverley Borough Council approved the application on 19<sup>th</sup> 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

