

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Environment

Objectives

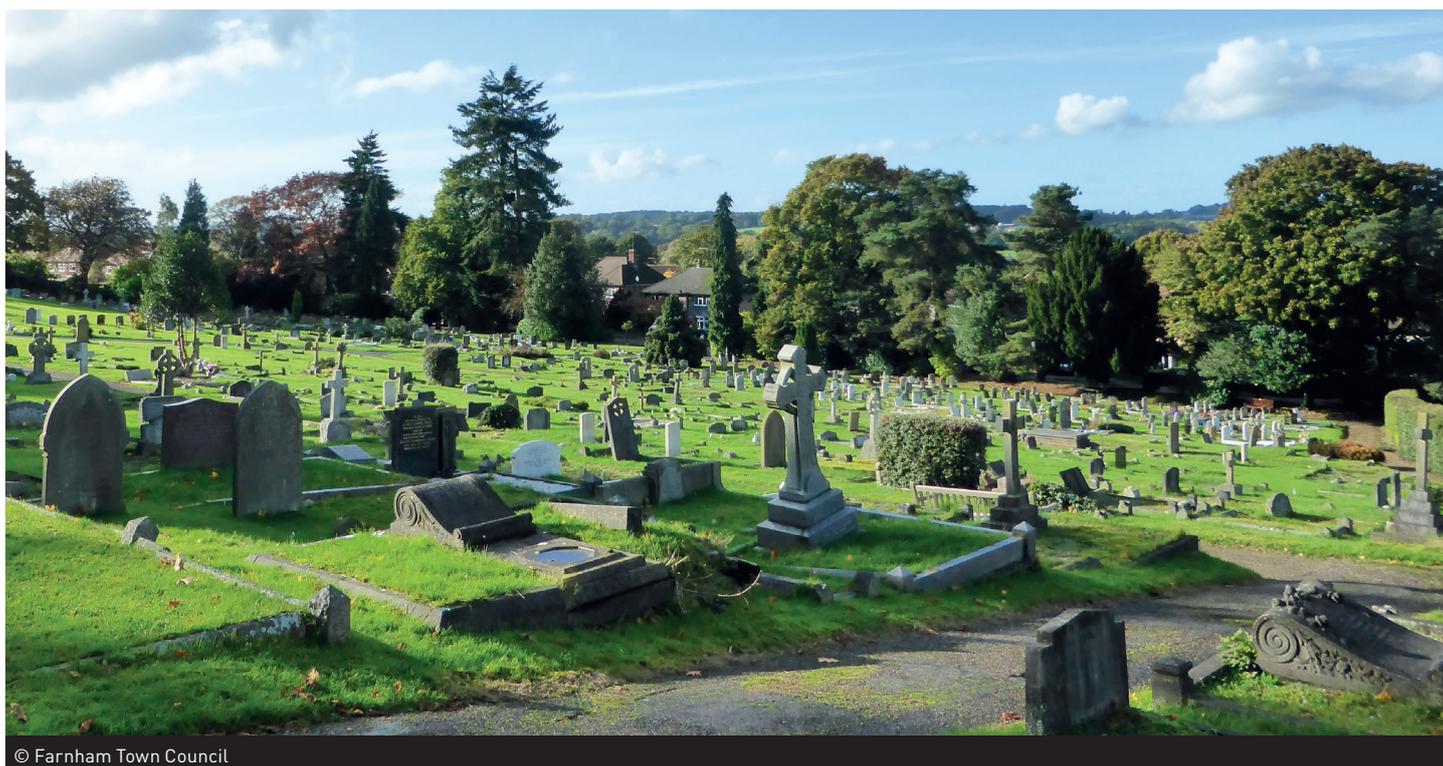
- To conserve and enhance the distinctive built heritage assets of the area and their setting
- To ensure development is well-designed and takes into account the distinctive character and heritage of each of Farnham's individual areas
- To protect the identity and distinctive character of the different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

High Quality Design

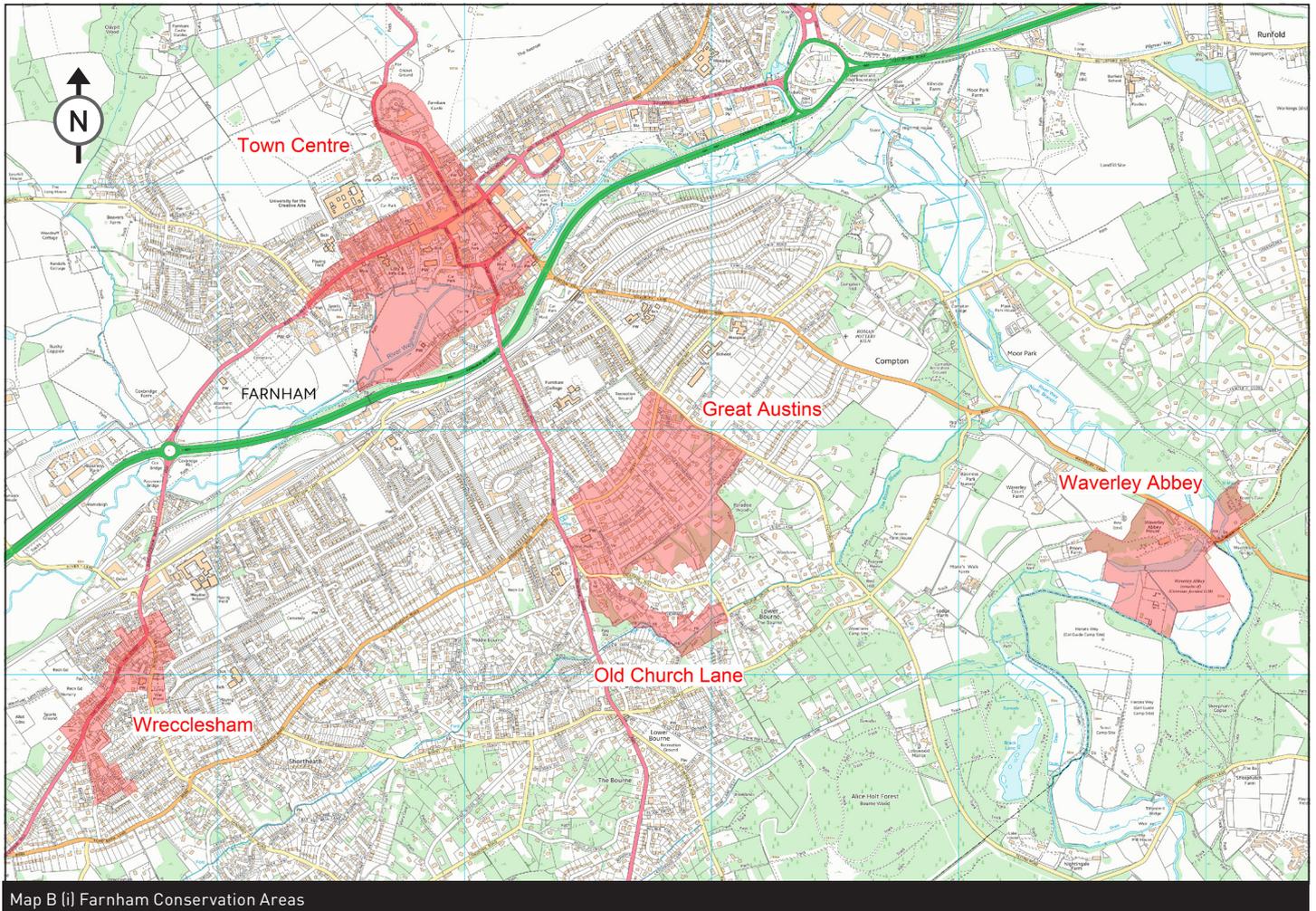
The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Sustainable development involves achieving positive improvements in the quality of the built, natural and historic environment,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

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

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



© Farnham Town Council



Heritage

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

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

and enhance the special character of the Farnham Town Centre Conservation Area and its setting (Policy FNP2).

Great Austins Conservation Area in south Farnham is a residential area comprising a verdant and spacious grid pattern development. Wrecclesham Conservation Area comprises four streets of differing distinctive characters (The Street, School Hill, Beales Lane and Pottery Lane). Old Church Lane Conservation Area contains some of the oldest cottages in the town set amongst a well-wooded valley.

The Neighbourhood Plan contains a specific policy to preserve and enhance the special character of four of these areas: Great Austins Conservation Area and its setting (Policy FNP5); Wrecclesham Conservation Area and its setting (Policy FNP6) and Old Church

Lane Conservation Area and its setting (Policy FNP7).

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

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

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

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

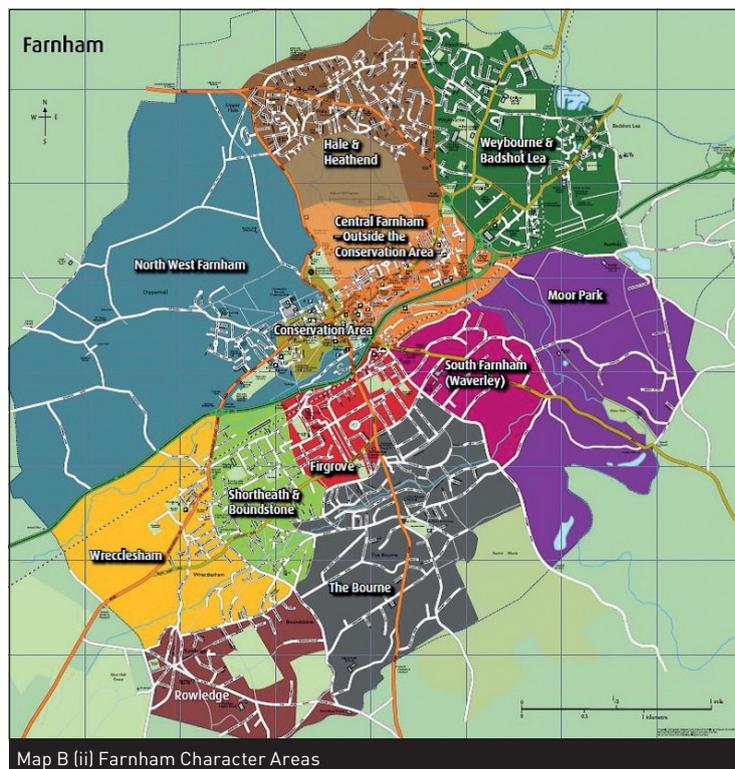
Distinctive Character Area

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

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

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

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



Original cartography designed and produced by Walking Distance Ltd. Copyright: Farnham Town Council, 2010. All rights reserved.

Landscape

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

The Surrey Hills Area of Outstanding Natural Beauty extends into the plan area - to the south east of The Bourne and Moor Park areas. Areas of Outstanding Natural Beauty have the highest status of protection in relation to landscape and scenic beauty. The AONB Management Plan (available at www.farnham.gov.uk/shapefarnham) seeks to ensure that the natural beauty, special character and the vitality of its communities are recognised, maintained and strengthened. Natural England is assessing whether the AONB boundary should be extended to encompass further areas incorporating the River Wey and areas to the south of

Rowledge. These areas are identified as Areas of Great Landscape Value in the adopted Local Plan.

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

historic landscape of Old Park is also identified as a sensitive landscape.

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

The Neighbourhood Plan contains a specific policy to protect and enhance the character of the Farnham landscape (Policy FNP10).



Design of New Development and Conservation

The Neighbourhood Plan attaches great importance to preserving and enhancing the character of the five Conservation Areas, together with other heritage assets and their setting. It also attaches great importance to the distinctive character of other built up areas within the town.

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

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

Farnham has a history of flooding and, after a particularly serious incident in 1968, flood measures were introduced which along with a maintenance scheme have improved the situation. Nevertheless, the Borough Council's Strategic Flood Risk Assessment and

Natural England data indicate that both the River Wey and River Blackwater are at some risk of flooding along their full length and some sections are at high risk of flooding. One of the effects of climate change in Farnham will be the frequency and severity of flooding. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Flood zones 2, 3a and 3b (the functional floodplain) apply to parts of the Neighbourhood Plan area and the Neighbourhood Plan seeks to avoid development in areas with the highest risk of flooding.

The design and layout of specific sites and residential extensions is also considered in the Housing Chapter of the Neighbourhood Plan but Policy FNP1 applies to all types of development within the Neighbourhood Plan area and sets out the quality of development that will be expected for the area.

Monitoring Indicators

Number of objections to the design of development from the Town Council.

Targets

No design objections from the Town Council to proposed developments.

Policy FNP1

Design of New Development and Conservation

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

- a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) - Conservation Areas and Character Areas, by way of:
 - i. height, scale, density, layout, orientation, design and materials of buildings,
 - ii. boundary treatment,
 - iii the scale, design and materials of the public realm (highways, footways, open space and landscape);
- b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan;
- c) Protects and enhances heritage assets and their setting;
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;
- e) Is well integrated into the landscape by existing and new landscape buffers;
- f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere; and
- g) Will not result in unacceptable levels of light, noise, air or water pollution.

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Farnham Town Centre Conservation Area

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

Farnham is one of the earliest planned medieval towns in the region. Today there is little to be seen of the medieval town itself, other than the surviving street plan (including the wide market street - Castle Street) and property boundaries. The timber-framed properties which would have lined the main streets were rebuilt or refaced with new red brick symmetrical Georgian red brick town houses which dominate the town centre today. The continuous urban frontages indicate a high density, although many properties have large rear gardens with high

walls, often associated with a network of passages and yards providing gaps which give intriguing views from the main roads. Over the past 200 years the centre has generally successfully assimilated Victorian, Arts and Crafts, half-timbered mock Tudor and modern buildings. In addition, the yards of these buildings, such as Lion and Lamb Yard, Borelli Yard and St George's Yard mainly in West Street and The Borough, are important to the character of the conservation area and form a very distinctive element of the town centre.

In contrast to the tightly knit streets and yards a number of open spaces, often with substantial groups of trees, are very important to the character of the Conservation Area. A number of these are linked to the town by interesting alleyways or passages.

The green spaces include:

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

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

The water meadows beside the River Wey comprise almost a third of the conservation area. This green space forms part of the view of the historic town centre from the Farnham Bypass and from the public footpaths that cross the meadows. The rural setting for the historic centre is a very important part of the character of the



© Farnham Town Council

conservation area and complements the rural setting of Farnham Park on the north side of the town centre (although the latter is not located within the conservation area).

The Farnham Town Centre Conservation Area Management Plan (FCAMP) seeks to provide clear guidance as to how to preserve and enhance this special character and for the enhancement and improvement of the area. The FCAMP was adopted by the Borough Council in 2012 as a material planning consideration and contains proposals for environmental enhancements to the public realm which may be funded through Section 106 money and the community infrastructure levy (CIL).

These enhancement proposals are important to the centre of the town and are included as part of the

infrastructure requirements identified in the Neighbourhood Plan and sought through Policy FNP32 – Securing Infrastructure.

The quality of the environment and the importance of the town centre to the whole of Farnham and its visitors mean that it is vital to preserve and enhance the character of the Town Centre Conservation Area and its setting.

In addition to Policy FNP1 - Design of New Development and Conservation, development in the Farnham Town Centre Conservation Area will be expected to comply with Policy FNP2 - Farnham Town Centre Conservation Area and its setting.



Conservation Area © Alison Ridgeon

Policy FNP2

Farnham Town Centre Conservation Area and its setting

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

- a) Is designed to a high quality and preserves and enhances the character of the conservation area and its setting;
- b) Retains those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;
- c) Protects open spaces and views important to the character and setting of the area;
- d) Maintains alleyways or passages and yards and incorporates them into new development;
- e) Follows guidance set out the Farnham Town Centre Conservation Area Appraisal and Management Plan;
- f) Where appropriate, makes provision for the enhancement measures included within Farnham Town Centre Conservation Area Management Plan and the Farnham Design Statement; and
- g) Does not lead to substantial harm to or total loss of significance of a designated heritage asset.

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Shop Fronts within Farnham Town Centre Conservation Area and its setting

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

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

All elements of the shop front are important including the pilasters (defining the shop width), the fascia with signage and, potentially, the cornice (defining the top of the shop front) and the stall riser (providing a solid base).

Standard corporate images may need to be adapted to meet particular circumstances and to respect the character and appearance of the building and the surrounding area.

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

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

scene. A single colour is usually most appropriate but details might be picked out in a contrasting colour.

Shop front window and door patterns should reflect the traditional design of the area. The method of window subdivision should suit the character of the shop front and building. Smaller-paned designs are appropriate to 18th and early 19th Century buildings, such as those in Castle Street, and larger glass areas are more appropriate to late Victorian and Edwardian styles, though subdivision may still be appropriate.

Internally illuminated signs above shop fronts are generally out of character in the Conservation Area, or if attached to listed buildings. However, in some cases it may be considered appropriate to illuminate a sign with a



Elphicks© Aldershot, Farnham and Fleet Camera Club

small spotlight or some other subtle method of illumination. Painted fascia boards, particularly in wood, are preferred.

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

They should be safely positioned above the fascia of the shop front.

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

Policy FNP3

Shop Fronts within Farnham Town Centre Conservation Area and its setting

Within Farnham Town Centre Conservation Area, as defined on Map B(i), and its setting, proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where:

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

Monitoring Indicators

Number of traditional shop fronts in the Town Centre Conservation Area.

Targets

No traditional shop fronts lost in the Town Centre Conservation Area.

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Advertisements

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

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

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

Proposals for large, dominant signs will in most cases be at variance with

the character of the buildings and of the Conservation Area. Similarly, a box sign (including internally illuminated signs) will usually be out of character due to its shape, lack of intricacy and detail, and use of unsympathetic materials.

Standard corporate designs may need to be adapted to meet particular circumstances whilst the positioning of advertisements above ground floor level (other than hanging signs) may not be acceptable as the majority of buildings in the Farnham Town Centre Conservation Area have retained their domestic appearance at upper floor levels.

Excessive advertising defeats its own objective by creating a clutter of signs

Policy FNP4

Advertisement Control

Within the Plan area, proposals for an advertisement will be permitted where:

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



© Farnham Town Council

and destroying the common asset of an attractive, historic environment.

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

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

Great Austins Conservation Area

Great Austins Conservation Area in south Farnham is a residential area built in the early 1900s on a plateau. Most of the houses were completed by 1930. The area comprises a grid pattern development on the lines of a garden suburb, with wide, straight and tree-lined streets. Houses are set well back from the roads and the area has a spacious character. Gardens and roads were planted extensively, with many trees and the distinctive laurel hedging giving a verdant character to the area.

Harold Falkner, one of Farnham's most famous architects, used the opportunity to build his distinctive style of houses and created twenty in all, in styles including Queen Anne, Wren and Arts and Crafts. In addition to Policy FNP1 - Design of New Development and Conservation, development in the Great Austins Conservation Area will be expected to comply with Policy FNP5 - Great Austins Conservation Area and its setting.

Wrecclesham Conservation Area

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

Wrecclesham Conservation Area comprises four streets of differing distinctive characters (The Street, School Hill, Beales Lane and Pottery Lane). One of the key features of the Conservation Area and its setting is its location on a hillside overlooking the Wey Valley. Existing buildings are generally small scale and two storeys, with red brick or render finish with small plain or slate roof tiles. Some are original farm buildings. Details such as chimneys, window design and brick detailing also contribute to the character. Farnham Pottery is located within the Conservation Area. The workshops and yards, which characterise much of the Conservation Area, could benefit from sympathetic development and improved landscaping and further development along The Street should include hedge boundaries and additional trees, where possible.

Hedges and trees are particularly important in roads such as School Lane and Pottery Lane and should be retained and further planting encouraged elsewhere in the Conservation Area as a condition of future development. Other older boundary walls and railings form part of the local character and should be retained.

In addition to Policy FNP1 - Design of New Development and Conservation, development in the Wrecclesham Conservation Area will be expected to comply with Policy FNP6 - Wrecclesham Conservation Area and its setting.



© Farnham Town Council

Policy FNP5

Great Austins Conservation Area and its setting

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

- Is designed to a high quality and preserves and enhances the verdant and spacious character of the conservation area and its setting;
- Protects the grid pattern layout and is set back from the road and respects the relatively regular building line,
- 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 Great Austins Conservation Area.

Policy FNP6

Wrecclesham Conservation Area and its setting

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

- Is designed to a high quality and preserves and enhances the character of the street within the conservation area in which it is located and its setting;
- Retains those buildings and other features, including trees, hedges and walls, which make a significant contribution to the character of the conservation area;
- Follows guidance set out the Wrecclesham Conservation Area Appraisal; and
- Where appropriate, makes provision for the enhancement measures included within Wrecclesham Conservation Area Appraisal and the Farnham Design Statement.

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Old Church Lane Conservation Area

Old Church Lane Conservation Area contains some of the oldest cottages in the town which are nationally and locally listed. The cottages in this area are varied, which reflects the history of the agricultural workers, who built them dotted among the trees on the hillside leading down from Vicarage Hill. There are white rendered examples with hanging tiles; brick cottages and some with stone and flint detail. The well-wooded spaces around the buildings should be maintained and the built environment should not dominate the hillsides.

The nature of the well-wooded valley and the relationship of the dwellings to the lane should be maintained. Old Church Lane, itself, becomes a footpath as it drops down to the Bourne Stream. Parking is difficult in the narrow lanes and careful consideration should be given to this when development is proposed. Vine Cottage is a Grade II listed building and dates from 1800 and is mainly red brick with a slate roof. It was the home of George Sturt, who captured the character of the Bourne in the books he wrote about life in the area.

In addition to Policy FNP1 - Design of New Development and Conservation, development in the Old Church Lane Conservation Area will be expected to comply with Policy FNP7 - Old Church Lane Conservation Area and its setting.

Policy FNP7

Old Church Lane Conservation Area and its setting

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

- a) Is designed to a high quality and preserves and enhances the character of the conservation area and its setting;
- b) Retains those buildings and other features, including trees and woodland, which make a significant contribution to the character of the conservation area;
- c) Maintains the well-wooded spaces around the buildings and ensures that the built environment does not dominate the hillsides; and
- d) Where appropriate, makes provision for enhancement measures to the Old Church Lane Conservation Area.

South Farnham Arcadian Areas

Certain parts of the town exhibit strong Arcadian characteristics where the landscape is the dominant visual element. The well-wooded parts of The Bourne and Moor Park areas provide an important part of the setting of the AONB and a densely landscaped transition into the town.

The NPPF encourages the promotion or reinforcement of local distinctiveness. The extensive landscape also forms part of the town's green infrastructure and provides habitats for wildlife. The areas were previously designated within the Waverley Borough Local Plan 2002 (Policy BE3 - South Farnham Area of Special Environmental Quality).

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

in the range of two to four acres.

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

The dispersed nature of development leads to pressure to develop parts of the large gardens within the area and to subdivide existing plots or redevelop

existing properties. In addition, there may be pressure for large areas of car parking or garages but in judging such proposals the impact of any proposal on the character of front boundaries, gardens or the street scene should be carefully assessed. In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

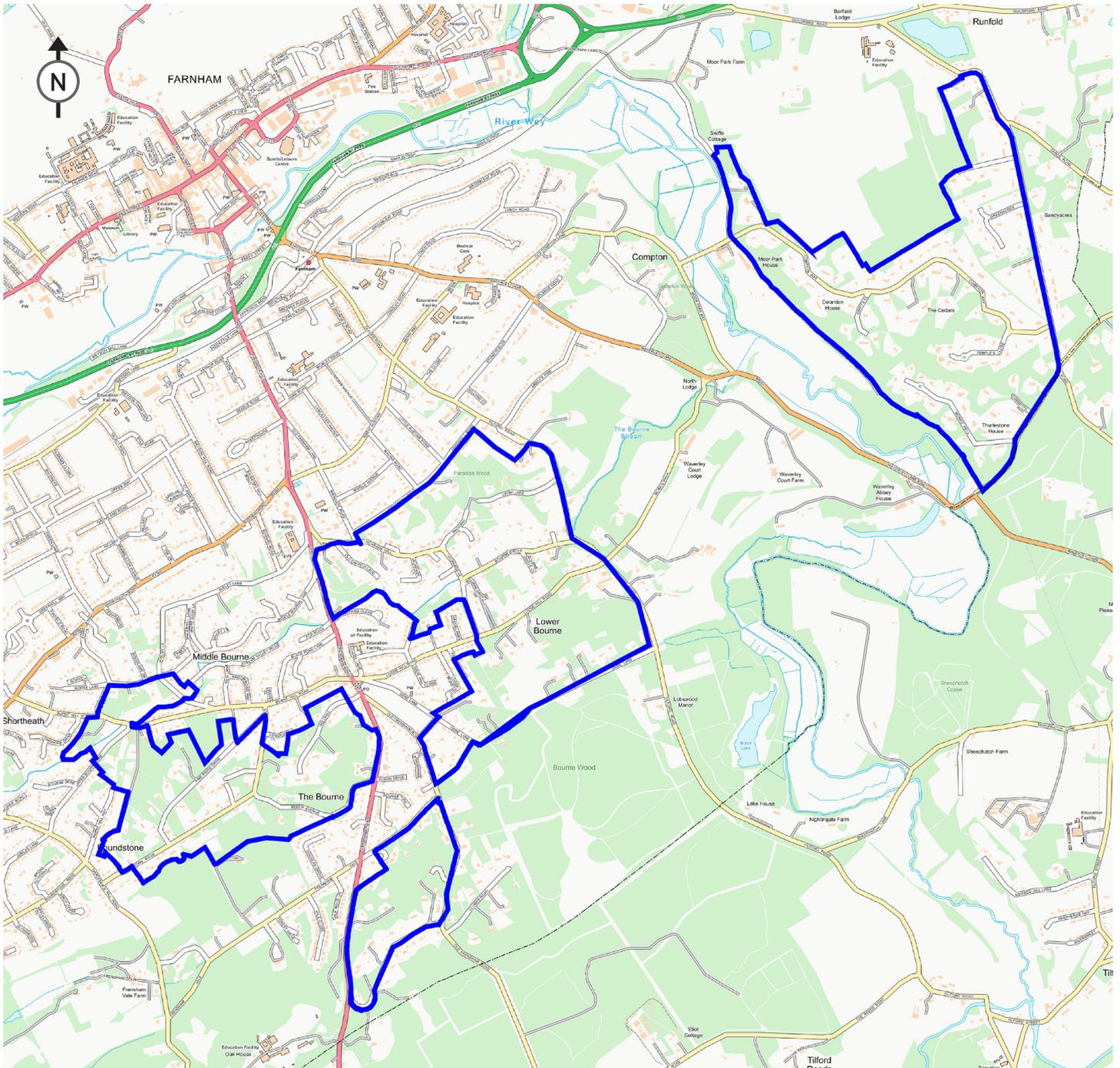
Policy FNP1 - Design of New Development and Conservation seeks to ensure high quality development which responds to the character of the distinctive area of Farnham by way of height, scale, density, layout, orientation, design and materials of buildings and the scale, design and materials of the public realm (highways, footways, open space and landscape. In the South Farnham Arcadian Areas any proposal, including extensions and garages, will also be expected to comply with Policy FNP8 - South Farnham Arcadian Areas.

Policy FNP8

South Farnham Arcadian Areas

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

- a) Would maintain the informal rural character and the well-wooded appearance of the area;
- b) Would retain and reinforce trees and hedged boundaries which are important to the character of the area; and
- c) Demonstrates that the design, layout and siting of the proposal will not have any adverse effect upon the setting and amenities of adjoining residential properties and the wider residential character of the area.



Map C South Farnham Arcadian Areas

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Local Listing

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

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

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

A brief description of the special character of each building or structure is included in the Buildings of Local Merit evidence base accompanying this plan (www.farnham.gov.uk/shapefarnham).

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

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

Policy FNP9

Buildings of Local Merit (Undesignated Heritage Assets)

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

Protect and Enhance Countryside outside the Town's Built Up Area Boundary

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

town; formal and informal recreational amenities as well as biodiversity. Outside the Built up Area Boundary priority will be given to protecting the countryside from inappropriate development and the Plan seeks to allow only limited development in the countryside consistent with supporting the rural economy.

Landscape Protection

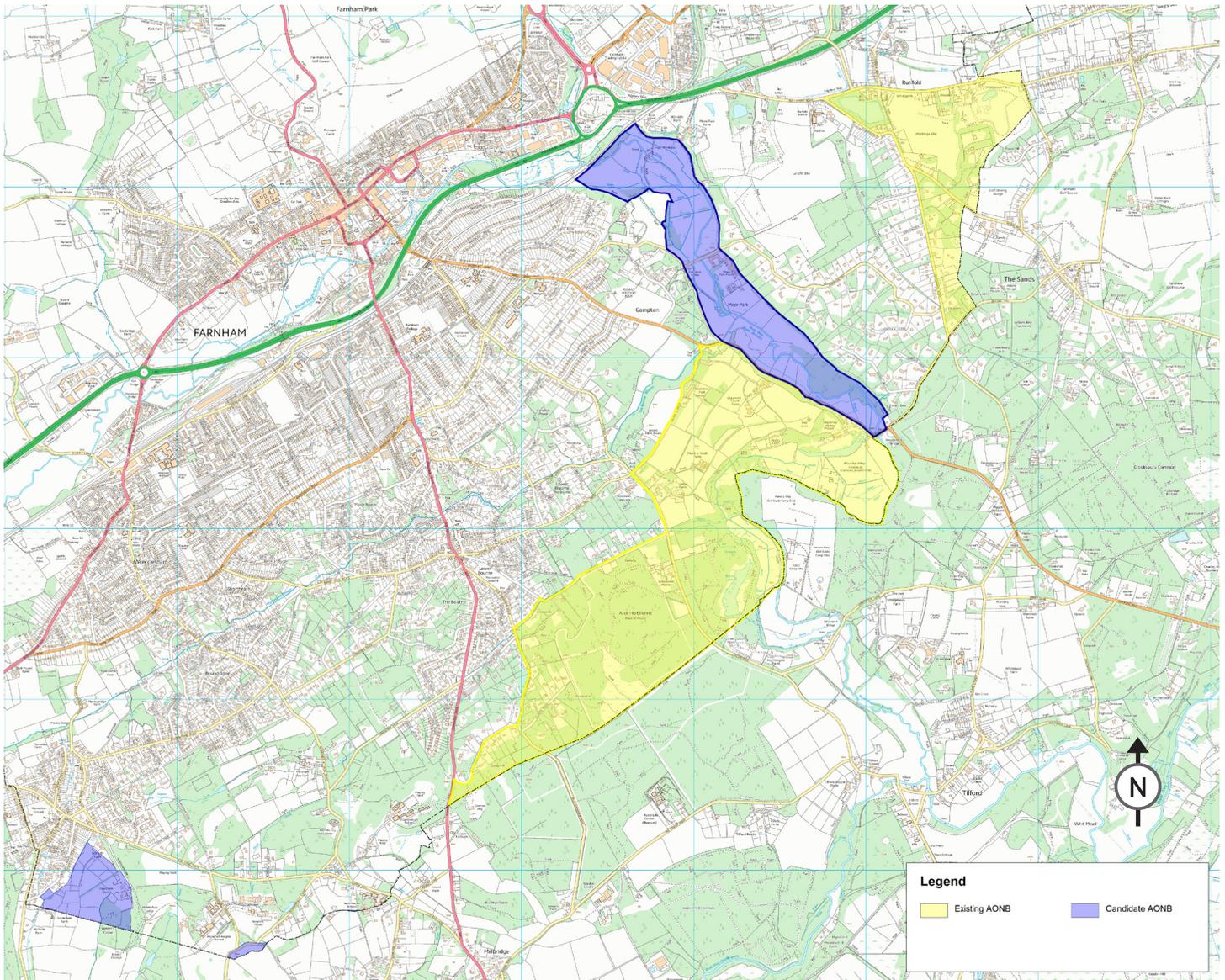
The landscape forms an intrinsic part of the character and setting of the town and provides informal and formal recreational opportunities for the community and visitors alike. Public engagement in the preparation of this Plan has indicated that the landscape around Farnham is highly valued and is identified as one of the town's assets.

The Surrey Hills Area of Outstanding Natural Beauty extends to the south and east of Farnham within and beyond the Neighbourhood Plan boundary. Great weight should be

given to conserving and enhancing the landscape, scenic beauty and cultural heritage in this area which has the highest status of protection in the country. The NPPF states that planning permission should be refused for major developments in the AONB other than in exceptional circumstances and locally there is no need to allocate land for development within this area. The Surrey Hills Area of Outstanding Natural Beauty Management Plan (2014-2019) sets out ways that the countryside will be protected

and enhanced by, for example, protecting the distinctive character of the landscape and managing and enhancing the natural features which contribute to this character. In addition it has the aim for new development to enhance local character and the environmental quality of the AONB's nationally important setting.

The NPPF states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes.



Map D – Potential extensions to the AONB

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Landscape Protection Cont...

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

There is strong support for an extension of the AONB into these areas as part of the consultation on the Neighbourhood Plan. Pending the AONB boundary review, the AGLV should be retained for the AONB Candidate Areas and subject to similar protection as the AONB.

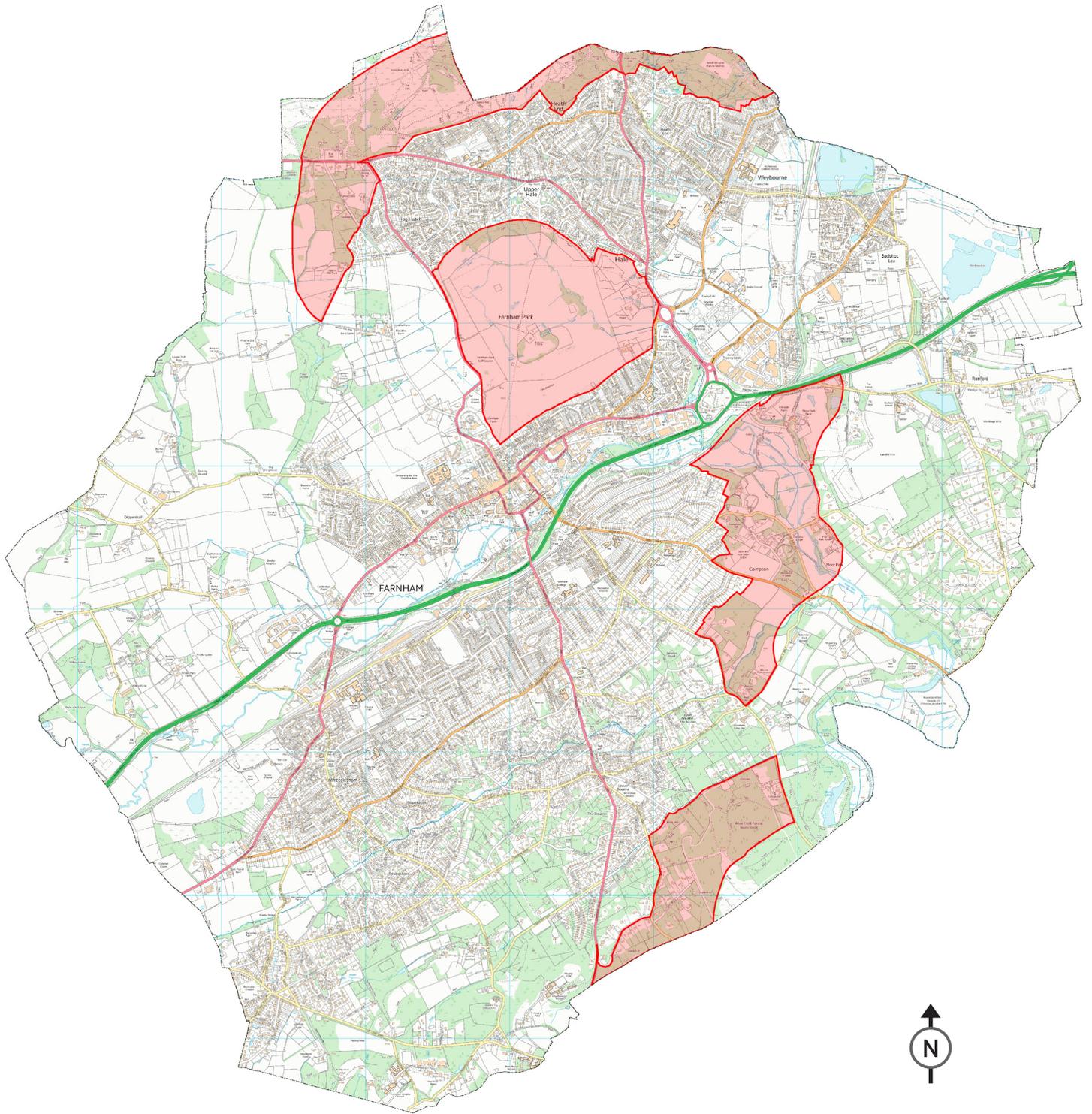
The Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014 provides the most up to date assessment of the landscape character, value and sensitivity of detailed segments of the countryside around the town (available at www.farnham.gov.uk/shapefarnham).

The Study indicates that as well as the high landscape value and sensitivity of the areas to the south of the town being considered for AONB designation, there are also areas of high landscape value and sensitivity at and adjoining Farnham Park and to the north of Hale, Heath End and Weybourne in the narrow gap between Farnham and Aldershot. Much of these areas form part of the adopted Local Plan's Areas of Great Landscape Value.

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



© Farnham Town Council



Map E - Areas of High Landscape Value and Sensitivity

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Farnham Castle and Park

Farnham Castle

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

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

Old Park

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

The landscape of Old Park still provides many reminders of its origin. The original boundary can mostly be traced today, generally marked by road (Folly Hill and Odiham Road – now the A287) or a continuous hedge (in some cases

ancient species-rich hedgerows) often running alongside a stream or ditch. The northern and western boundaries (southern portion) are strongly wooded. Clay Pit Wood, and other copses around it, are designated Ancient Woodland and provide a strong landscape feature through the centre of the Old Park. Streams rise in the Old Park and flow south through the landscape bordered by woodland and hedgerows to the River Wey. Bridleways such as Old Park Lane and Middle Old Park and footpaths cross the former park with St. Swithun's Way following the course of an ancient track way used for pilgrimages to Winchester bordered by an ancient hedgerow. The landscape comprises a patchwork of fields bounded by hedges and trees with swathes of dense woodland and is of high landscape sensitivity with the northern central wedge within the Old Park also being of high landscape value. (Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014).

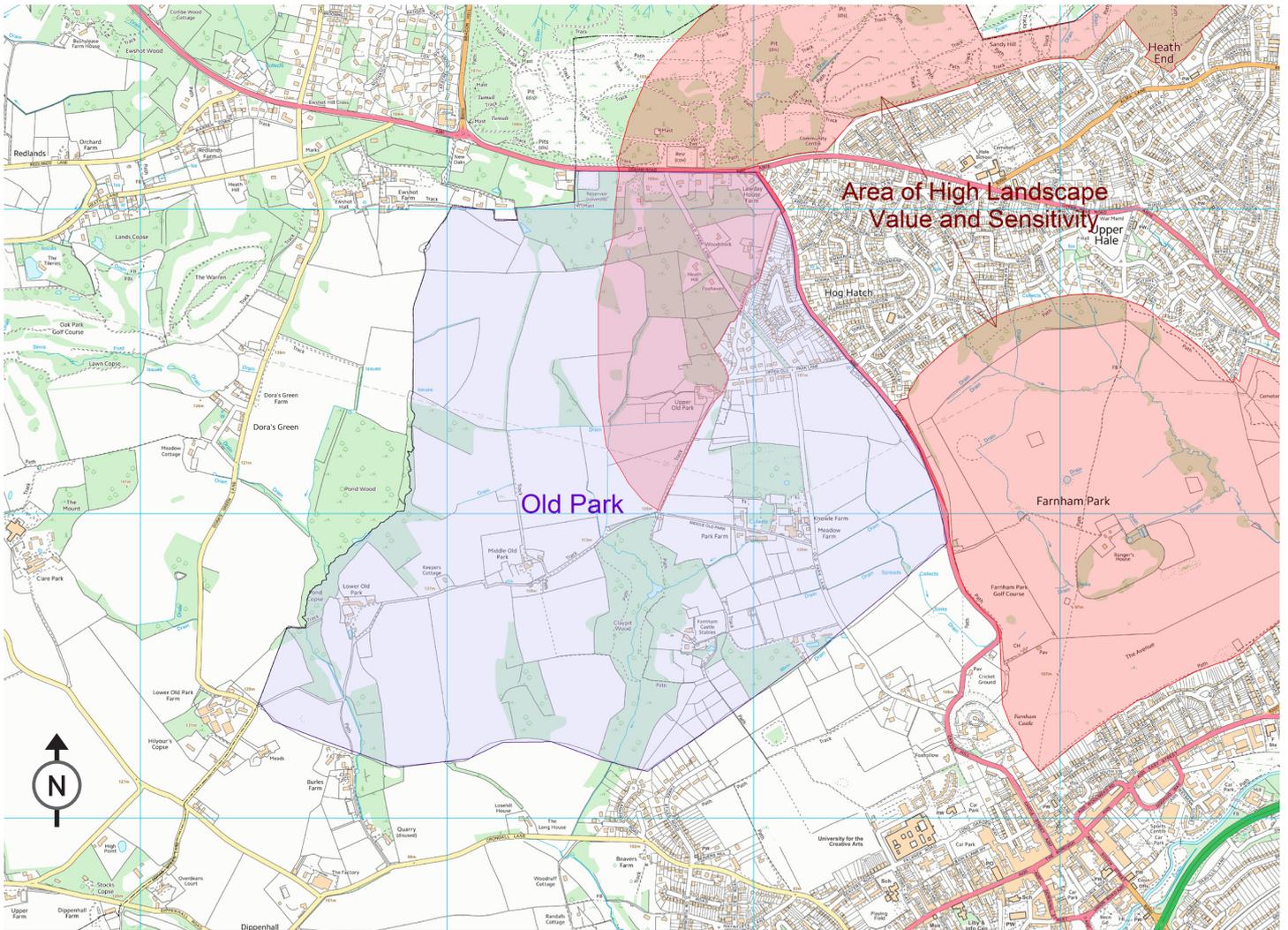
As well as contributing to an historic landscape, the ancient woodlands and hedgerows, copses and streams provide habitats for wildlife and form a strong central wildlife corridor through the landscape.

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

Farnham Park

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

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



Map F – Old Park

Policy FNP10

Protect and Enhance the Countryside

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

A proposal for development will only be permitted where it would:

- Be in accordance with Policies FNP16, FNP17 and FNP20 in the Neighbourhood Plan or other relevant planning policies applying to the area,
- Protect the Green Belt
- Conserve and enhance landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting – including those Areas of Great Landscape Value under consideration for designation as AONB,
- Retain the landscape character of, and not have a detrimental impact on, areas shown on Map E as having high landscape value and sensitivity and Map F Old Park as having high landscape sensitivity and historic value; and
- Enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.

Monitoring Indicators

Landscape value and sensitivity identified in the AONB Management Plan and Landscape Character Assessment.

Targets

No deterioration in the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting or assessed landscape or historic value elsewhere.

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Preventing Coalescence

Farnham and Aldershot

Protecting the separate identity of Farnham is a key objective of the Neighbourhood Plan. The gap between the built up areas of Farnham (at Badshot Lea and Weybourne) and Aldershot to the north and north east is already very narrow. This countryside comprises an area of high landscape value and sensitivity. Any intensification of development in the narrow gap beyond the defined Built Up Area Boundary would have the effect of reducing the separate identity of the two distinct settlements and increasing the coalescence between them and would be inappropriate. The remaining gap between Farnham and Aldershot should be retained to prevent the neighbouring towns merging into one another; to check the unrestricted sprawl of the two large built-up areas; to assist in safeguarding the countryside from encroachment in this environmentally sensitive location and to preserve the setting and special character of Farnham.

Even limited new development could contribute to a cumulative undermining of the effectiveness of the Built Up Area Boundary which has been designated with the protection of open countryside and the prevention of coalescence in this area. The separation with Aldershot is supported by residents. The 2014 Green Belt Review by Waverley Borough Council (available at www.farnham.gov.uk) did not propose an extension of the the Green Belt to the north of the A31 east and north of Badshot Lea to protect this gap, although this is supported by local residents. Waverley Borough Council proposes an area between Moor Park and the A31, including the River Wey, as an extension to the Green Belt. This is supported by residents.



© Farnham Town Council

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

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

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

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

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

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

The Neighbourhood Plan has defined a distinct edge to the Built Up Area Boundary (Map A). Any intensification of development in the gaps beyond the defined Built Up Area Boundary which would have the effect of reducing the separate identity of distinct areas of Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge and Frensham and Rowledge and increasing the coalescence between them would be inappropriate. Even limited new development could contribute to a cumulative undermining of the effectiveness of the Built Up Area Boundary which has been designated with the protection of open countryside and the prevention of coalescence in mind.

Policy FNP11

Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham

Development proposals outside the Built Up Area Boundary, as defined on Map A – Farnham Built Up Area Boundary, will be assessed in terms of their potential impact upon the visual setting and landscape features of the site and its surroundings, and the potential impact upon the biodiversity of the area and other relevant planning considerations, such as the impact of traffic and noise. Proposals which either fail to demonstrate that these impacts can be satisfactorily addressed or which clearly lead to the increased coalescence of settlements within the Plan area and beyond will not be supported.

Monitoring Indicators

Number of buildings developed outside the Built up Area Boundary between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge; Frensham and Rowledge.

Targets

No new buildings outside the Built up Area Boundary as defined in the Neighbourhood Plan between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge and Frensham and Rowledge that increase coalescence.



© Farnham Town Council

Biodiversity

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

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

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



© Farnham Town Council

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

European Special Protection Areas

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

The Thames Basins Heaths SPA is located in the northern most part of the Neighbourhood Plan area. Retained South East Plan Policy NRM6 clearly states that priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. In order to comply with this policy, housing to meet the strategic housing need of the Borough will need to be directed away from Farnham.

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

Policy NRM6 states that within 400m of the perimeter of the SPA, the impact of additional residential development on the SPA is likely to be such that it is not possible to conclude no adverse effect on the SPA and therefore residential development would be inappropriate.

Where development is proposed within a 400m to 5km zone, mitigation measures will be delivered prior to occupation and in perpetuity. It adds that these measures will be based on a combination of access management of the SPA and provision of Suitable Alternative Natural Greenspace (SANG). The Policy NRM6 standard of SANG provision is 8 hectares per 1000 population. Such measures must be agreed with Natural England.

As the zone of influence of the Thames Basin Heaths SPA extends 5km from its perimeter, the designation affects most of Farnham. Farnham Park is the only designated SANG serving Farnham and its capacity is limited. The Thames Basin Heaths Special Protection Area Avoidance Strategy Review 2016 updates the

potential capacity of Farnham Park to accommodate residents from new development based on a reduction in the monitored average household size in new homes and a new visitor survey which showed that Farnham Park is operating at a lower capacity than the prevailing (precautionary) figure of 75% used as a basis for monitoring SANG capacity. At current monitored levels of residential occupancy of 1.98 persons per dwelling, the Waverley Borough Council SANG Topic Paper, August 2016, states that the unallocated (enhanced) SANG capacity was 1,370 dwellings (at 1 April 2016). This method of re-assessment has been verified by Natural England and represents a significant increase in the amount of SANG available at Farnham Park as an avoidance measure. The table below indicates a projected SANG capacity requirement of 1,217 dwellings resulting from the Neighbourhood Plan for housing not already taken into account at 1 April 2016.

Source of Housing	Net Dwellings
Further Reg 14 Neighbourhood Plan Housing site allocation granted consent (Garden Style, Wrecclesham)	65
Windfall contribution (see Footnote 1)	378
Housing Allocations (see Footnote 2)	774
Total	1,217

Footnotes

1) In reality, some of the windfall sites in Farnham will be located outside the SPA 5 km buffer zone and this number represents the maximum number of dwellings from this source requiring SANG.

2) Amended Capacity of Allocation Sites (784 dwellings) minus Policy FNP14(g) West of Switchback Lane (10 dwellings) which will not rely on the capacity of the Farnham Park SANG as it is located outside the SPA 5 km buffer zone.

Policy FNP15 seeks the provision of smaller dwellings but clearly if the average occupancy of dwellings does rise in Farnham there is some tolerance in this capacity before additional SANG would be required.

Certain site promoters have indicated that the effects of their development could be mitigated through the provision of 'bespoke' SANG, either on-site or off-site. Other suitable sites may seek this option during the plan period and developers may offer their own bespoke solution to mitigate against any adverse effects on the Thames Basin Heaths SPA. Such mitigation measures will need to be agreed by Natural England.

The Borough Council undertook an assessment of potential opportunities for new SANG in the Farnham area (Analysis of Potential SANG Sites for Farnham for the Thames Basin Heaths SPA Avoidance and Mitigation Strategy, April 2015). This included potential SANG sites put forward as part of a Call for Sites exercise which accompanied the Regulation 14 Neighbourhood Plan.

In accordance with the Thames Basin Heaths Special Protection Area Avoidance Strategy, individual SANG sites should meet a number of criteria. For example, it should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG. SANGs must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use. All SANGs larger than 12ha must aim to provide a variety of habitats for users to experience. Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.

A total of 45 sites were assessed against the site quality criteria for an individual SANG and only part of the restored Farnham Quarry site was



© Farnham Town Council

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

as SANG and the outcome of these discussions will be reflected in future reviews of the Avoidance Strategy.

The Wealden Heaths SPAs are less of a constraint because Natural England does not demand the level of mitigation required in relation to Thames Basin Heaths.

In essence, this is because the overall development pressure is less, there is a wider choice of alternative space, and therefore the habitats themselves are less vulnerable. Nevertheless, certain developments, depending on size and distance, may impact the Wealden Heaths SPAs and therefore mitigation may be required. This will need to be assessed on a case by case basis. Where mitigation is deemed to be necessary, it will only be required for developments where mitigation has not already been provided for the Thames Basin Heaths SPA.

New residential development which is likely to have a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be based on the Thames Basin Heaths Special Protection Area Avoidance Strategy, 2016 and agreed with Natural England. In accordance with Policy NRM6, developments of fewer than 10 dwellings are not required to be within a specified distance of a SANG.

Policy FNP12

Thames Basin Heaths Special Protection Area (SPA)

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

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

- i) appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) at Farnham Park; or
- ii) a bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and
- iii) a financial contribution towards wider Strategic Access Management and Monitoring (SAMM).

Such mitigation measures shall be agreed with Natural England and be provided prior to occupation of the development and in perpetuity. Where mitigation takes the form of provision of SANG the following standards and arrangements will apply: A minimum of 8 hectares of SANG land (after discounting to account for any existing capacity) should be provided per 1,000 new occupants. The SANG should be readily accessed from, and well connected to, the development it serves including by sustainable modes of transport so that it is able to divert or intercept trips from the proposed housing development to the Thames Basin Heaths SPA.

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

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Other Sites

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

There are many ancient woodland sites in the vicinity such as Vanners Copse, Moor Park Wood, Monks Wood, Edgeborough Wood, Black Lane Wood and Clay Pit Wood as well as many mature and veteran trees.

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

- River Wey and tributaries
- Farnham Heaths
- Puttenham and Crooksbury
- North Downs Scarp: Hog's Back
- River Blackwater

BOAs identify the most important areas for wildlife conservation remaining in Surrey and each include a variety of habitats, providing for an 'ecosystem approach' to nature conservation across and beyond the county.

By working with larger, more dynamic ecosystems, it will be possible to create a wider range of habitats and their variants, which will in turn increase the ability of the landscape to support the largest variety of species.

BOAs are those areas where targeted maintenance, restoration and creation of UK Biodiversity Action Plan (BAP) priority habitats will have the greatest benefit.

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

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

Policy FNP13

Protect and Enhance Biodiversity

Proposals should protect and enhance biodiversity by:

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

Monitoring Indicators

Biodiversity value.

Targets

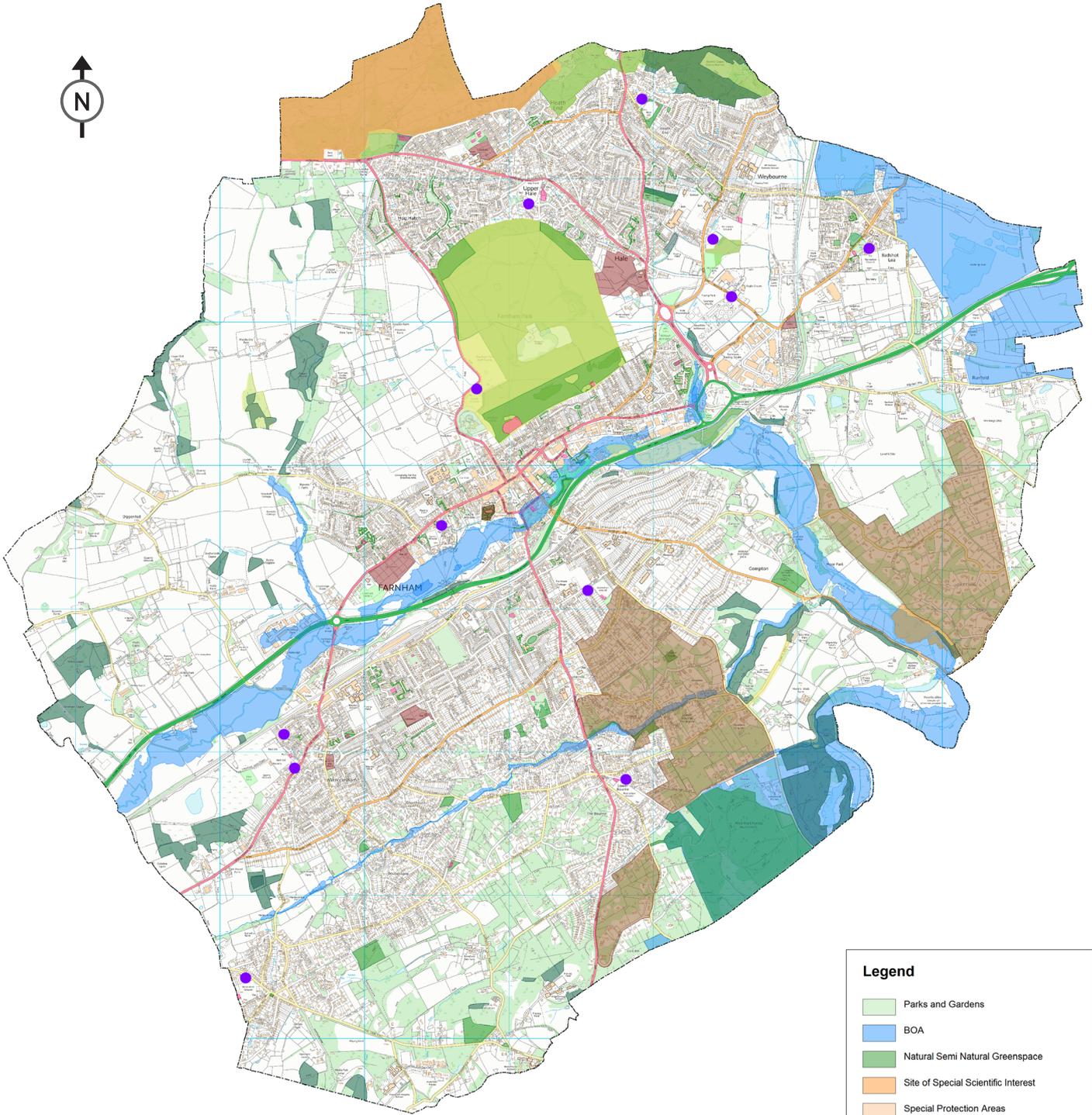
No net new residential development within 400m of the Thames Basin Heaths SPA boundary.

All new residential development which is likely to have a significant adverse effect on the SPA beyond 400m and within 5km of the SPA boundary (in a straight line) provides appropriate Suitable Alternative Natural Greenspace (SANG).

No deterioration in the habitats of Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife Sites in the Farnham Neighbourhood Plan area.

No loss of ancient woodland, veteran or aged trees and species rich hedgerow.

Number of hectares of re-created priority habitats.



Legend	
	Parks and Gardens
	BOA
	Natural Semi Natural Greenspace
	Site of Special Scientific Interest
	Special Protection Areas
	Local Nature Reserves
	Sites of Nature Conservation Importance
	Areas of Ancient Woodland
	Green Corridor Land
	Allotment Gardens
	Amenity Greenspace
	Children and Young People
	Churchyards and Cemeteries
	Outdoor Sports

Map H – Green Infrastructure

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Housing

Objectives

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

Farnham Housing Stock

The 2011 census indicates that Farnham had 16,707 dwellings (16,050 households). There is a predominance of family housing (68% of homes having 3 bedrooms or more). There is an emphasis on owner occupied homes with 11,961 (74% of households) owned outright or with a mortgage or loan, 1,903 (11.8 %) available for social rent, 1,829 (11.4%) private rent and 153 (1%) shared ownership.

Housing Requirement

The National Planning Policy Framework states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development and plan positively to support local development, taking into account any specific policies in the Framework which indicate development should be restricted. In relation to house building, the adopted Waverley Borough Local Plan (2002) covers the period from 1991 to 2006 and clearly does not provide

an up-to-date basis for new housing provision within the Borough. Where neighbourhood planning is undertaken before an up-to-date local plan is in place, collaboration between the community and the Borough Council is critical. In developing the Farnham Neighbourhood Plan, Waverley Borough Council has taken an active role in advising and supporting the local Neighbourhood Plan team, sharing evidence and information and ensuring the Neighbourhood Plan takes account of any relevant up-to-date evidence of strategic needs.

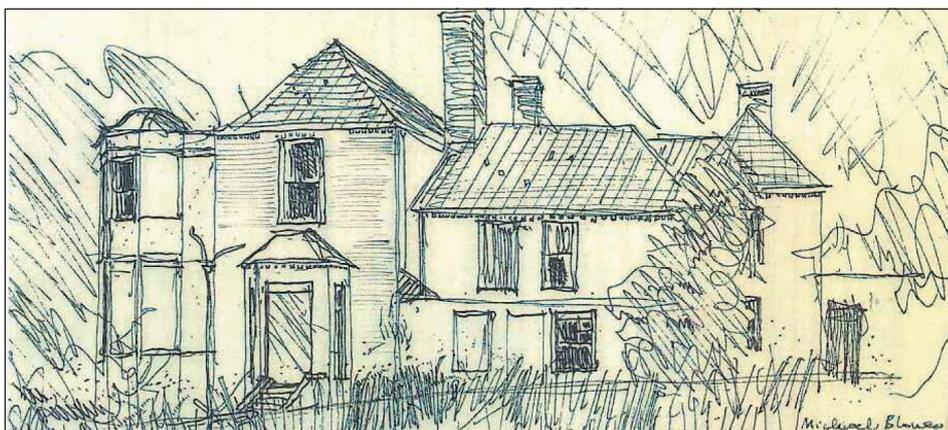
The West Surrey Strategic Housing Market Assessment, 2015 (SHMA) provides the most up to date evidence available and has identified a net housing need in Waverley Borough of 10,380 homes (519 homes per annum) as being an objective assessment of full need for housing over the 2013 to 2033 period. Whilst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

In 2014, the Borough Council consulted widely on 4 housing scenarios for the Borough based on a lower objectively assessed housing need with different implications for Farnham.

Option 4 was the first preference for 80% of respondents and this would have resulted in the need for approximately 1,800 additional homes for Farnham.

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

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



© Michael Blower

Farnham is within the buffer zone of two European Special Protection Areas (SPAs) - sites of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. The retained South East Plan Policy NRM6 states that priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. In order to comply with this policy, housing to meet the strategic housing need of the Borough will need to be directed away from Farnham.

If, after directing development away from the sphere of influence of the Thames Basin Heaths SPA, some development is to be located at Farnham, the retained South East Plan policy and NPPF places limitations on such development. Policy NRM6 states that within 400m of the perimeter of the SPA, the impact of additional residential development on the SPA is likely to be such that it is not possible to conclude no adverse effect on the SPA and therefore residential development would be inappropriate.

Where development is proposed within a 400m to 5km zone, mitigation measures will be delivered prior to occupation and in perpetuity. It adds that these measures will be based on a combination of access management of the SPA and provision of Suitable Alternative Natural Greenspace (SANG). The Policy NRM6 standard of SANG provision is 8 hectares per 1000 population. Such measures must be agreed with Natural England.

Other than Farnham Park which has a capacity to accommodate residents from approximately 1,370 dwellings (1 April 2016), no suitable alternative strategic SANG site is available to support additional housing in the period to 2031.

Consultation on the Neighbourhood Plan has shown that residents are keen to see development absorbed within the environmental constraints identified and can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents. When planning new development it is important to understand the characteristics of each area of the town and designs should protect and enhance attractive areas and improve those which are less attractive. Within the constraints operating in the Borough, the Neighbourhood Plan plans positively to help accommodate identified strategic housing need.

Housing Supply

Housing Completions

The Neighbourhood Plan period is from 2013 – 2031. There were 180 housing completions in the years 2013/14 to 2015/16 and therefore these form part of the Plan's housing land supply.

Sites with Planning Permission

Farnham had sites with planning permission for 794 dwellings (net) at 31 March 2016. Many of the housing allocation site options included within the Regulation 14 Neighbourhood Plan have since come forward and been granted planning permission by the Borough Council, including Garden Style, Wrecclesham since 31 March 2016.

SECTION 5: NEIGHBOURHOOD PLAN POLICIES

Windfall Sites

As set out in the Planning Strategy, housing development is expected to come forward within the Farnham Built Up Area Boundary subject to meeting the policies of the Neighbourhood Plan. Over the past 11 years, small sites of less than 5 dwellings (excluding residential gardens) have made a regular contribution towards the housing land supply in the Neighbourhood Plan area. A total of 103 dwellings have been completed over this period at an average of 9.4 dwellings per annum (excluding garden land). However, the Neighbourhood Plan threshold for site allocations is 0.2ha (equating to 6 dwellings at a density of 30 dwellings per hectare or 10 dwellings at 50 dwellings per hectare). By using the Waverley Borough Council estimate there is therefore a potential to underestimate the contributions from small sites. This may particularly be the case as

permitted development rights (prior notifications) are extended to allow the change of use from a greater number of uses to residential development. There is a danger if the capacity of windfall sites is underestimated that the demand for SANG from this type of small scale sustainable development would not be taken into account – so frustrating the development of suitable, often brownfield, sites within the Built Up Area Boundary.

There remain opportunities for small scale changes of use, redevelopment and infill development as windfall developments over the remainder of the Plan period, if developed in accordance with Policy FNP1 - Design of New Development and Conservation. For these reasons it is estimated that sites of below 0.2ha will generate an average of 15 dwellings per annum. Since sites below 0.2ha are not allocated in the Neighbourhood Plan,

it is reasonable to expect this rate to continue during the Plan period from 2019/20. Prior to this date there is a risk of double counting the windfall sites with planning permission and these early years have therefore been excluded. Small scale windfall sites are therefore expected to contribute 180 dwellings over the Plan period.

It is difficult to capture all land owners' intentions for the long term and, whilst every effort has been made to allocate suitable sites over 0.2ha, this is based on current known land owners' intentions. For this reason the Borough Council has calculated a windfall allowance of 198 dwellings at Farnham on large sites for the last 7 years of the Plan period (2024/25 – 2030/31) based on the average per annum over the last 11 years.

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

Summary

In total Farnham is already committed to 1,417 dwellings (31 March 2016).

	Net Dwellings
Sites which have already been completed (in the period 2013/14 – 2015/16)	180
Large Sites with planning permission at 31 March 2016	695
Further Reg 14 Neighbourhood Plan housing site allocation granted consent (Garden Style, Wrecclesham)	65
Small Sites with planning permission at 31 March 2016	99
Windfall contribution	378
Total	1417

Source: Waverley Borough Council

At current occupancy rates (and even if these were to increase slightly) there is sufficient SANG capacity at Farnham Park to mitigate against the adverse effects of the housing projected to come forward as a result of the Neighbourhood Plan. Waverley Borough Council is monitoring the situation closely and is actively seeking further provision whilst bespoke SANG is also allowed should this be necessary.

Housing Allocations

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

The Farnham Housing Land Availability Assessment, 2016 (FHLLAA) appraises a range of sites put forward by landowners for their suitability, availability and achievability. Only sites of at least 0.2 hectares are considered as potential allocations as other smaller sites can come forward as windfall sites in accordance with Policy FNP1 - Design of New Development and Conservation. The assessment identifies sites which are suitable for housing development during the Plan period.

The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land) and a number of brownfield sites are potentially suitable for housing development. Business sites which remain suitable locations for business are not promoted for housing development. However, there are a limited number of business sites which are constrained, have poor access or are less compatible with adjoining residential uses than a residential use. The Neighbourhood Plan puts these sites forward as options for residential development.

The sites have all been confirmed as available by landowners.

Sites have been carefully assessed against specific policies in the NPPF which indicate development should be restricted and other factors of local importance (such as the coalescence of settlements; protecting the distinctive character of individual areas and retaining landscape of high value and sensitivity). Following this assessment, greenfield sites at the edge of Farnham have been identified as potentially suitable options for

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

In accordance with Policy FNP12, sites within 5km of Thames Basin Heaths SPA must make provision for Suitable Alternative Natural Greenspace (SANG).

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

New development at the edge of Farnham must be well integrated into the landscape by existing and new landscape buffers of appropriate native species as well as through sensitive designs.

Other open space such as amenity space, children's play areas and sports

pitches will need to be provided in accordance with Policy FNP27 – Public Open Space. The need for green infrastructure on site has been taken into account is deriving the approximate number of homes which could be accommodated on each site. Other infrastructure provision will need to comply with Policy FNP32 – Securing Infrastructure.

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

The potential density of development proposed in this plan responds to the density of the surrounding development. An approximate housing capacity is included for each site. This is based on the approximate net additional dwellings to be achieved on these sites. Where available, planning permissions granted since 1 April 2016 have been used to inform site capacity.

The NPPF makes it clear that neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.

Consultation on the Neighbourhood Plan has given the opportunity for discussion with local residents about the density, form, layout, dwelling mix, landscaping and access for these sites. Responses from infrastructure providers have also been received.

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