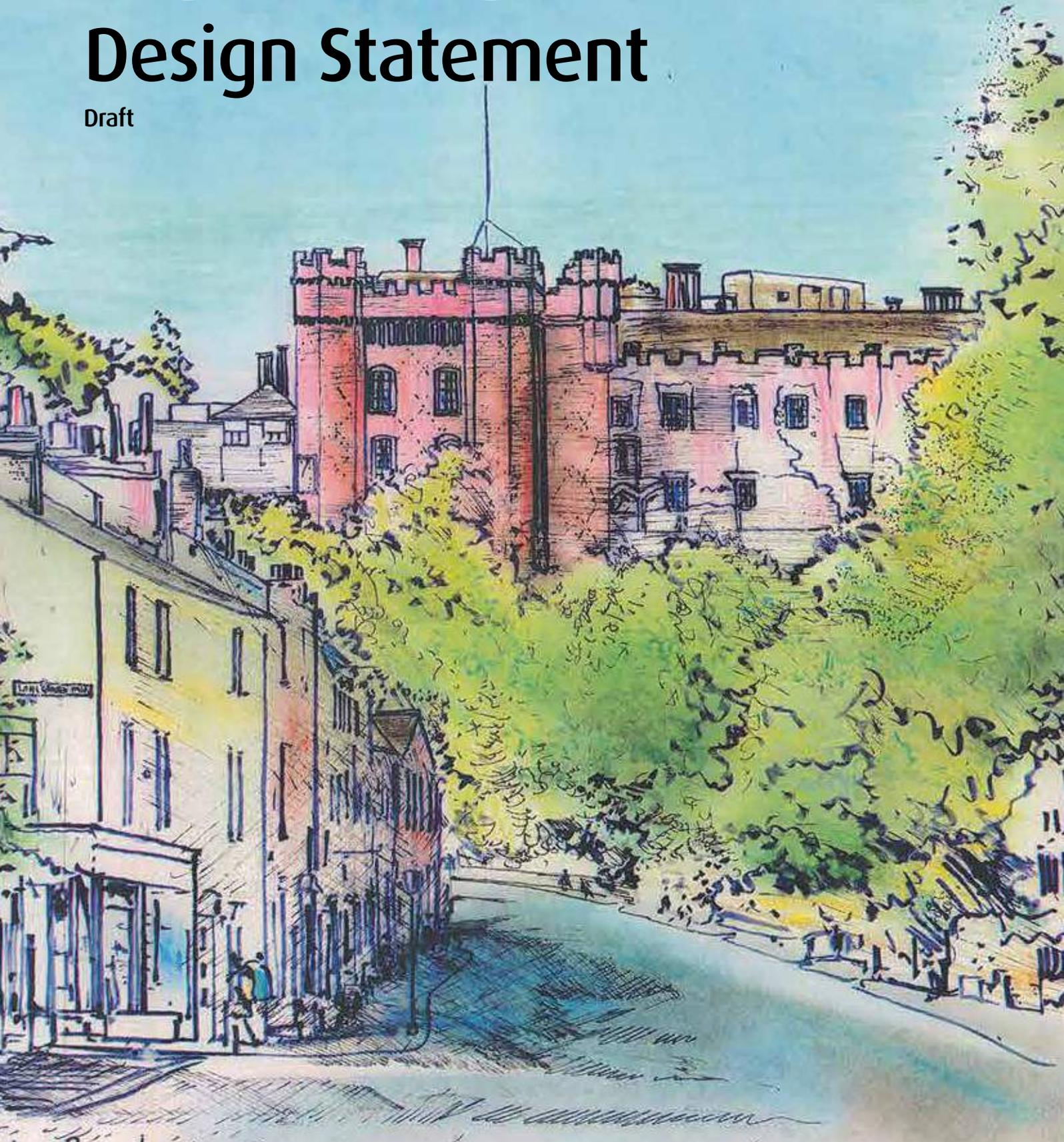


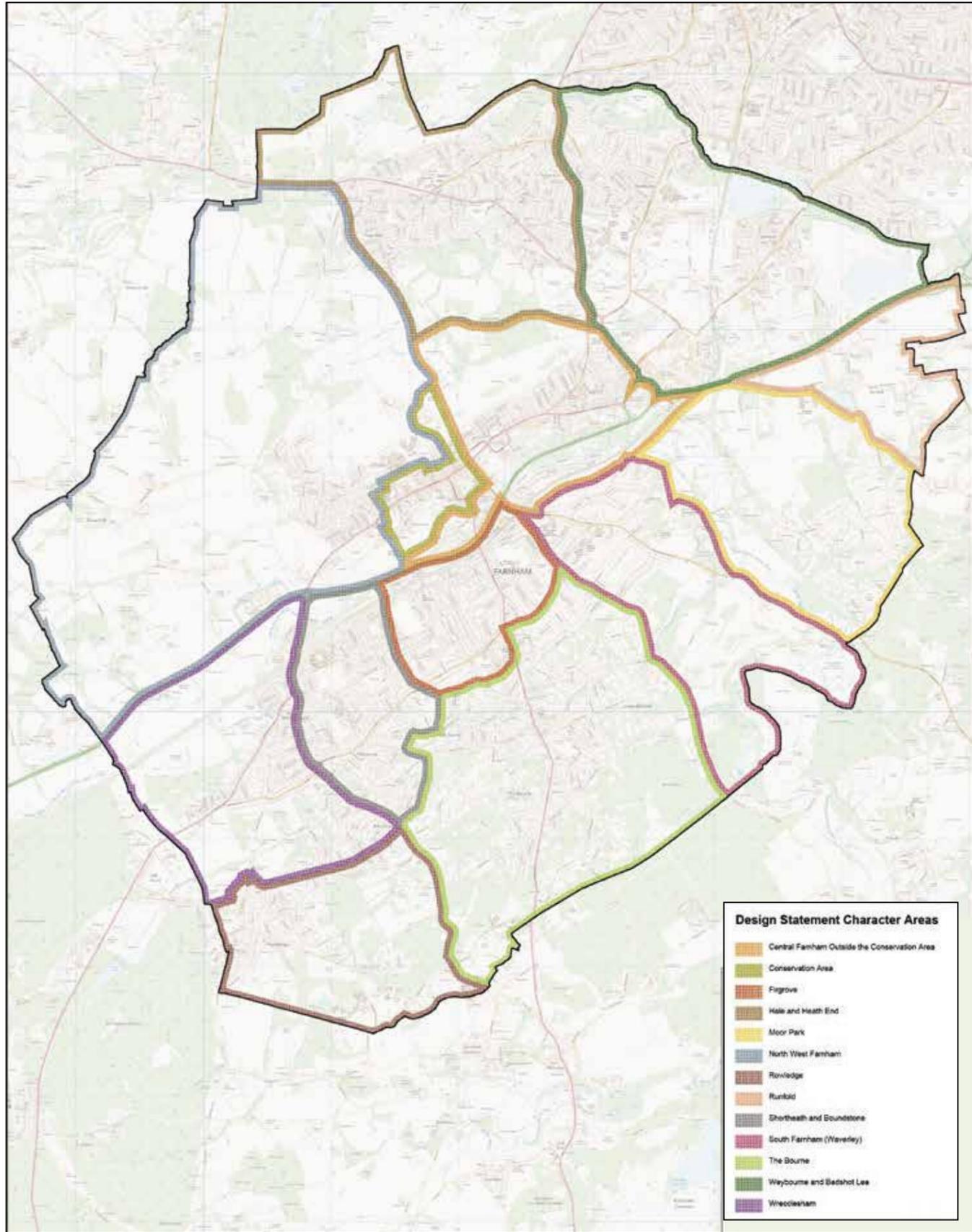
Farnham

Design Statement

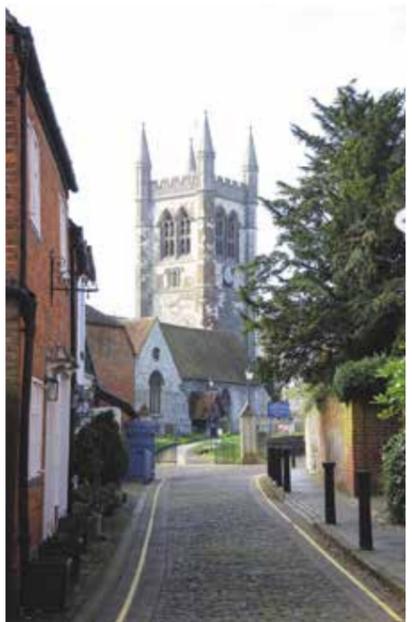
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Farnham
Town Council



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Introduction and Policy Context

1.1 The revised Farnham Design Statement is intended to deliver the aims of the guidance in the National Planning Policy Framework by supplementing the planning policies in both Waverley Borough Council's Local Plan, Part I and in the Farnham Neighbourhood Plan. Its aim is to raise the standard of design in new developments across the town in keeping with the distinctive characters of every part of Farnham.

1.2 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning process should achieve. It also states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 goes on to state that design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics.

1.3 Paragraph 130 tells us that policies and decisions should ensure that developments:

1.3.1 will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development

1.3.2 are visually attractive as a result of good architecture, layout and appropriate and effective landscaping

1.3.3 are sympathetic to local character and history, including the surrounding built environment

1.3.4 establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials, to create attractive, welcoming and distinctive places to live, work and visit

1.4 Waverley Borough Council adopted its revised Local Plan Part I in February 2018. The reviewed Farnham Neighbourhood Plan was made by Waverley Borough Council in April 2020 and now forms part of the Borough's Development Plan. Local Plan Part 2 is under preparation and scheduled to be adopted in 2021 but site-selection for Farnham up to 2032 was delegated to the Farnham Neighbourhood Plan in Local Plan Part I. There is also a Farnham Conservation Area Management Plan, which was

adopted as a material consideration in 2012 and important guidelines on residential extensions and shop fronts. All these documents play their part in decision-making for the town.

1.5 Policy TDI of the Local Plan Part I requires 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. This guidance is echoed in Policy FNPI of the Farnham Neighbourhood Plan, which states that new development in accordance with the Neighbourhood Plan will be permitted where it 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.

1.6 The Farnham Conservation Area Management Plan which was adopted as a material consideration by Waverley Borough Council in October 2012, was created with collaboration between all three local authorities, the Farnham Society, the Farnham Public Art Trust, the Chamber of Commerce, and individual businesses and residents. All potential development in the Farnham Conservation Area should be subject to the guidance in this document.

1.7 The Shopfront Design Guide Supplementary Planning Document was adopted in July 2016 and should be consulted before any alterations to shopfronts or signage are finalised, together with Policy FNP3 and FNP4 in the Neighbourhood Plan. This is essential in the Farnham Conservation Area but also in the wider town centre.

1.8 The Residential Extensions Supplementary Planning Document was adopted in October 2010 and this document, together with FNPI6 of the Neighbourhood Plan, should be used in decision-making across the town.

1.9 In the Executive Summary of Living with Beauty, the report prepared by the Building Better, Building Beautiful Commission in January 2020, which will inform further national guidance, the authors instructed planners to ask for beauty, refuse ugliness and promote stewardship.

1.10 The report advocated an integrated approach in which all matters relevant to place-making are considered from the outset. It stated that beauty is revealed in the deep harmony between a place and those who settle there and preventing ugliness should be a primary purpose of the planning system.

1.11 The report also underlined the fact that the built and natural environments belong together. New developments should enhance the environment in which they occur, adding to the health, sustainability and biodiversity of their context.

1.12 High quality design, however, is not just about appearance; new housing should be future proofed. To secure truly sustainable development, all national and local policies should seek the highest possible standards of environmental performance.

1.13 This document has also been informed by the guidance in Building for Life 12, which seeks to raise the profile of local character and community involvement in decision-making.

1.14 The structure of the Design Statement is very simple. The town has been divided into its distinctive

character areas and there are maps included at the beginning of each section, to show exactly which part of the town is being described. There are also sections on infrastructure and biodiversity, which raise issues that affect the whole area.

1.15 Certain guidelines are repeated, as the document is not necessarily intended to be read as a whole but the issue of sustainability is considered to be an essential consideration in every development. It is assumed that every development will fulfil the basic requirements of the four climate change policies in Local Plan Part I.

1.15.1 CC1 Climate change

1.15.2 CC2 Sustainable construction in development

1.15.3 CC3 Renewable energy

1.15.4 CC4 Flood risk management

1.16 It is also assumed that the natural environment policies will be rigorously applied to all development in Farnham.

1.16.1 NE1 Biodiversity and geological conservation

1.16.2 NE2 Green and blue infrastructure

1.16.3 NE3 Thames Basin Heaths Special Protection Area.

The Design Statement has the following main objectives:

1.17.1 To ensure that all development in Farnham is locally inspired and of high quality and retains the distinctiveness of the area in which it sits.

1.17.2 To ensure that all development integrates well into its local surroundings by putting good design at the forefront of every planning decision within Farnham.

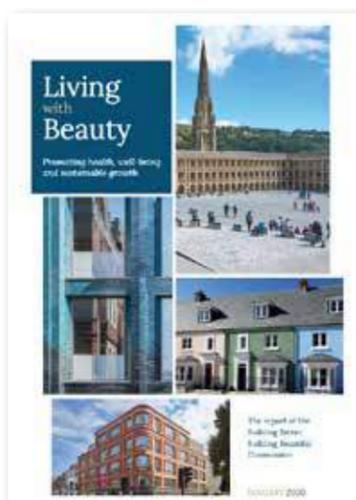
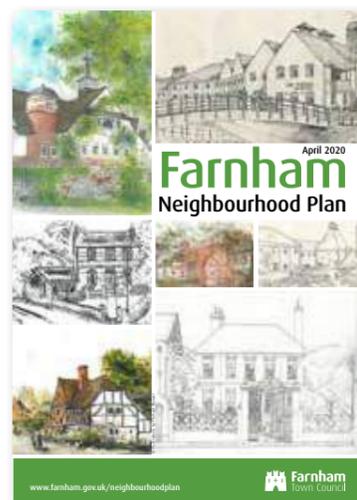
1.17.3 To ensure that development takes into account the existing topography spaciousness and landscape features of each character area.

1.17.4 To represent the views of local residents about future development in the areas in which they live and to ensure that the application of design policies respects these views.

1.17.5 To ensure that biodiversity across the town is protected and enhanced by robust application of policies in Local Plan Part I and the Farnham Neighbourhood Plan.

1.17.6 To ensure a sustainable and attractive environment for future generations.

Relevant Planning Documents



Historical Context

- 2.1 Due to its geographical position, Farnham has been an important crossroads for centuries. Bronze and Iron Age people used it as a junction for their trackways and the Romans discovered its clay and started a thriving tradition of pottery, which continues to this day. A Roman villa and bath were found on the site of Roman Way, now a residential estate.
- 2.2 The Saxons named their village Fearnhamme, which is roughly translated as well-watered meadow by the ferns. In the Middle Ages, Farnham was already the site of a great market. Its location, midway between Winchester and London, made the market so successful that it rapidly developed into one of the largest in the area. In the 16th and 17th centuries wool became an important industry in the town and, later, wheat and hops, which grew in the rich soil of Farnham Valley, brought the town prosperity.
- 2.3 There are buildings all over the town, which recall this rich history. The Hop Blossom public house,

close to historic Castle Street, The Wheatsheaf public house on West Street and The Shepherd and Flock public house, now at the centre of a busy roundabout, are just three examples.

- 2.4 The magnificent castle, which overlooks the town, was started in 1138. It was not only a fortification but also a resting-place for the Bishop of Winchester on his frequent journeys between his cathedral and the capital. The deer-park, which surrounds the castle, remains a treasured green space to this day.
- 2.5 Castle Street remains one of the most striking Georgian streets in England. The imposing facades and width of the roadway, as it rises towards the castle, is as impressive as ever. There is a small market at the foot of the street, near the old Corn Exchange, which serves to remind the town of its past.
- 2.6 The coming of the railway in 1849 secured Farnham's future as a market town. Its prosperity grew and residential development grew with it.





Today the town is under threat from the pressure to build more houses, both infilling and on larger scale developments and from the increase in traffic in the town centre, which this development inevitably creates.

- 2.7 The A31 cuts the town in half, providing a fast link between Guildford and Alton. Before the road leaves the town at the Coxbridge roundabout, the land becomes agricultural. Farnham is surrounded by such land and it is important that the rural edges of the town remain protected.
- 2.8 There are a number of green spaces, which are of strategic importance to the town and which also need to be protected, such as the newly defined Strategic Gap between Weybourne and Aldershot (Policy DM18 in eLPP2) and more obvious features such as Farnham Park, Bishop's Meadow and Gostrey Meadow. There are several smaller areas of recreation in the town centre and elsewhere in the town such as the Victoria Garden, on the site of the former swimming-baths, the Haren Garden, the library gardens, Borelli Walk and Middle Bourne Garden, all of which have added to the health and beauty of the town over the years.

2.9 Farnham boasts six conservation areas, all detailed within the Farnham Neighbourhood Plan and shown on the adjacent map. Each was designated for its special architectural and historic character. The Local Planning Authority is empowered to protect a conservation area from inappropriate development both within it and in relation to its setting and the Neighbourhood Plan contains specific policies for four of the areas, which are highlighted in the relevant character area design guidelines.

2.10 Waverley Abbey Conservation Area differs from the other four areas in several respects. The Cistercian monastery of Waverley Abbey has the most extensive remains of any of the Surrey religious houses. The Abbey itself is a scheduled ancient monument and its preservation should be secured by national and local policy.

2.11 Since the Bronze Age Farnham has been a centre for craft. The town boasts a unique collection of craft organisations and a huge variety of makers. It was designated as Craft Town England in 2013 and achieved World Crafts Council Craft City status in 2020.

Infrastructure in Farnham

3.1 Transport

3.2 Farnham remains an attractive and historic town but it is widely recognised by all the main authorities and by those who live or work in the town that it is blighted by the volume of traffic, which passes into and through the town centre, using an historically based road system, that is fundamentally unsuited to the varying needs of Farnham today. There have been several highways and traffic studies throughout the last thirty years but little has been implemented within the town, in order to improve the situation.

3.3 A solution to the existing problems caused by traffic remains a justifiable aim in itself but the prospect of increased residential or commercial development, either within or impacting upon the town, makes it imperative that an appropriate

and achievable transport and traffic strategy is developed both for the shorter and longer term.

3.4 The historic road pattern in the town shows how Farnham is bisected by the A31, known inaccurately as the by-pass. It is a principal road and a primary route, part of the national primary route system. It remains an aim of Farnham Town Council to improve this road by extensive planting of shrubs and trees. The road forms part of the town and yet plays no part in the town's prosperity. Traffic is encouraged to make its journey between the Shepherd and Flock roundabout and the Coxbridge roundabout as quickly as possible and visitors are brought into the town from the east along Guildford Road, with no other possibility of entering the town centre. Residents would like to see more connectivity between the two halves of Farnham by reducing speed limits and restoring the right turn into South Street.



3.5 Two further principal roads (A287 and A325) pass directly through the town centre in broadly north-south and east-west directions. These routes provide connections to the principal road network in the south-east and beyond. In the absence of significant alternative routes around the town, apart from the A331, traffic seeking destinations many miles away passes through the town.

3.6 It is estimated, using accumulated traffic data from Surrey County Council, that some 270 Heavy Goods Vehicles pass through the town on a busy day, adding to air pollution and potential damage to listed buildings. Many of these vehicles have no business in the town but they use the route to save mileage, as they seek to connect with principal routes including motorways. In addition, many businesses in the town centre do not have rear servicing facilities with the result that delivery vehicles often block traffic lanes.

There is now in place a fifteen-year strategic plan, which seeks to improve the current situation both within the town centre and beyond. The Farnham Infrastructure Programme is looking at measures, which will deliver short term improvements and effective regeneration of the town centre. There are also longer term plans to improve traffic flow throughout the town.

3.7 An important part of the infrastructure of the town is the comprehensive network of public footpaths, bridleways and unmade lanes, which provide corridors for pedestrians and wildlife alike. There are some cycle ways but more are needed to support sustainable transport and public health.

3.8 There is an extensive network of buses operated in and around Farnham, which serve all residential areas and which are fully accessible for people in wheelchairs. Most services are operated commercially, although certain journeys are operated on a subsidised basis, under contract with Surrey County Council, to meet an identified social need. There is, however, a low level of service with most routes operating hourly during the daytime with only a limited service during the evenings and on Sundays and Public Holidays. As a consequence, public transport does not offer an



attractive alternative to using private transport and there is significant reliance on the car to reach both the town centre and the station. There are ongoing initiatives to increase cycling routes within the town but the coverage is insufficient.

3.9 Farnham is served by a half-hourly rail service to London Waterloo via Woking. Journey times are approximately 58 minutes. There has been a recent introduction of a half-hourly train service to Guildford. The town's proximity both to London and to international airports at Heathrow and Gatwick make it a very attractive area in which to settle. Many travel by car to the station and there are frequent problems caused by traffic congestion at Hickley's Corner, the junction of the A31 and South Street. The barrier at the level crossing is closed frequently, for around 20 minutes in any one hour, causing traffic to queue for long periods. Parking at the station has been improved by the construction of an upper deck on the station car-park and restrictive measures have been implemented to improve the dangerous parking in the Great Austins Area but there remains a problem with on-street parking in certain residential roads within walking distance of the station.

3.10 There is widespread concern about development in adjacent boroughs, which will lead to further traffic along the A31 and increased use of the railway system. Traffic pollution is a major contributor to climate change and respiratory illness and its impacts need to be reduced.

Problems caused by excessive traffic

3.10.1 Traffic congestion: the one-way system through the town centre is narrow, with several signalled crossing points. Unloading, thoughtless parking or minor incidents cause gridlock. There is also increasing heavy traffic on narrow residential streets throughout the town.

3.10.2 Environmental impact: large commercial vehicles pass close to pedestrians, who are forced to walk on narrow pavements. Noise and fumes are both unpleasant and harmful to health and the town centre has been declared an Air Quality Action Area by Waverley Borough Council. There is also a detrimental visual impact caused by a large volume of traffic in an historic street scene.

3.10.3 Pedestrian space: the narrowness and poor condition of certain pavements adversely affects the attraction of the town. In certain places there is the risk of being struck by an overhanging wing mirror and there is regular damage to guard railings, as large lorries fail to negotiate the tight corners in the town. Comparable historic towns have achieved better standards for pedestrians.

3.10.4 A31: the Farnham "by-pass" forms a barrier to movement between the town centre and the

major residential areas to the south of it. There is considerable congestion at peak times and a poor record of safety at Hickley's Corner. There is no access to South Street from the east and vehicles wanting to access the town centre must enter by Guildford Road and East Street. Furthermore, the lack of a right turn into Station Hill from the west forces traffic to travel through the town centre to access the station.

3.10.5 Parking space: there are currently eleven off-street car parks in the town centre, which provide around 2000 paying spaces and there is a significant amount of free parking along certain streets with time restrictions. There is a small amount of payment-controlled on-street parking within the Conservation Area. Any new residential or commercial development within the town centre should provide the maximum number of parking spaces as practicable.

3.10.6 Highways maintenance: the quality of highway maintenance in the town centre and beyond has often been severely criticised. Inappropriate and poor quality materials have been used in important areas of Farnham and this has a detrimental effect on the general appearance of the historic town.

3.11 Education

3.12 There are three state secondary schools within the area covered by this Design Statement. All are over-subscribed and numbers of children are projected to increase. There are also several expanding primary schools and two schools catering for children with special needs.

3.13 Further education is provided by two sixth-form colleges, which offer a range of courses and diplomas, and the University for the Creative Arts.

3.14 Medical facilities

3.15 Farnham is served by two major hospitals which are working to full capacity, The Royal Surrey at Guildford and Frimley Park, Frimley. A shortage of beds is a major problem and unrestricted development in Farnham and surrounding boroughs is causing acute strain on services such as Accident and Emergency. There is a modern Centre for Health within the town, which accommodates GP practices and has several beds for short-stay patients and a highly regarded Hospice, named after Phyllis Tuckwell, in Menin Way



3.16. Recreational facilities

3.17 Farnham boasts several sports clubs of a high standard. Thousands of children receive coaching in a variety of sports but there remains a shortage of open recreation space for these activities. It is essential that all green spaces are protected and further provision sought.



3.18 Village halls play an important role in community life in all parts of the town. These provide space for groups of both children and adults. There is live theatre, an amateur operatic society, choral societies and music and dance groups. The Farnham Youth Choir is internationally renowned and there is a flourishing Farnham Society and U3A, both attracting around a thousand members.

3.19 The Maltings has become one of the most successful cultural centres in the southeast. It is part of the rich heritage of craft within the town and works alongside the University for the Creative Arts, the International Textiles Research Centre, the Craft Study Centre and the New Ashgate Gallery. There is a continuous programme of arts activities in Farnham throughout the year.

3.20 Established in 1873, the Farnham Pottery in Wrecchlesham continues to provide community based arts and crafts education and the Rural Life Centre on the outskirts of the town attracts visitors from across the region with its unique collection.

Biodiversity

4.1 The attractive natural environment and rich biodiversity of Farnham contribute to the characteristics of the distinctive areas within the town and help to give residents a feeling of well-being. There is a very active community of conservation groups including the Bishop's Meadow Trust, the Bourne Conservation Group, Friends of Farnham Park and Tice's Meadow Bird Group. There is a determination in the town to preserve and enhance biodiversity as well as to recognise the role of natural solutions in any future Climate Change strategy.

4.2 Farnham stands at a focal bridging point on the river Wey at the north-western corner of the Wealden geological complex, where the underlying geology changes across unusually short distances. This gives rise to an exceptionally varied landscape, ranging from open terrain on the high ground to the north to more closely wooded countryside in the south. The river Wey, together with its tributaries, many originating as rare chalk streams, is highly significant as a green corridor through the town, both scenically and environmentally. It is bordered

by areas of wetland, which are not only biologically diverse but are also an important component of the town's flood defences.

4.3 Within the built-up area of Farnham there is a Green Infrastructure, consisting of a patchwork of farmland, woodland, heathland, recreation grounds and reclaimed quarry sites. There are also many domestic gardens and allotments, covering an estimated 25% of the urban area. Some connectivity between these green sites is provided by valleys of the watercourses, a network of footpaths, roadside verges, hedgerows and railway embankments. Together, these help to maintain biodiversity by enabling species to move across the built-up area.

4.4 Many of the fine buildings in the town are the products of wealth generated by the earlier hop-growing industry. Both their large, mature gardens and their architectural features provide opportunities for wildlife, including birds, bats and small mammals. More mature parts of the town also provide small patches of grass, shrubs or trees, which make a significant difference to wildlife



habitats and their connectivity. Later developments are generally less spacious with smaller gardens and building styles, which are less favourable to wildlife. However, over 100 significant green spaces of all sizes remain within the built-up area, ensuring that the town retains a considerable number of features, which are favourable for wildlife.

- 4.5 Within Farnham and its surrounding rural areas, from the Thames Basin Heath to the north through to the heathlands and commons to the south, there are many local biodiversity hotspots. In the area of south Farnham, known as Compton Fields, 1200 species have been recorded, including 39 moth species of conservation concern. To the east of Badshot Lea is Tice's Meadow Nature Reserve, a 56 hectare multi award-winning haven for wildlife on the site of the former Runfold Quarry. Nearly 200 species of bird have been recorded there, with many in the rare and threatened category breeding on the site. Pan-species are also observed with over 1300 currently listed. Ponds across Farnham Park and the Old Park support an important meta-population of great crested newts – a species that is under threat both nationally and internationally. Nationally important populations of sand lizards inhabit the Bourne Wood and the Farnham Heath RSPB reserve. All of these are flagship species that are indicators of Farnham's environmental health but they are sustained only by the wealth and variety of supporting species and habitats. Some species that inhabit the town, such as foxes, have adapted well to life in urban environments but there are others which have fared less well. Hedgehogs and swifts, for example, are in decline and specific measures must be taken in new developments, to ensure a future for them within the town.

- 4.6 The river Wey corridor, which runs through Farnham, is one of the town's greatest natural assets. It plays a vital point in the drainage of the area and makes a valuable contribution to the town's recreational and tourist amenities, in addition to boosting biodiversity. Aquatic species include water crowfoot, eels and native brown trout. Water birds seen along the river include kingfisher, heron, little egret, mallard, teal, tufted duck, mandarin duck, grey wagtail and swan. The defence system, built after the serious flood of



1968, has served the town well but there is now concern that future climate change could result in higher rainfall and increased flood risk both in the town centre and along the Bourne valley. More recent flood events have focused attention on the inadequacy of the town's antiquated sewerage and surface water drainage systems.

- 4.7 The Green Infrastructure is currently making a significant contribution to the sustainability of the town's character and biodiversity. However, there are global, national and local pressures, which are threatening this sustainability. Threats emanate from factors such as climate change, population growth, pollution and increased flood risk. The latter has been exacerbated by developments in the town encroaching ever closer to the watercourses. A further factor is the loss of green space, including removal of hedgerows, infilling by new buildings, increased use of impenetrable fencing and impermeable parking surfaces.
- 4.8 The spread of invasive alien species, such as gaultheria, rhododendron, laurel, Japanese knotweed and signal crayfish, is posing real threats to biodiversity. Some control of these impacts can be implemented through improved management but are best minimised by improved design of developments and a greater awareness in the planning process, both nationally and locally, of preserving the natural environment.
- 4.9 Paragraph 180(d) of the National Planning Policy Framework states that opportunities to improve

biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature, where appropriate.

- 4.10 The Environment Act (2021) includes a mandatory requirement for development to provide a biodiversity net gain. It will become a condition of planning permission.

Biodiversity guidelines for new development

- 4.11.1 Environmental issues should be a major consideration in decision-making within Farnham, to retain the spacious setting and varied biodiversity of the town
- 4.11.2 All development proposals should be tested robustly against the natural environment policies in Local Plan Part 1 (NE1, NE2 and NE3) and assessed for any biodiversity net gain, if appropriate
- 4.11.3 All policies in the Neighbourhood Plan relating to green spaces in the town should be applied robustly. These include both landscape protection policies (FNP 10, FNP11, FNP 12 and FNP13) and leisure and well-being policies (FNP26 and FNP27).
- 4.11.4 Existing green spaces and wildlife corridors should be retained and ways sought in new developments to extend and enhance them, wherever possible
- 4.11.5 Any proposed landscaping schemes should include wildlife-friendly trees and shrubs if possible. Green walls and roofs should be encouraged on suitable developments
- 4.11.6 Proposals for hedges and tree-lined roads should be encouraged in larger applications. Developers should be urged to incorporate some permeability for wildlife in any essential fencing
- 4.11.7 Careful consideration should be given to exterior lighting and developers encouraged to minimise light pollution, to avoid harming the natural pattern of wildlife behaviour
- 4.11.8 Wherever possible, nesting sites for birds and bats should be encouraged in new buildings or extensions and, on larger sites, features such as ponds, swift towers and bat houses should be considered
- 4.11.9 Development in areas at risk of flooding should be avoided, wherever possible and developers urged not to develop within 20 metres of the main river
- 4.11.10 Measures to collect and utilise rainfall should be encouraged in all development proposals, where practicable

5.0 The Town

- 5.1 The town centre, for the purposes of the Design Statement, extends from the Castle to the north to the railway line to the south and from Coxbridge Farm to the west and to the Shepherd and Flock and Six Bells to the east. The centre, itself, is delightfully compact, with countryside at both ends. It is important that the green entrances to the town and the green corridor along the A31 through the town are both maintained and enhanced.
- 5.2 Only approximately 4,000 people live within Farnham town centre itself and, as Farnham has grown through prosperity and the coming of the railway, settlements have been added to the town, each with its own history and unique character. These include Hale, Heath End, Weybourne and Badshot Lea to the north and the Bourne, Wrecclisham, Rowledge and Moor Park to the south.
- 5.3 This area has been populated since the Ice Age, making it older than Stonehenge. The Romans exploited the local clay for their pottery and it is

this local clay that provides the warm red brick and tiles, which give the town its distinctive character, together with the ironstone cobbles along its numerous footpaths and alleyways.

- 5.4 The Saxons exploited the fertile soil and gave Farnham organised agriculture. The Saxon field systems are still recorded in road names and it was the Saxons, who built the first parish church, which is now St. Andrews. By the time the Normans decided to write the Domesday Book, there were six watermills in the Hundred of Farnham – a sign of considerable wealth.
- 5.5 Since earliest times Farnham has been a country town serving the surrounding countryside. As a medieval town Farnham drew on this area for its trade and commerce. It was the change in drinking habits from ales to bitter beers that brought wealth to Farnham. Bitters required hops and hops thrive only on greensand. Hops were very profitable and Farnham's hops were considered to be the very best, commanding a great premium on



the London market. The wealth generated made the growers rich and they built the finest domestic scale Georgian houses in the country.

a Site of Nature Conservation Importance and is also Local Nature Reserve.

- 5.6 As stated earlier, Farnham's importance was also due to the fact that it was situated between London and Winchester, where the kings would hold court. The Norman Castle was built in the 12th century and the Bishop of Winchester built his palace and deer-park in the 13th century. Thus kings and noblemen were regular visitors to the town. Farnham's road system is still based on Castle Street, the main route to the castle, Downing Street, where the toll was situated and West and East Street, which formed the key route from Winchester through the town to Canterbury.
- 5.7 Farnham Park is a key feature of the town centre and the views of both the park and castle from the south of the town provide a defining image of Farnham. The Park is well loved by local people. It is a green lung of the town and an area of great natural beauty. The Park is included in English Heritage's Register of Parks and Gardens of Special Historic Interest as a grade II site. It has been designated

- 5.8 The Bishop's Meadow is also a most important part of the town's green infrastructure. Bought by the community in 2009 and run by a trust, the 34 acres of natural beauty sit in the heart of Farnham and are bordered by the clear chalk-fed waters of the River Wey. The meadows are a haven for wildlife and an important part of the town's agricultural heritage. The site has been classified as a Site of Nature Conservation Importance and is home to egrets, kingfishers, grass snakes and voles among other species.
- 5.9 When the railway came to Farnham, the New Road, now called South Street was built, in order to connect the town centre to the station. Union Road was built to join it to the "long bridge" over the river. This was the first expansion of the immediate town centre. Victorian and Edwardian terraced houses were constructed not only for the brewery workers in the town but also for the new trade, which the coming of the railway had introduced.



6.0 The University for the Creative Arts

- 6.1 The University for the Creative Arts can trace its roots in Farnham back to 1866. It moved to its current site along Falkner Road in the 1960s and 1970s, when it was known as the Surrey Institute for Art and Design.
- 6.2 The university is a major economic driver in the town. It generates around five hundred jobs and contributes £1.7m per annum to local businesses and suppliers. UCA students contribute a further £12.0m to the local economy and work the equivalent of 700 jobs in the town.



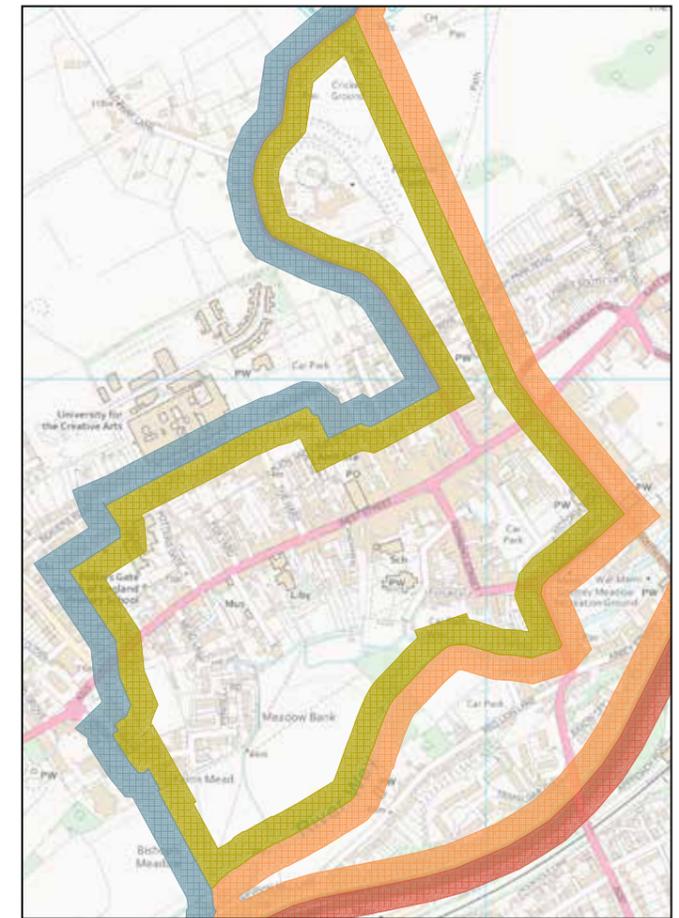
- 6.3 The university has long-standing partnerships with the Farnham Maltings and the New Ashgate Gallery and hosts free exhibitions throughout the year in its James Hockey and Foyer Galleries. These exhibitions are open to the public.
- 6.4 The University for the Creative Arts is unique in character. By its very nature it is a large, modern and artistic campus with a range of buildings that differ in scale and appearance, each created for a specific educational use.
- 6.5 In addition to the award-winning Norman Taylor student village, a new library was built and a new Film and Media Centre delivered.
- 6.6 There is a current planning permission for new residences to accommodate 252 students and a staff office building.

Design guidelines for the University for the Creative Arts

- 6.7.1 Any future development on the campus will need to consider the character of the surrounding area, the setting of the Castle and the adjacent Conservation Area.
- 6.7.2 Development should be of high quality and design-led and should reflect the use and activities of UCA as a specialist university.
- 6.7.3 New development on the Farnham campus should maintain views of the countryside and castle, in line with the Area of Strategic Visual importance guidance in eLPP2.
- 6.7.4 New development should relate well to the Farnham Campus Masterplan, which is available on the university website.
- 6.7.5 Existing public access and rights of way should be maintained and improved.
- 6.7.6 Opportunities to enhance public art and other associated community participation should be encouraged.
- 6.7.7 New development adjacent to the campus should be closely monitored, to ensure that there is no adverse impact on university activities.

7.0 The Conservation Area

- 7.1 This old part of the town centre was considered to be of sufficient merit to be designated as a “Conservation Area of Great National Value”. Farnham boasts many buildings graded at level I, II* or II and can claim to have more listed buildings than Chester or Lincoln. The Conservation Area was extended in December 2002.
- 7.2 There are many fine Georgian houses built for merchants, who had made their wealth from sheep and, later, hops. Hops were grown in the fields, which extended right up to Bear Lane and one green space survives in Bear Lane to this day as a bowling-green. Many of the smaller buildings have Georgian facades but are, in fact, much older. This is apparent from examining the rear of many of these buildings. The striking Andrew Windsor Almshouses date from 1619.



Character Area: The Conservation Area

- 7.3 Farnham still retains its medieval road system. Castle Street, rebuilt in Georgian times, is counted as one of the finest market town streets in the country and leads to the Castle and Bishops’ Palace. From the Castle the wide street leads down to West Street, the Borough and East Street and has always been the main thoroughfare through the town. Off Castle Street, however, the town centre roads are very narrow and remain residential. There are several small roads with terraced cottages such as Long Garden Walk, Lowndes Buildings, Park Row and Upper and Lower South View. Many of these old thoroughfares have pockets of shrubs and green space, which should be retained wherever possible.
- 7.4 Much of the road system of the conservation area is now at the heart of the retail centre in the town. Its original medieval buildings provide ideal space for Farnham’s independent shopkeepers, even though the narrow streets make servicing such retail units difficult.

7.5 In order to preserve the unique character and historical importance of this fine conservation area, strict guidelines are laid down. Retailers are not allowed internally illuminated signage and alterations to both interior and exterior features are carefully supervised. Regrettably, larger retailers have imposed their corporate identity in colours and designs on shop fronts and there should be greater restrictions in future.

7.6 Street furniture, paving and cobbles in an historic market town should be of appropriate heritage design. Where there is traffic, signage is a necessity but obsolete and damaged signs should be removed. Pedestrian safety rails and street lamps cannot be avoided but pressure must be put on Surrey County Council to refrain from using its standard galvanised steel furniture. Similar towns have been more successful in maintaining a higher standard and greater coherence of street furniture.

Design guidelines for the Conservation Area

7.7.1 Any new development should be designed to preserve or enhance the Conservation Area and follow the guidance in the Farnham Conservation Area Management Plan and policies FNP2 and FNP3 of the Farnham Neighbourhood Plan.

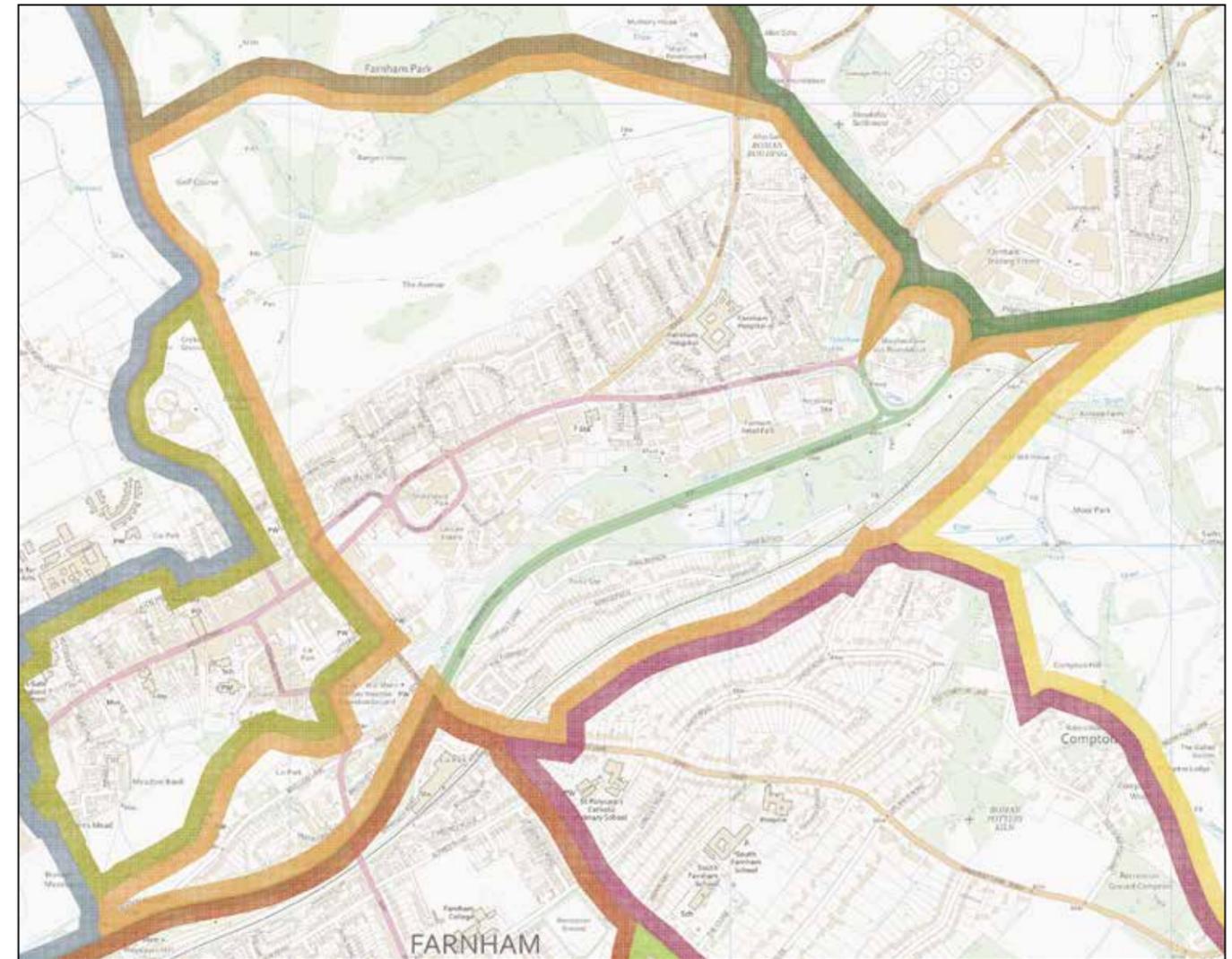
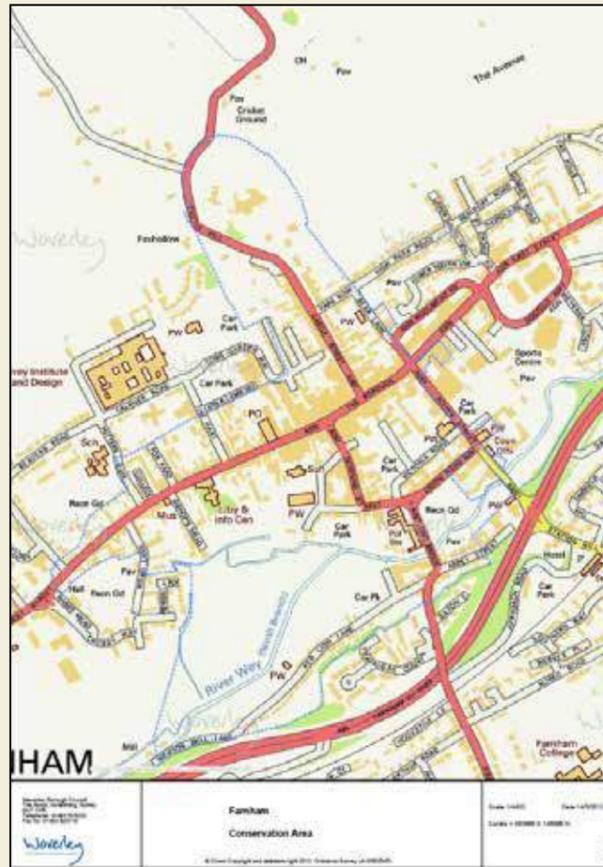
7.7.2 All works in the Conservation Area should be discussed with Farnham Town Council, in line with good practice, to ensure that all guidance is being fully applied.

7.7.3 All materials and styles of windows, doors and guttering should be carefully considered. Modern replacements of key features should reflect the pattern and materials of the original building.

7.7.4 It is essential that all relevant authorities are consulted on work in the Conservation Area. Paving should be of a high quality. Consideration should be given to the use of ironstone and granite sets in the conservation area, as well as cobbles and brick pavements. Any temporary repair should be upgraded at the earliest possible opportunity.

7.7.5 Street furniture should comply with the guidance in the Farnham Conservation Area Management Plan.

7.7.6 Modern additions, such as satellite dishes, solar panels and air-conditioning units, should not be visible in the street-scene, if at all possible.



Character Area: Central Farnham Outside the Conservation Area

8.0 Central Farnham outside the Conservation Area

8.1 Central Farnham, outside the Conservation Area, can still boast many fine buildings, which other towns would cherish, despite the fact that it has suffered from acts of vandalism in the late 19th century and, more recently, in the 1970s, 1980s and 2000s.

8.2 Along West Street towards the west, there is the cemetery with its listed chapel and, opposite, are the McDonald and Trimmer Almshouses. The Memorial Hall, with its playing-field, was constructed in 1920 as a tribute to those, who fell in the First World War. It was designed to be a meeting-place for the people of Farnham and is a significant building, which has recently

been extended. There are also several examples of smaller buildings and terraces, which are adjacent to the conservation area and which merit protection

8.3 To the east of the conservation area, there is a plethora of buildings and places, which deserve to be noted. Firstly, there are the green open spaces of Gostrey Meadow, purchased by Farnham Urban District Council in 1900, the Haren Gardens, Victoria Gardens and Borelli Walk by the river. Most of these green spaces are now to be managed once again by the Town Council. The preservation of Farnham's open spaces, including the river corridor;

is now of the greatest importance, as development is underway on Brightwell Gardens, which were given to Farnham in 1923 but the green passage to the river should be preserved in the design of the plan.

- 8.4 A fine example of protection rather than development remains the Maltings. This was a disused brewery building, which was bought by the people of Farnham and is now acknowledged as one of the leading art and performance centres in the south of England. It enjoys a picturesque setting near the river.
- 8.5 In South Street the Liberal Club was designed by Lutyens and the Town Hall by Paxton Hood Watson. The latter was built in 1902, to replace the earlier building of 1866 and was deemed to

be quite out of keeping with the town. The clock was designed by Charles Borelli. Unfortunately, many other attractive buildings were demolished to build the town centre Sainsbury's store.

- 8.6 However, much that represents the historic growth of Farnham does remain, from the Edwardian and Victorian houses, which represent the initial expansion of the town centre to the smaller houses, designed by Falkner and his colleagues in the 1920s and 1930s.
- 8.7 It is pleasing to note that numbers 1-3, Portland Terrace, once known as the hospital cottages, have now been sympathetically restored, to provide three houses, thus avoiding demolition and the inevitable replacement with flats.



- 8.8 Work has begun on the Brightwells development, which will provide flats, retail and restaurant space and a cinema. The Redgrave Theatre, built by public subscription, was demolished to make way for this development. A replacement for this community asset should be considered, to increase the footfall, if any substantial part of this site becomes unsustainable. The Woolmead has been demolished and permission remains extant for another mixed-use scheme on the site.

Design Guidelines for the Town Centre

- 8.9.1 Development in areas adjacent to the Conservation Area should be carefully considered and developers urged to respect the surrounding environment. Existing gardens and hedgerows should be retained, wherever possible.
- 8.9.2 New development should reflect and be sympathetic to the scale and massing of the existing built environment and respect the distinctive character of the town.
- 8.9.3 The character and pattern of housing near Farnham Park should be respected and views of and from the park maintained. Terraces, rows and groups of houses are characteristic of this area and should be preserved, wherever possible.
- 8.9.4 All development should have well-designed and well-integrated parking, where space allows.
- 8.9.5 Residents should be encouraged to incorporate some landscaping into parking provision on front garden space, to maintain a green aspect in the street scene, wherever practicable.
- 8.9.6 New development should consider the the traffic implications associated with additional vehicle movements.
- 8.9.7 Street furniture should be of a high quality and of a single heritage design, to blend in better with the historic town centre. There should be a standard colour for this furniture across the Conservation Area and in adjacent streets. Reference must be made to Conservation Area policy and to the Farnham Conservation Area Management Plan (2012).
- 8.9.8 Restrictions on inappropriate shop frontages, with regard to colour, lighting and size, should be strengthened. Internally illuminated signs should continue to be resisted in shops within and adjacent to the Conservation Area and all frontages should retain distinctive architectural features, where possible. All shop frontages should respect the guidance in the Farnham Conservation Area Management Plan, the Shopfront Design Guide Supplementary Planning Document and comply with policies FNP2, FNP3 and FNP4 of the Farnham Neighbourhood Plan.
- 8.9.9 Residential extensions should respect or improve the character of the original dwelling. Dormer windows should not dominate the roof-scene. Guidance in the Residential Extensions SPD and Policy FNP16 must be followed.
- 8.9.10 Small lanes and alleys are characteristic of the town centre and should be maintained and incorporated into new development, where appropriate.
- 8.9.11 Paragraph 134 of the revised National Planning Policy Framework tells us that poor design should be refused. Higher density development can be achieved in the right places, without compromising Farnham's character. Townhouses may be more appropriate to some parts of the town than flatted development.
- 8.9.12 All development should have adequate external storage space for bins and bicycles. Examples of recent good development from the last 25 years should be studied and respected.
- 8.9.13 Green spaces within Farnham are part of the character and charm of the town centre and these should be retained and enhanced in line with Natural Environment policies in LPP1 and policies FNPI0, FNP 11, FNPI2 and FNPI3, where applicable.
- 8.9.14 All recreational green space should be preserved and enhanced, following the guidance in FNP26 and FNP27. High quality, multi-functional green infrastructure is an essential element of good design.
- 8.9.15 Farnham Park needs special protection to preserve its unique character. Access points to Farnham Park should be maintained to a high quality, to reflect the importance of the Park and its immediate surroundings.
- 8.9.16 The green corridor along the A31 should be preserved and enhanced and green fields and allotments should be retained. Planting of trees and hedging should be increased along the A31 and elsewhere in the town.

9.0 Firgrove

9.1 The area north of Shortheath Road and south of the railway is known as Firgrove. It is largely suburban in character but has some distinctive roads with impressive examples of traditional architecture. There is little room for further development in general, as development consists largely of striking villas with little space between the houses and modest gardens. However, it is essential to retain the character of the roads mentioned above.

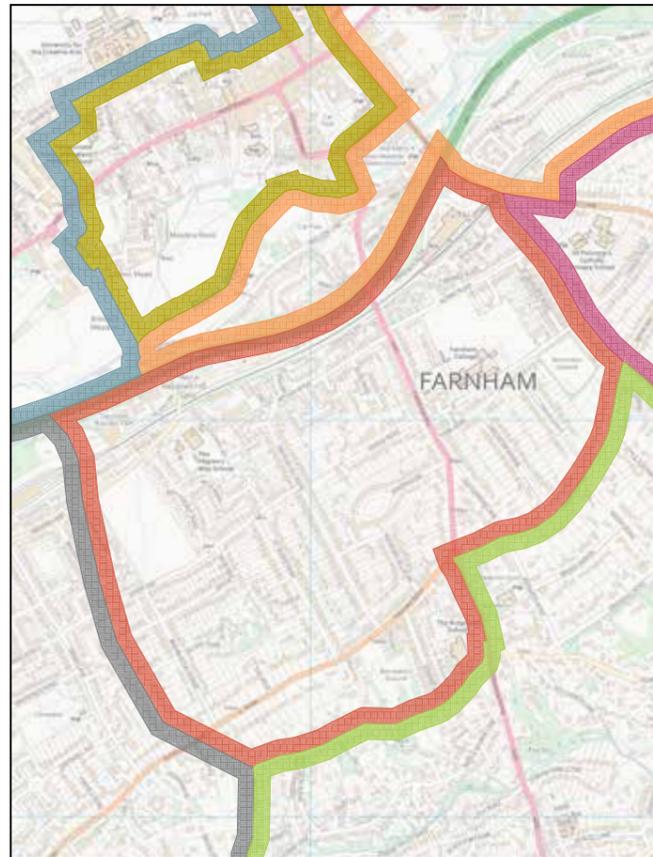
9.2 Alfred Road is a wide road with an unusual housing mix. At the east end of the road there are excellent examples of Victorian terraced houses, similar in age and style to those along St. George's Road. These houses have a strong presence in the street. The gable ends define the edges of the houses and give definition to the buildings as a whole. There is a mixture of slate and clay tile roofs and red brick chimneys. Boundaries are often defined by privet hedges.

9.3 In contrast, the western area is characterised by a delightful small modern development called Barncroft, built on the site of a former timber yard. The building materials include handmade clay tiles and much dark-stained timber. Roof-lights have been used, in order not to harm the roof shape and doors and windows are appropriate to the overall design.

9.4 Alfred Road is bordered on the southern side by the large playing-fields of Farnham College and this lends an open look to much of the road.

9.5 Searle Road is an impressive cul-de-sac with its entrance off Firgrove Hill. It has several large period houses on sizeable plots, many of which are attributed to Falkner. At the end of the road, there has been some in-filling, which has been approached sympathetically and has not harmed the aspect of the road. It is vital that the individuality of the southern side of Searle Road is retained and that important large houses are not lost forever.

9.6 Lancaster Avenue lies just beyond the Great Austins Conservation Area and is an attractive tree-lined avenue. Houses are well spaced and have mature gardens. The character of this avenue



Character Area: Firgrove



must be retained, not only for its own sake but also to retain a gradual transition from the highly protected conservation area to the more densely developed town centre.

allotments and college grounds contribute to the distinctive character of Firgrove and provide an important wildlife corridor in the south of the town.

9.7 Bridgefield is unique in nature, perched high up on land, which overlooks the A31. It has an interesting mix of housing close to its junction with the station but opens out into a tree-lined road with some most attractive family houses.

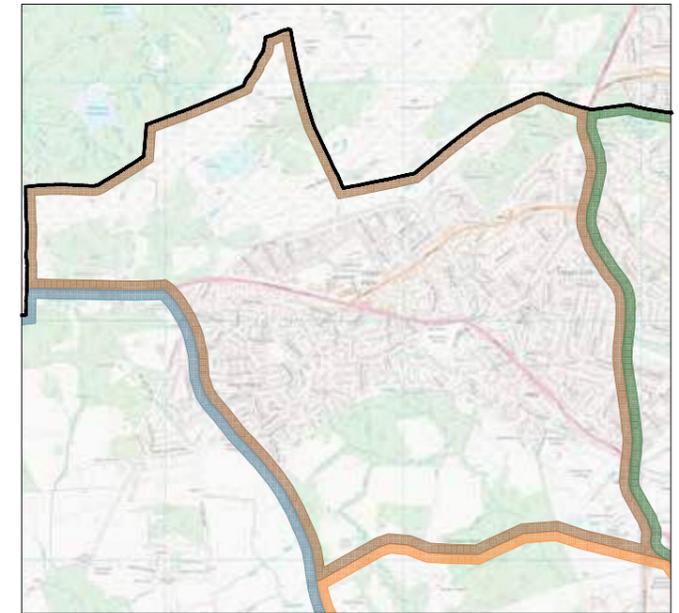
9.8 The tree-lined roads of this area, together with green spaces including the recreation ground,

Design Guidelines for Firgrove

- 9.9.1 New development in Firgrove should reflect the distinctiveness of individual roads, described above. The character of gardens and boundaries, particularly hedges and shrubs should be retained, wherever possible.
- 9.9.2 Small terraced houses should be retained, where practicable. Higher density is possible in the area but careful consideration should be given to the effect of poorly located ancillary development. Bicycle stores and bin stores should be integrated sensitively into all new development and not allowed to result in harm to the character of the area. Similarly, careful consideration should be given to the position and form of car-parking in flattened development.
- 9.9.3 Tree-lined roads should be retained and enhanced, whenever possible and in-filling, which harms the character of the area, should be avoided.
- 9.9.4 Where new development is proposed, more imaginative solutions must be found, to achieve higher density without undermining the character of the existing area. Courtyard developments such as Barncroft provide an excellent example of this.
- 9.9.5 Extensions should respect the style of the original building and dormer windows should not be allowed to dominate the roof. Guidance in the Residential Extensions SPD and Policy FNPI 16 must be followed.
- 9.9.6 The fine examples of period houses in the distinctive roads described above should be retained, if at all possible and not replaced by smaller houses of poorer design.
- 9.9.7 All public green spaces in Firgrove, which form part of the character of the area, should be protected and enhanced, wherever possible, to cater for increasing numbers of residents, as a result of development. These include Mardens Recreation Ground, Morley Recreation Ground and Langhams Recreation Ground, which links Firgrove to the Bourne.

10.0 Hale and Heath End

- 10.1 The original settlement in Hale consisted of small workers' cottages located down narrow, winding lanes. This pattern exists to this day and gives the area its charm and character. The settlement adjoins the Bourley and Long Valley and Heath Brow SSSI sections of the Thames Basin Heaths Special Protection Area and is, therefore, an extremely sensitive area for biodiversity.
- 10.2 Flint cottages with red brick quoins and slate roofs are common. No buildings have more than two storeys and bungalows are also a common sight in the area.
- 10.3 Residential areas have been extended by infill developments and extensions to existing properties, so that there is now little room for further infill. Major developments at Sandy Hill, Park View and Folly Hill have resulted in a broad mix of types of housing. Improvements have been made on the large Sandy Hill estate, to remove flat roofs and create attractive new entrances.
- 10.4 Certain older properties retain their charm and these should be preserved for future generations, wherever possible. Nutshell Lane is known not only for its variety of older houses but also for the large chestnut trees, which give the lane its unique



Character Area: Hale and Heath End

character. The delightful cluster of houses near the traffic lights at the Upper Hale Road junction must also be protected.

- 10.5 The area contains several mature trees and has many areas of open space, including Farnham Park, which help to lessen the dominance of the built environment. There are few shops remaining but several good schools.



© Farnham Town Council



10.6 There are stunning views across the town from parts of Hale, as the land rises steeply to the north of the town. The hilly nature also opens up many landscape views of the park and town from the south.

10.7 Farnham Park is greatly treasured by Hale residents and its openness is enjoyed by many. There is a strong feeling that the Park should remain highly protected, to maintain its semi-wild nature and stunning views. The Friends of Farnham Park work with the Waverley Borough Council ranger, to ensure the balance between recreation and biodiversity.

10.8 There are several churches in Hale, including St. John's with views to the south-west across the churchyard, St. Mark's with its wall paintings and the Roman Catholic church and meeting-rooms on Alma Lane. The Methodist Chapel at the

recreation ground is a fine example of a traditional flint and brick building and Bethel Baptist Church, with its mixture of architectural styles, is equally distinctive.

10.9 Hale recreation ground is well used by sports clubs and other members of the local community and is a node point of the village. There is a Scout Hut on the green and Hale Carnival, a most successful annual event, takes place there. There is also the Hale Institute, a vital meeting-place for the village and the Hale Working Men's Club on the Upper Hale Road.

10.10 Hale is a delightful settlement in which to live but there is a problem with large vehicles using the Upper Hale Road and residents have long been seeking a solution to this problem.

Design Guidelines for Hale and Heath End

- 10.11.1** New development should reflect the pattern and density of existing houses in Hale. Further infill development should be discouraged where it is considered to be harmful to the character of the area..
- 10.11.2** New development should reflect the surrounding area in terms of scale, mass and bulk. Care must be taken to ensure that any new development sits well in the street-scene and the form of any new development must be appropriate for the site in which it sits.
- 10.11.3** New development near the older areas of Hale and Heath End should reflect the existing materials and pattern of existing development. Space around development is of as much significance as its architecture.
- 10.11.4** The setting of traditional flint and brick buildings should be preserved and nearby development should preserve or enhance their appearance.
- 10.11.5** Extensions should respect the style of the original building and dormer windows should not be allowed to dominate the roof. Guidance in the Residential Extensions SPD and Policy FNPI6 must be followed.
- 10.11.6** Existing problems with traffic should not be exacerbated by poorly located development and adequate on-site parking must be provided, wherever possible.
- 10.11.7** All development must be assessed for its impact on biodiversity on the Thames Basin Heaths SPA, Farnham Park and the rural setting of Farnham Old Park.
- 10.11.8** The areas of Bricksbury Hill and Long Bottom must be protected from future development in line with SPA legislation.
- 10.11.9** Attention should be paid to the many underground water-courses and springs in the area, to avoid creating pollution, flooding and subsidence.
- 10.11.10** Any proposal to upgrade the car-park near the entrance to Farnham Park should not harm the rustic quality of the area around that central part of the village. All the recreation space in Hale, which is essential to its character, should be protected and enhanced.

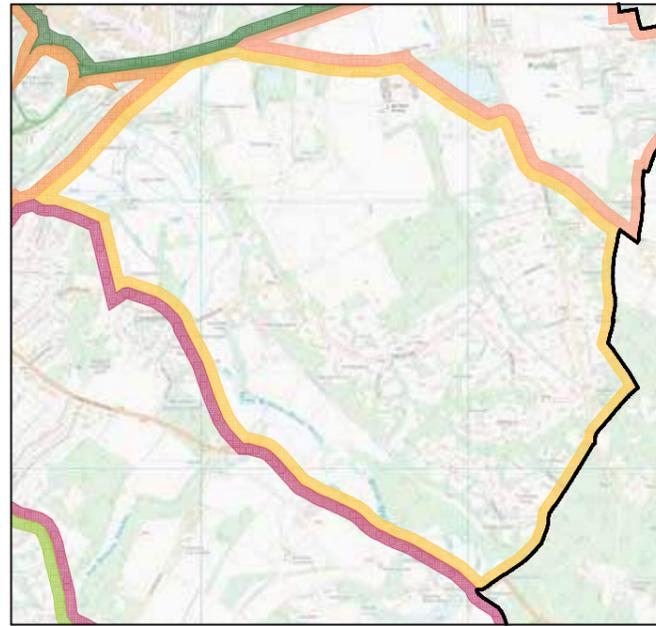


11.0 Moor Park Character Area

11.1 Moor Park lies at a distance of between two and three kilometres east of Farnham town centre. It is bounded to the west and south-west by the river Wey, to the north by the old Guildford Road and the railway line, to the east by the bridleway running west of Crooksbury Road and to the south-east by Camp Hill, terminating at Waverley Mill Bridge near Waverley Abbey.

11.2 The major part of the area formed part of the land and estates of Moor Park House, which is located on the banks of the river Wey. Moor Park House and Gardens, now protected by Grade II* listing, has a long and interesting history, dating back to the sixteenth century.

11.3 Residential property on the Moor Park estate was originally mostly restricted to that around Moor Park Farm and High Mill on Moor Park Lane and the cottages at the lower end of Camp Hill. However, in the late 1930s, much of the original land associated with Moor Park House was subdivided as a residential estate. Plot sizes were set at a minimum of one acre and were mostly in the range of two to four acres. The narrow and unlit estate roads, with wide tree-lined verges and no footpaths, such as Compton Way, Swift's Close, Temple's Close, Cobbett's Ridge and Monks' Well, were created at this time and the characteristic pattern of single houses in large, well-wooded plots was established.



Character Area: Moor Park

11.4 Construction styles were originally traditional tile-hung Surrey Manor House and some of Georgian design but more exotic designs followed and Delarden House on Compton Way was designed by Harold Falkner. Over subsequent years many different styles of housing were built, with the result that there is now a wide mix of architecture but the houses all sit well in the wooded environment. More recently there has been a trend towards replacing older houses with newly built large properties but the characteristic pattern of the Moor Park estate has been preserved.



11.5 The original plots were subject to extant legal covenants, seeking to prevent the sub-division of plots. This provision has generally been upheld and the original intent of a rural environment has been retained for over eighty years.

11.6 Moor Park House itself has been sympathetically developed in recent years to provide a limited number of high quality apartments in the main house, a series of mews houses, converted from adjacent outbuildings and a separate new block of two-storey apartments, constructed around the old walled garden.

11.7 The whole of Moor Park lies within a designated Area of Great Landscape Value (AGLV) as defined under policy RE3 of the Local Plan Part I (2018) and this policy remains saved in the Waverley Local Plan (2018). There is also a proposal to designate the valley of the river Wey as part of the extension to the Surrey Hills Area of Outstanding Natural Beauty, which currently lies close to the

eastern boundary of the Moor Park area. Much of the area also comes within the South Farnham Arcadian Area designated under policy FNP8 of the reviewed Farnham Neighbourhood Plan.

11.8 Planning policies C3 and BE3, now superseded by policies RE3 and FNP8, together with the provision of the Moor Park Estate restrictive covenants, have helped to protect the area against repeated attempts to increase the density of housing by splitting plots. The Moor Park Residents' Association has been very active in its defence of the area over many years but there remains a real danger that this very special area could be eroded away, without further protection in the future.

11.9 Two long-distance footpaths, the North Downs Way and the Greensand Way, cross Moor Park and are very well-used. A section of the latter forms the Moor Park Heritage Trail, running past Moor Park House along a wooded, leafy lane, parallel to the river, passing several historic pill boxes, Mother



Ludlam's Cave and a wooded nature reserve, before exiting at the bottom of Camp Hill beside the historic Stella Cottage.

11.11 To the north of the residential estate and adjacent to Runfold Woods a large piece of land, which is also within the AGLV, has been quarried over decades for the extraction of sand and subsequent deposition of landfill. This has been damaging to the landscape. However, all mineral and landfill activities will cease under the Surrey Minerals and Waste Plan and are scheduled to be restored by 2025. The resultant restored land has the capacity to provide areas suitable for recreational facilities and for SANG designation.

11.12 The particular quality of Moor Park lies in its well-wooded, semi-rural aspect and wide spacing of houses, while being in close proximity to Farnham with its easy access to London. This has made it a very desirable location for commuters and for those, who simply love the mix of rural and urban living in this delightful area. Its special quality must be maintained with great care for future generations.

11.10 The nature reserve comprises a Site of Special Scientific Interest (SSSI), originally notified in 1976. The 17 hectare site supports an alder carr, a rare habitat of national importance, with only one example in Surrey of deep-water alder swamp, which provides a unique environment for many wetland species.

Design Guidelines for Moor Park

- 11.13.1** Large plots in Moor Park are essential, to protect the spacious feel and unique character of the area.
- 11.13.2** The Moor Park estate was designed and laid out in the 1930s and the character of that era should be preserved, where possible. Modern additions should be avoided, where they are harmful to the overall character of the area.
- 11.13.3** The gating of properties has become a significant change in recent years. This should be accepted but the design of the entrances needs care to ensure appropriate scale to fit the area.
- 11.13.4** Where trees form an important part of the character of the area, careful consideration should be paid to their protection.

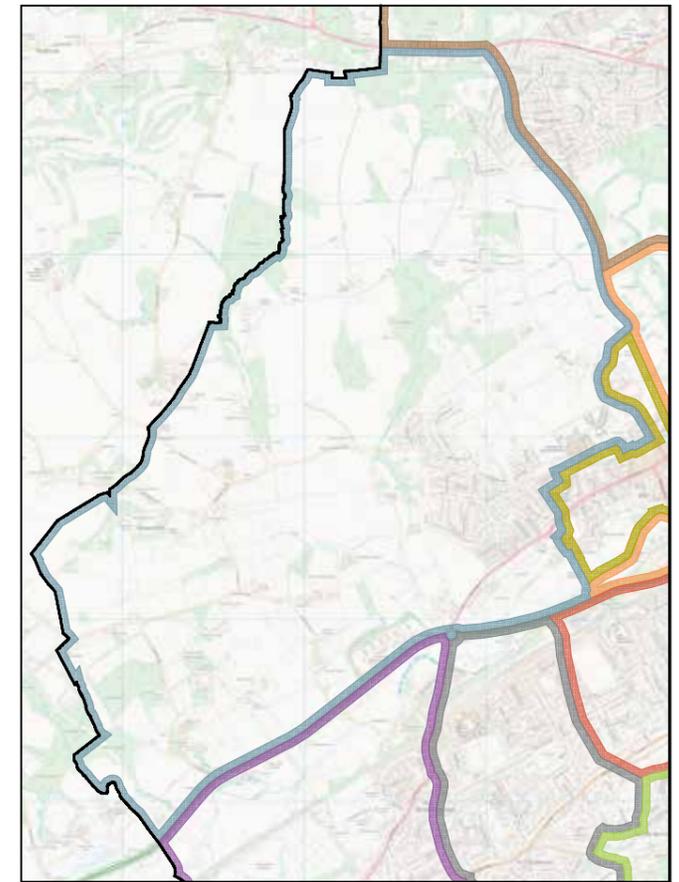
12.0 North West Farnham

12.1 This area covers West Street to Dippenhall to the west, including all roads off Crondall Lane and to the east it covers the land west of Folly Hill from Old Park Lane to the Odiham Road. Much of the area is rural in nature, incorporating several farms. These rural areas are largely protected by special designations in the current Local Plan, either as Areas of Great Landscape Value or Areas of Strategic Visual Importance.

12.2 The Old Park area from Old Park Lane to the Odiham Road is so called because it was the original park of Farnham Castle, pre-dating the New Park, as the present Farnham Park was originally known.

12.3 In the Dippenhall area there are no fewer than nine houses built by Harold Falkner. They are all unusual, often quirky to the eye and most enjoy Grade II listing. A book on the architect, entitled Harold Falkner: More Than an Arts and Craft Architect and written by Sam Osmond, was published in 2003 and devotes a whole chapter to houses in this area.

12.4 Old Park Lane and Middle Old Park Lane provide narrow access and, beyond the first two hundred metres, are privately owned tracks, which are principally composed of bridleways and footpaths with no public vehicular access. The access is, therefore, not suitable for any substantial increase in vehicular traffic.



Character Area: North West Farnham

12.5 Three Stiles Road ends in fields and its houses enjoy an attractive vista across these fields and beyond. It is not suitable for any access to further large development, due to its rural character. Beavers





Hill, which lies off Three Stiles Road is a single track road with a unique ambience and character. It contains a small number of well-spaced houses and this special character should be preserved.



and hedgerows should be protected. Coxbridge Farmhouse and Cottage are both listed buildings and will be preserved in any future development.

12.6 The Old Park, Dippenhall and Runwick areas consist of traditional mixed arable and grazing farmland, with remnant Ancient Woodland copses and streams. These areas support a wide variety of farmland wildlife, including hares, skylark and yellowhammer and habitat for these species should be preserved. The woodland fragments

12.7 The Coxbridge Stream, flowing through Coxbridge Farm and streams arising in the Old Park flow into the river Wey at Coxbridge and provide valuable fish-spawning habitat. These streams disappear into the underlying chalk for various sections of their length, giving rise to underground cavities. Much of this land, therefore, is unsuitable for development.

Design Guidelines for North West Farnham

- 12.8.1 Land subject to planning policy RE3 in the Waverley Local Plan (2018) should retain its protected status and no development should be permitted, which harms its natural beauty.
- 12.8.2 The rural nature of the Old Park and Dippenhall and Runwick areas and the agricultural land west of Coxbridge should be preserved and new development should be resisted.
- 12.8.3 The Coxbridge Stream and other streams flowing through Old Park should be protected from further development and enhanced for wildlife.
- 12.8.4 Tree-lined roads should be protected and enhanced and spaces around existing dwellings should be reflected in new development.
- 12.8.5 Mature gardens should be retained, to protect the green aspect of the street-scene along the roads, which run into open countryside.
- 12.8.6 Building heights in new development should reflect those of surrounding dwellings.
- 12.8.7 Extensions should respect the style of the original building and avoid having an adverse effect on the street-scene. Dormer windows should not be allowed to dominate the roof. Guidance in the Residential Extensions SPD and Policy FNPI6 must be followed.

13.0 Rowledge

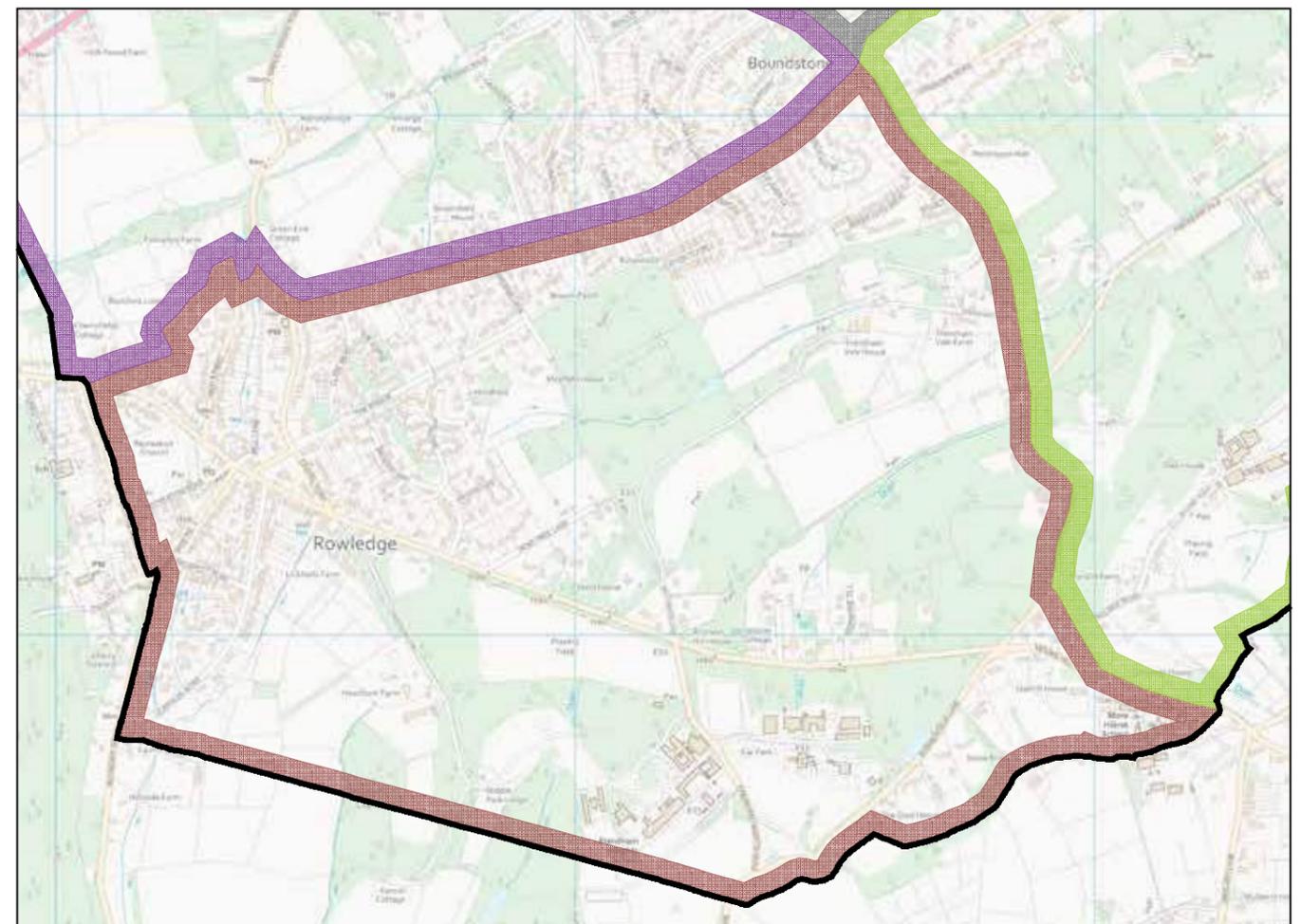
13.1 The village of Rowledge is bounded to the north by the Bourne Valley, an Area of Strategic Visual Importance and the village of Wrecclesham, to the west by Alice Holt Woodland Park, to the east by open countryside and to the south by countryside, designated as an Area of Great Landscape Value. The Ecclesiastical Parish of Rowledge straddles the border with Hampshire and St. James Church and the school are located in that county. The Civil Parish, as shown on the attached map, forms the village, as described in this document.



resulted in an influx of wealthy businessmen and army officers and saw the construction of many large houses on substantial plots.

13.2 The area was originally agricultural or common land with several large farms and scattered cottages. The present road network follows the haphazard pattern of tracks and footpaths, which covered the area. The coming of the railway and the development of Aldershot as the home of the British Army

13.3 Tradesmen also moved into the village and the area became important for hop-growing, supporting the brewing industry in the town of Farnham. The



Character Area: Rowledge



parish church was built in 1869 and the school was built three years later. By 1871 there was a recognisable centre to the village with a post office, shops and a public house, which exist to this day. Further development followed the established road network and the village has gradually developed from the original open fields.

13.4 Buildings in Rowledge show a wide variety of architectural styles and materials, predominantly local brick with pitched tile or slate roofs. There are no flats or houses of more than two storeys. Boundaries are typically defined by established hedges and trees, with occasional stone or brick walls or wooden fences.



13.5 The village has a rural character and this character is greatly valued by its residents. There is an abundance of trees and green open spaces and the green separation, provided by the protected Bourne Valley, is universally treasured. However, there is growing concern about the creeping urbanisation from Wrecclesham and the area to the north of The Long Road, previously designated as Countryside Beyond the Green Belt, needs protection from development, which harms the character of the area.

13.6 The Alice Holt Woodland Park forms part of the South Downs National Park, which should provide future protection in this area. Either side of Boundary Road, adjoining Alice Holt, there are a number of significant breeding ponds for toads and other amphibians, which must be protected.

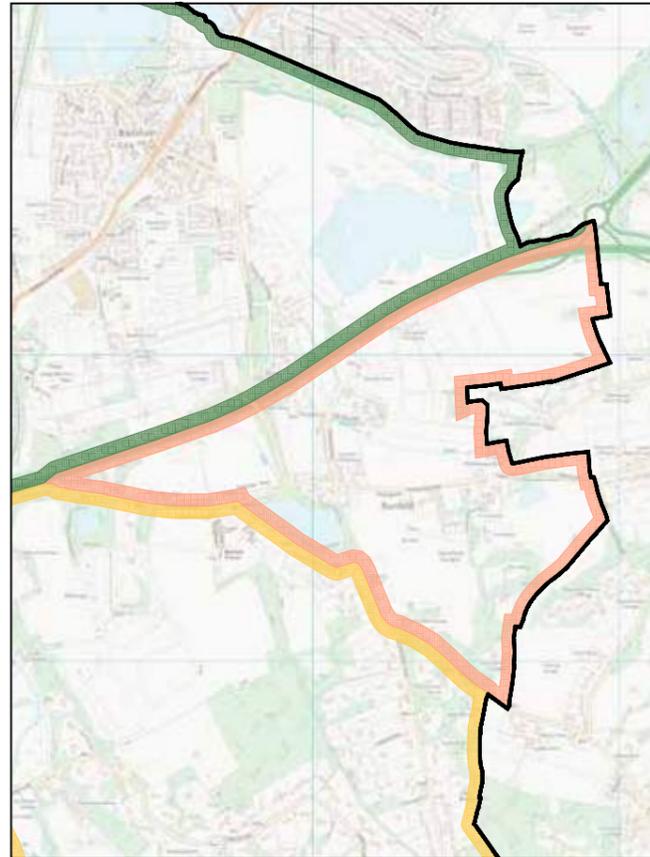


Design Guidelines for Rowledge

- 13.7.1** The essential rural character of the village should be preserved, wherever possible, by respecting the low density of development prevalent in the village. Infilling, which harms the character of the area should be avoided.
- 13.7.2** Any new development should maintain the character of the village and respect the local architecture in terms of scale, form and materials.
- 13.7.3** Any new development should appeal to a broad spectrum of people. There is a need for sheltered housing for older citizens and for starter homes for young people, in addition to larger executive homes.
- 13.7.4** Large developments of similar houses should be avoided, to replicate the variety and mix of existing housing.
- 13.7.5** The impact of new development should be carefully considered, to avoid undue pressure on the existing infrastructure and off-road parking must be adequate.
- 13.7.6** Extensions should respect the style of the original building and avoid having an adverse effect on the street-scene. Dormer windows should not be allowed to dominate the roof. Guidance in the Residential Extensions SPD and Policy FNPI6 must be followed.
- 13.7.7** Planning restrictions in protected areas should be robustly enforced, in order to retain their special character.
- 13.7.8** Green spaces, which are an essential part of the character of Rowledge and vital for biodiversity should be retained. These include Ten Acre Wood, which is well-used by local residents and provides a valuable mix of habitats.

14.0 Runfold

14.1 Just to the north of the Moor Park Character Area sits the small hamlet of Runfold. The hamlet lies on the ancient trackway known as the Pilgrims' Way. Ever since the A31 by-passed the tiny village in the early 1990s, Runfold has become quieter and its economy has suffered. The village largely comprises older houses on large plots along the old Guildford Road with additional 20th century housing along Tongham Road and Crooksbury Road. Properties tend to be surrounded by hedgerows and mature trees and have a rural aspect, which must be maintained. Runfold is also home to the Farnham Community Farm, a not for profit organisation, which grows vegetables for local residents without the use of pesticides.



Character Area: Runfold

14.2 Runfold Wood, which borders the North Downs Way, was once a beech nursery and plantation but the storms of 1987 and 1990 damaged or destroyed many of the trees. It is now a mixed, regenerating woodland, where young trees have naturally seeded in the open areas created by the storms. It is a valuable habitat for woodland birds including blackcap and nuthatch. The wood also supports a number of rare invertebrates, important lichens and particularly rare fungi, as well as the hazel dormouse.

14.3 Adjacent to Runfold Wood, a large piece of land, which lies within an Area of Great Landscape Value, has been quarried for decades for the extraction of sand. The subsequent years of landfill have been most damaging to the landscape. However, all such activity on this site will cease under the Surrey Minerals and Waste Plan and the area is being gradually restored. This area provides a good opportunity for additional natural landscaping and increased biodiversity.



Design Guidelines for Runfold

- 14.4.1 Runfold is not suitable for large-scale development and remains protected by the Rural Environment policies in Local Plan, Part I. The quiet, rural feel of the village should be retained, if possible.
- 14.4.2 The previous quarry areas should be sensitively restored and maintained as an essential part of the Area of Great Landscape Value, to provide a green backdrop to the village and to support and enhance local biodiversity.

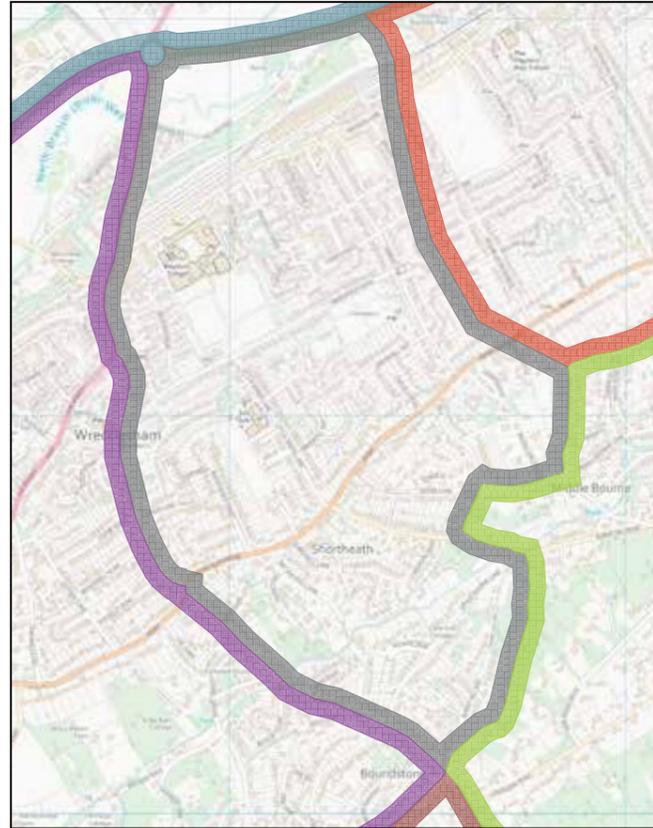
15.0 Shortheath and Boundstone

15.1 This area is bounded to the south by Boundstone Road, to the north by Weydon Lane, to the east by Little Green Lane, Sandrock Hill Road and Lavender Lane and to the west by Ford Lane and Twyford Lane. It is bisected by Shortheath Road (the B3384) and has bus routes along Weydon Lane, Shortheath Road and Boundstone Road.

15.2 The topography of south Farnham generally slopes from a high area in the south towards the town centre. However, this gradient is broken up by three ridges: the North Ridge runs from Alice Holt to Greenhill Farm, the Middle Ridge runs from Rowledge via Boundstone to Longdown and Gold Hill, while the South Ridge is located to the south of the two settlements, which make up this area.

15.3 The dramatic effect of these ridges can be seen at the junction of Sandrock Hill Road and School Hill with Echo Barn Lane, from which School Hill rises for a while before plunging down towards its junction with The Street (the A325) and Sandrock Hill Road falls away, only to rise again towards its junction in the south with Boundstone Road.

15.4 The settlements of Shortheath and Boundstone form, in the main, a tranquil, sylvan even rural area. Housing is varied. There are large traditional tile-hung residences and Arts and Crafts style houses, set well back from tree-lined streets, interspersed with modern, smaller homes. Shortheath Road and Boundstone Road are fine examples of established housing in wooded streets and both these roads



Character Area: Shortheath and Boundstone

also have several picturesque tracks or private roads, typical of the area, leading off them.

15.5 The area itself is close to the conservation areas of the Bourne and Wrecclesham but does not, itself, boast any nationally listed buildings or conservation areas.



Design Guidelines for Shortheath and Boundstone

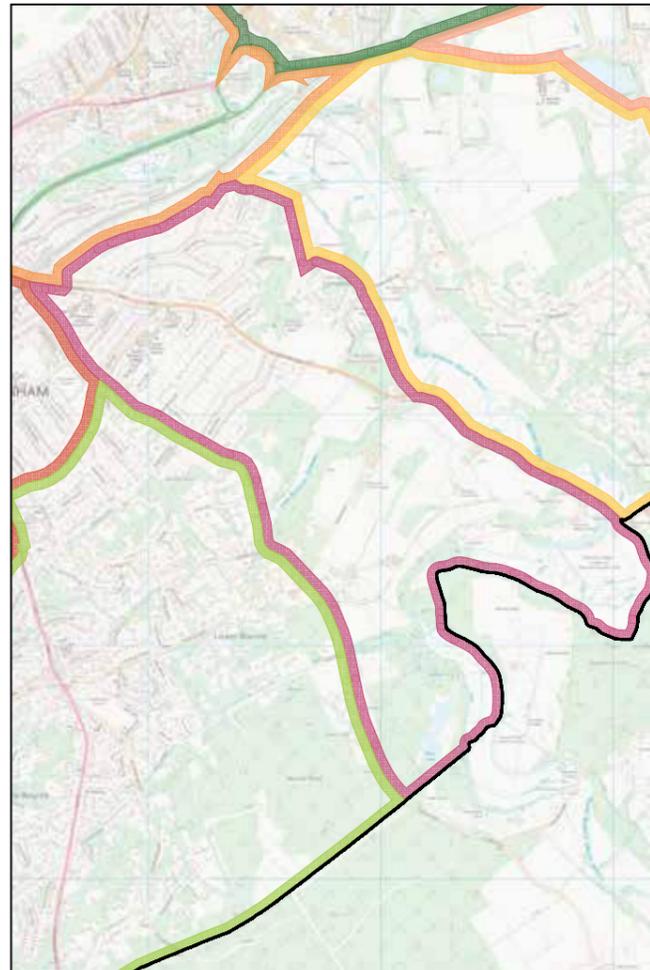
- 15.7.1 New development in Shortheath and Boundstone should respect and enhance the sylvan nature of the area.
- 15.7.2 Lawned gardens with mature trees should be protected along distinctive roads such as Shortheath Road and Boundstone Road and not be replaced with large areas of hard-standing for parking, wherever possible.
- 15.7.3 New development should respect the pattern of existing development, in terms of scale and materials.
- 15.7.4 The pattern of surrounding development should be respected. Smaller houses should be retained, to maintain the variety of housing mix.
- 15.7.5 Extensions should respect the style of the original building and avoid having an adverse effect on the street-scene. Dormer windows should not be allowed to dominate the roof. Guidance in the Residential Extensions SPD and Policy FNP16 must be followed.

16.0 South Farnham (Waverley)

16.1 South Farnham (Waverley) extends south-east from Farnham Railway Station to the town boundary. The south-western border is formed by Tilford Road and the north-eastern border includes Waverley Lane and side roads. It encompasses the residential area from the station to Abbots Ride, a section of Surrey Hills AONB, several blocks of ancient woodland, and the conservation area of Waverley Abbey, Black Lake and Waverley Abbey House.

16.2 Waverley Lane (B3001), the principal road in this area, was the original route to Farnham taken by the monks from Waverley Abbey. Built in 1128, Waverley Abbey is the oldest Cistercian Abbey in the country. Present day road names reflect the historic religious connections: Abbots Ride, Monks Walk and Monkshanger.

16.3 The residential area of South Farnham (Waverley) is a pleasant and long established community of detached family houses on substantial plots. It has its origins in six planned estates, which were laid out in the early part of the twentieth century under the influence of Borelli and Falkner, a local architect, to establish an impressive gateway into Farnham from the south east. This set the tone and the remaining land has been developed in sympathy with this principle.



Character Area: South Farnham (Waverley)



16.4 Current planning documents, such as the National Design Guide, place great importance on the design of the built environment. Additionally, the NPPF (para 127) states that policies should ensure that development is sympathetic to local character and history, the distinctiveness of the area, and the landscape setting in which development is located.

16.5 The distinctive character of South Farnham (Waverley) is one of individual homes on sizeable plots with mature trees and vegetation. Houses are laid out along roads with wide green verges and an abundance of street trees. The separation of houses creates the impression of spaciousness, which is the dominant characteristic of this area.

16.6 As well as Waverley Abbey and Waverley Abbey House, other buildings with historic interest and distinctive design include: Broomleaf House (once the main building of the farm estate), the Manor House in Waverley Lane and North Lodge at the

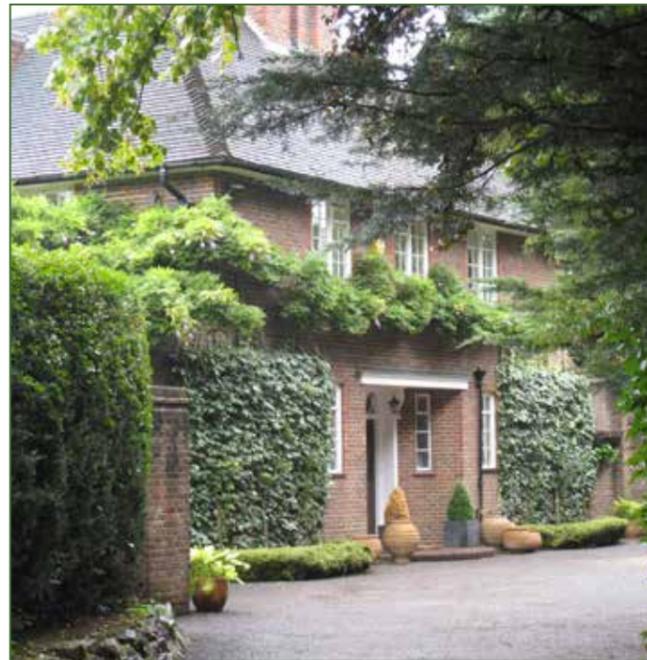
junction of Monks Walk, which was the northern gate to the Waverley Abbey Estate.

16.7 Towards the settlement edge, the houses and gardens increase in size, providing a lower density and smooth transition towards the open countryside. The boundary is adjacent to a small copse and open fields, which immediately abut and form the setting of the Surrey Hills AONB. There are areas of ancient woodland and several veteran trees within and adjoining these fields.

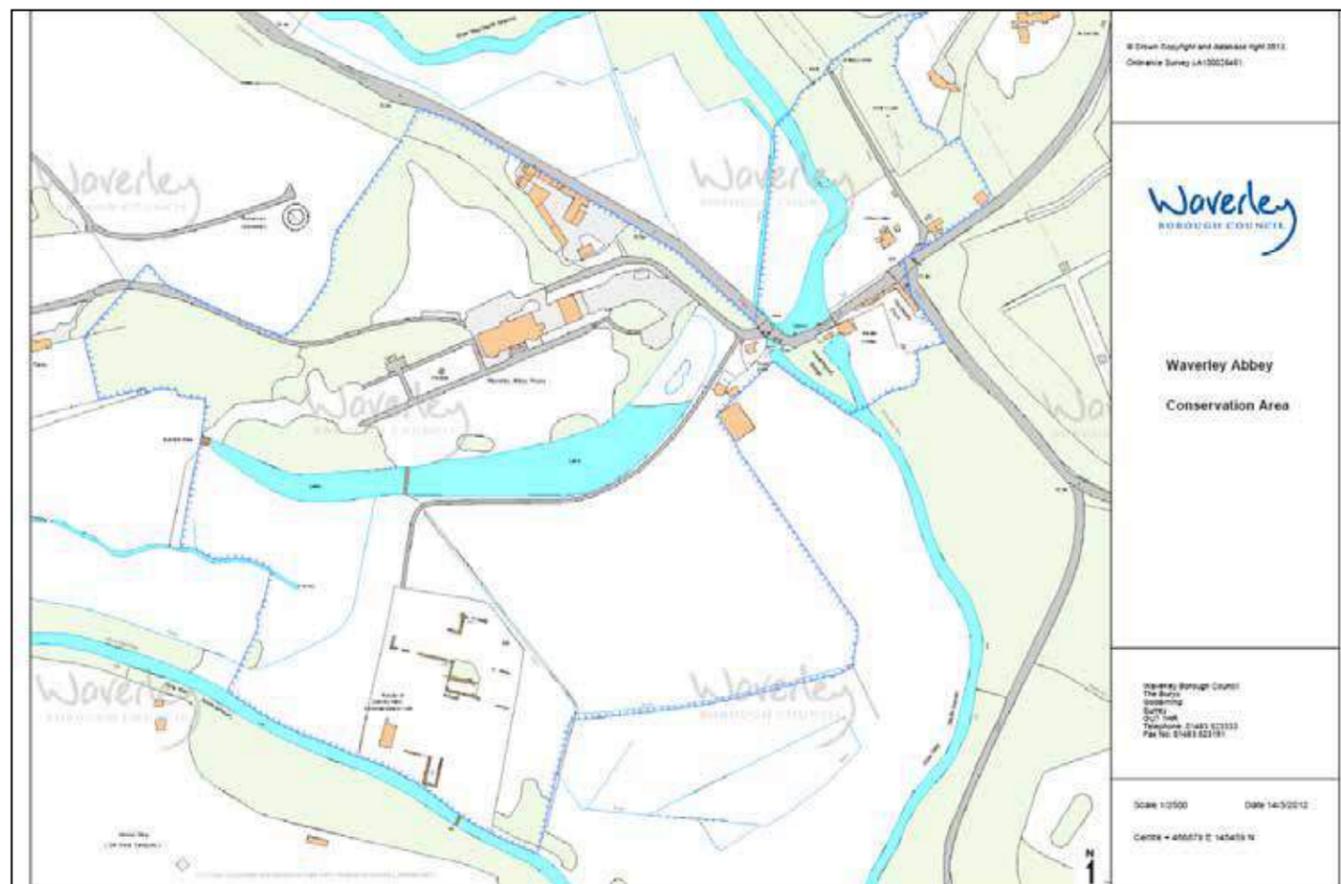
16.8 The countryside beyond the Built-Up Area Boundary, as defined in the Farnham Neighbourhood Plan, has been designated as an area of High Landscape Value and High Landscape Sensitivity in recent landscape studies and Natural England has confirmed its importance.

16.9 In contrast to the openness and tranquillity of the rural setting of the south-eastern edge of the

area, roads adjacent to the station suffer from poor air quality and congestion. At the heart of the community, barely half a mile from the station, there are three schools, a new nursery school, a Care Home and a Hospice, all of which generate traffic. These residents and children are particularly vulnerable and air quality should be a major consideration in all planning decisions.



- 16.10 Trees and hedges are the most effective part of the town's green infrastructure in improving air quality. South Farnham (Waverley) benefits from spacious gardens with mature trees and shrubs, ancient woodland and hedgerows, verdant grass verges and mature street trees. Such infrastructure should be retained, protected and enhanced, wherever possible. Further development beyond the urban boundary should be avoided, to halt and reverse the trend in declining air quality.



Design Guidelines for South Farnham (Waverley)

- 16.11.1 The intrinsic character and beauty of the countryside should be recognised. The eastern entrance to South Farnham, along Waverley Lane, should be protected from inappropriate development and the green corridor into the town retained. Its unique landscape, which provides the setting for the AONB and has been designated as being of high landscape value and high landscape sensitivity, should be preserved.
- 16.11.2 New development should add to the overall quality of the area and be sympathetic to local character and history. Design should respect the immediate architectural surroundings in terms of pattern, scale and distinctiveness. Development should not be permitted if it causes harm to the character of the area, which includes its history and landscape setting.
- 16.11.3 Account should be taken of the likely effects, including cumulative effects, of air, noise and light pollution on health, living conditions and the natural environment, as well as on the sensitivity of the site and the wider area.
- 16.11.4 Development close to the edge of the settlement boundary should respect the area's rural character and seek to minimise its visual impact on the surrounding countryside.
- 16.11.5 Undeveloped areas, which preserve the spacious, tranquil and rural aspect of the area should be retained, wherever possible.
- 16.11.6 Urban style signage and road markings should be avoided on rural and semi-rural roads in the area, to avoid harm to the character of these roads.
- 16.11.7 Wide verges, hedgerows and trees, including ancient trees and woodland, are an essential feature of this area. Their number and variety should be maintained and the verdant aspect of the area respected, wherever possible.
- 16.11.8 The spaciousness between and around existing and new dwellings should be maintained, and all properties should be encouraged to provide adequate off-street parking with green landscaping to add to the variety of green verges and street trees, which are essential to the street scene.
- 16.11.9 Sub-division of large plots should be avoided, if it results in a detrimental impact on the distinctive, spacious character of the area and leads to a loss of biodiversity.
- 16.11.10 Extensions should respect the style of the original building and dormer windows should not be allowed to dominate the roof. Guidance in the Residential Extensions SPD and Policy FNPI 6 must be followed.
- 16.11.11 Building heights should reflect those of the existing housing stock and the effect on the street-scene should be carefully considered. Building lines should also be preserved, to enhance the street-scene and the loss of front gardens should be avoided, where possible.
- 16.11.12 Original features in older buildings should be retained and traditional materials and design should be used in new development, where appropriate. New design should respect the pattern of adjacent development.
- 16.11.13 Trees, hedges and wide verges are an essential feature of this area and residents should work with planners in order to maintain their number and variety. The area's verdant aspect, its historic significance and its high landscape value should be protected, wherever possible.

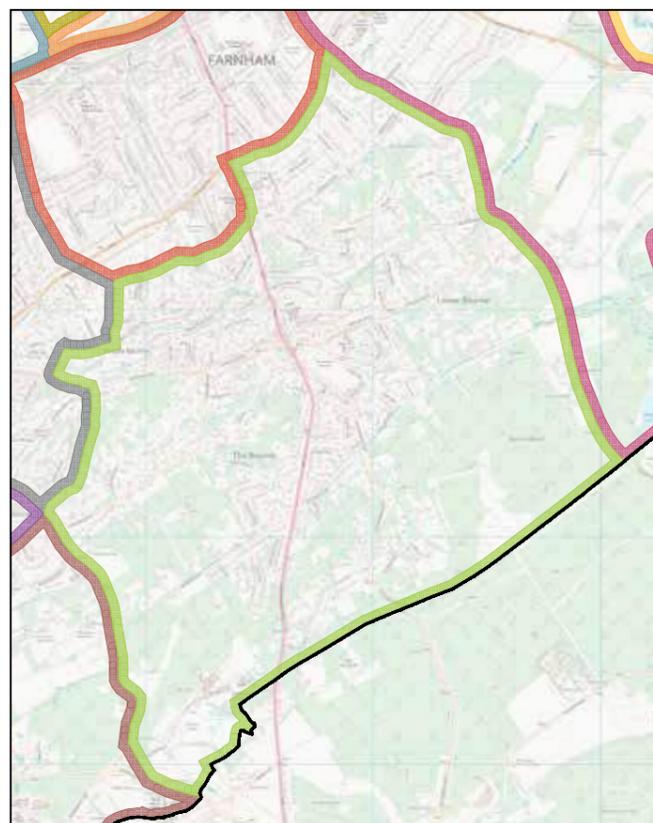
17.0 The Bourne

17.1 The Parish of The Bourne is bounded by the Ridgeway in the north, Bourne Woods to the south, Waverley Lane to the east and Gardeners Hill Road to the west. It is approximately 617 hectares in area and there are approximately 1605 households.

17.2 The long history of the area can be traced back to the Stone Age and this has led to a distinctive pattern of development. The Bourne is architecturally diverse, varying from the historic grandeur of Waverley Abbey House to humble cottages with no vehicular access. In between are several imposing Falkner houses with long drives, modern glass structures and some older examples of delightful brick and flint buildings, each representing a period of growth and the continued popularity of The Bourne. The area boasts three nationally listed and nineteen locally listed properties.

17.3 The Bourne is the link between the protected, picturesque countryside south of the town and the more developed suburbs of the town centre. Links with the past have been maintained in street, path and house names. Beyond the formality of the A287, The Bourne remains a network of un-adopted roads, footpaths and bridleways, with little street-lighting and few pavements.

17.4 What remains very special is the amount of greenery around the houses. Local residents' groups have fought to preserve the green gateway into the town and there is generally a large number of trees



Character Area: The Bourne

and hedges along most roads, including those with new development. In the roads covered by policy FNP8 in the Farnham Neighbourhood Plan, fences are positively discouraged and residents urged to replace them with green boundaries. It is vital that this policy, designed to protect the distinctive Arcadian character of parts of south Farnham, is applied robustly.



17.5 There is an excellent conservation group, which has been recognised nationally for its work. The natural environment is an essential part of life in the Bourne and the footpaths along the Bourne valley provide an important network of corridors for both residents and wildlife alike. There are many veteran trees throughout the area with oak and birch among the most numerous. The valleys are now heavily wooded and provide further corridors for birds, bats and other woodland species and a recent survey in the old churchyard revealed a rich variety of fauna and flora.

17.6 Great Austins was designated a Conservation Area (CA44) in December 1993 and is defined in the current Local Plan (2018) and, therefore, enjoys certain protection, as does Old Church Lane (CA16). However, a beautiful part of Shortheath Road, between St. John's Road and Green Lane enjoys no such protection but has a fascinating history, which should be cherished. Its houses lie well back from the road for protection, as the road was once a route for military vehicles. This has

resulted in a very special character, with individual large houses in extensive mature gardens. It is a striking road and should be preserved.

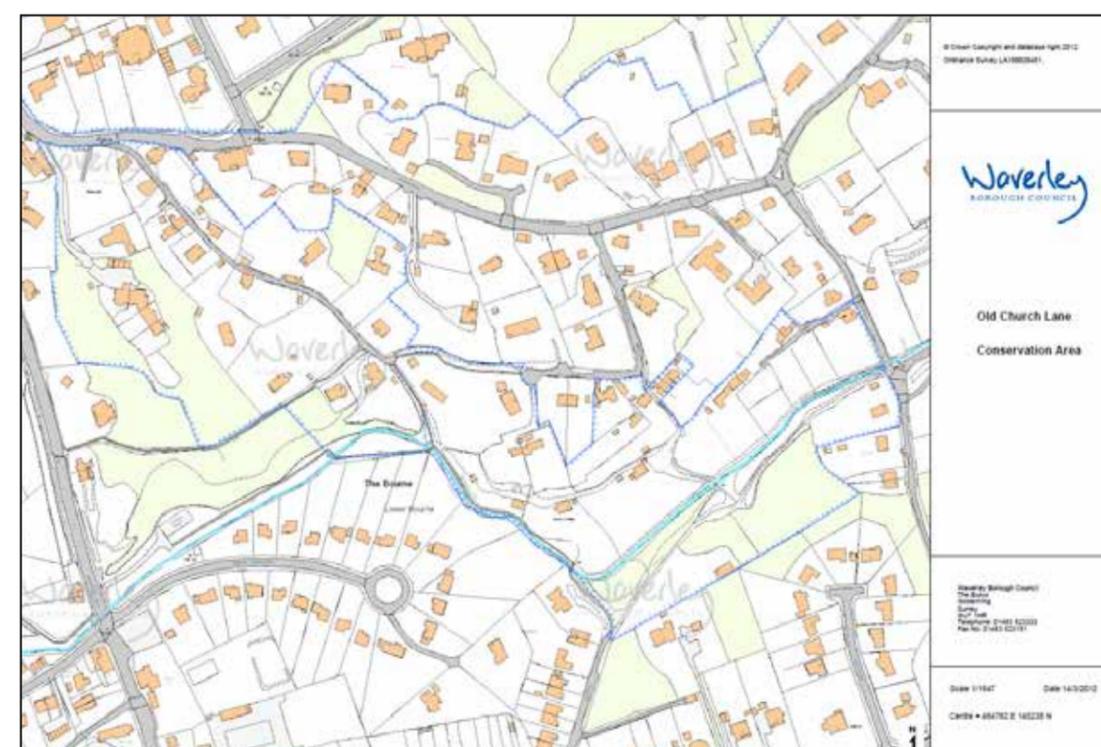
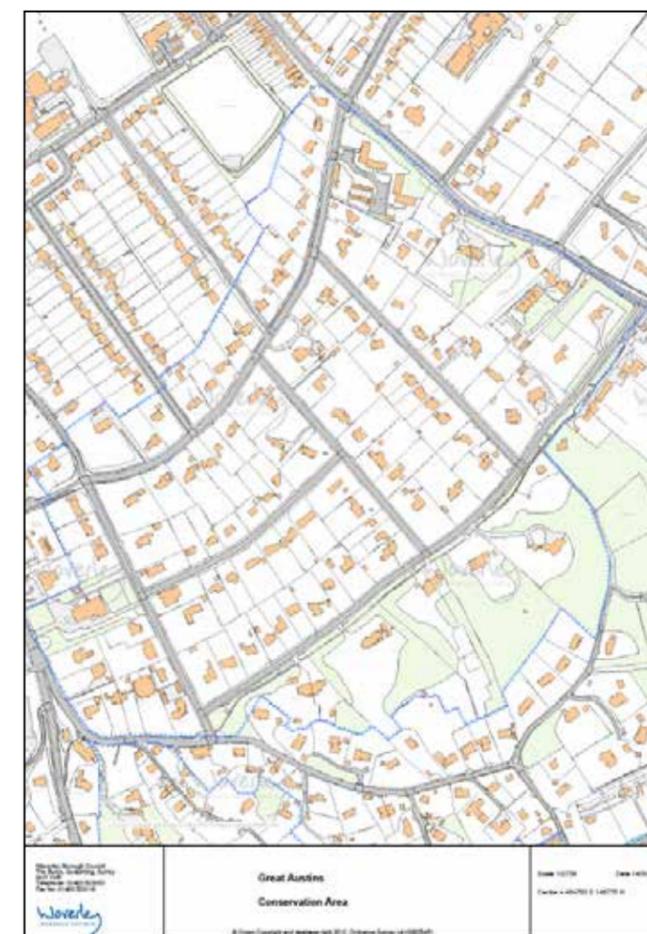
17.7 The Bourne has a wide variety of facilities. There are shops at the crossroads and on the Ridgeway, a modern doctors' surgery in Lodge Hill Road and a veterinary practice. The Bourne Green hosts cricket, football and tennis clubs among several outdoor activities for both adults and children. There are two churches and a village hall, owned and run by the community and two excellent schools.

17.8 The pressure for development in the area is relentless and large gardens are under constant threat. The Bourne remains a very pleasant place in which to live but its distinctive character and varied biodiversity are both in danger of being lost forever, due to inappropriate development. There is now official recognition in Surrey that our native wildlife should be protected and action should be taken through the planning process, to prevent the destruction of important habitats.

Design Guidelines for The Bourne

- 17.9.1 The attractive road entrance to the Bourne should be preserved and protected from inappropriate development.
- 17.9.2 New development should reflect the special character of the Bourne. Designs should respect and be sympathetic to the immediate architectural surroundings in terms of pattern, scale, materials and form.
- 17.9.3 Sub-division of plots, in the area covered by policy FNP8, is unacceptable, where it would cause harm to the semi-rural character of the area.
- 17.9.4 Any development within the Great Austins Conservation Area must be guided by policy FNP5 of the Farnham Neighbourhood Plan, together with the emerging Conservation Area Appraisal and Conservation policies in LPP1.
- 17.9.5 Any development in the Old Church Lane Conservation Area must follow the guidance in FNP7 of the Farnham Neighbourhood Plan, together with Conservation policies in LPP1.
- 17.9.6 All development proposed within the areas covered by policy FNP8 (South Farnham Arcadian Areas) must be carefully considered against this policy, designed to protect the well-wooded character of these areas.
- 17.9.7 Extensions should respect the style of the original building and dormer windows should not dominate the roof, in line with guidance from the Residential Extensions SPD and policy FNP16 of the Neighbourhood Plan.
- 17.9.8 Building heights should reflect those in the area and the effect on the street-scene should be carefully considered.
- 17.9.9 Original features in older buildings should be retained where important to the character of the area.
- 17.9.10 The topography of the area should be carefully studied, before permission for new development is granted. Hills and consequent issues of drainage and over-looking must be viewed from all angles, to avoid inappropriate development on sensitive sites.
- 17.9.11 Trees and hedges are an essential feature of the Bourne and residents should work with planners, to maintain their number and variety.
- 17.9.12 New development in the Bourne should reflect the need for a wider variety of housing types. The Bourne is a network of narrow winding lanes, where smaller houses might be more appropriate to the setting.
- 17.9.13 There should be no encroachment closer to the Farnham Bourne, to prevent harm to the river corridor.

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18.0 Weybourne

- 18.1 Weybourne and Badshot Lea are adjacent individual settlements. The older areas of Weybourne contain houses built mainly in the mid to late Victorian period. These were situated primarily along Weybourne Road. Weybourne House and the buildings in its courtyard are perhaps the most famous buildings in Weybourne. Weybourne House was the home of John Henry Knight, who built the first petrol powered motor vehicle in 1895.
- 18.2 Much local authority housing was subsequently constructed in the 1950s, followed by a great deal of private housing, built in the 1960s and 1970s and smaller developments in the 1980s and 1990s. This has resulted in a large mix of housing styles and Weybourne remains an attractive place to live for all age groups. There is a splendid village hall and a large recreation ground. There are several excellent schools, serving the complete age range from 4 to 18 years and some local shops, including a post office.
- 18.3 The local schools have expanded to such a degree that local residential roads struggle to cope with the daily traffic. This includes weekends, as a result of the number of activities taking place on the school premises on both Saturdays and Sundays.
- 18.4 The roads to Heath End School were not built to accommodate a school of its current size. A proper access road is required, to alleviate traffic

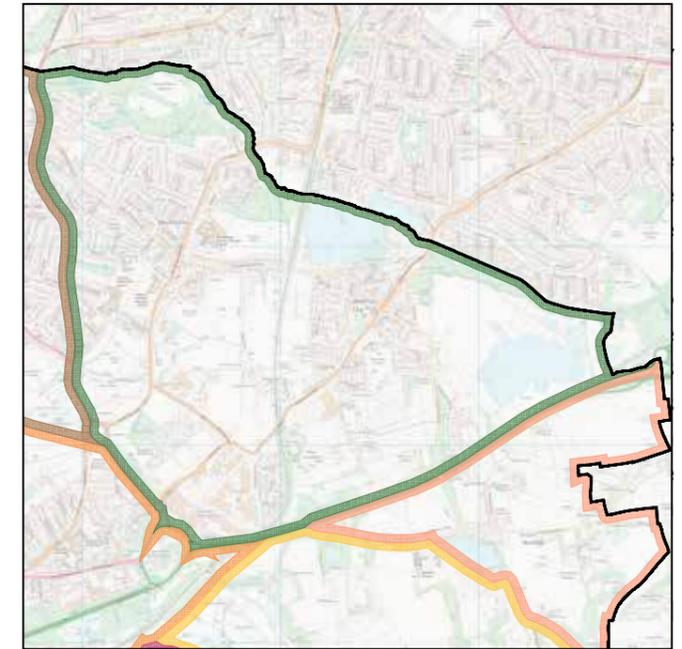
problems and to increase safety for the pupils. There is inadequate onsite parking for both staff and pupils which leads to parking in residential roads, which are already struggling to cope or parking along the main roads, which causes problems for emergency vehicles.

- 18.5 The combination of three schools situated along 500 metres of the Weybourne Road is causing an increasing road safety problem. There should be no further expansion, until this matter is addressed.
- 18.6 The traffic problem is also exacerbated by several nurseries and sports facilities in the area, including an all-weather floodlit facility, which is open until 21.30, the Nuffield and David Lloyd Leisure Centres, which generate traffic throughout the day and evening and the Farnham Rugby Club in Monkton Lane.
- 18.7 There is a large trading-estate, a supermarket and a water treatment works on the edge of the two settlements. These attract vehicles from a wide area resulting in larger commercial vehicles using the narrow roads.
- 18.8 There is a small nature reserve off Weybourne Road, alongside the allotments managed by Waverley Borough Council and access to the larger nature reserve at Rowhills, which is managed by Rushmoor Borough Council.



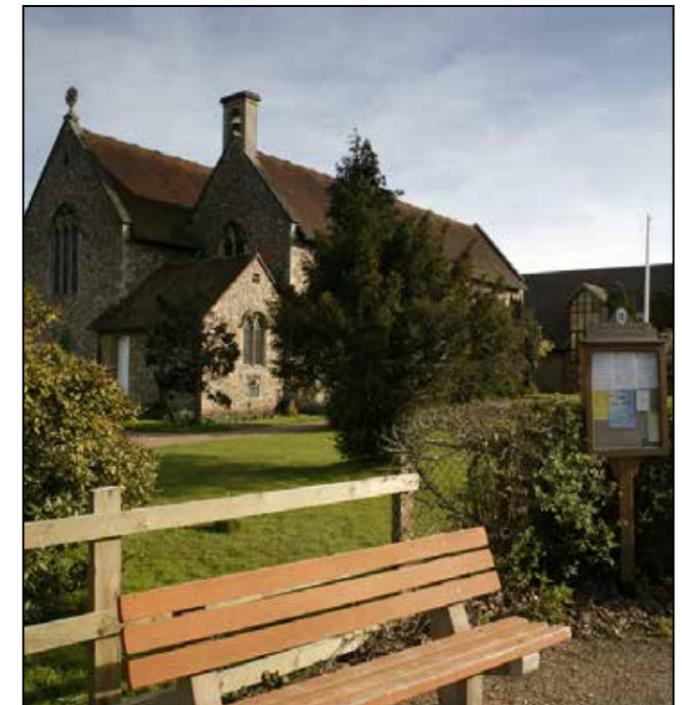
Badshot Lea

- 18.9 Like most of the villages on the outskirts of Farnham, the origins of Badshot Lea go back long before Roman times but development began in earnest in the Victorian era. It may, however, lay claim to be a special village, due to its urban character, which is concentrated within the enclosures map, dating from the time the Aldershot Camp was created.
- 18.10 With the decline of agriculture, redundant farm buildings, including barns, stables and kilns, have been successfully converted into dwellings, offices, workshops and community buildings, without compromising their traditional features or appearance.
- 18.11 The four roads, which meet at the crossroads and comprise the centre point of the village, are lined with the church, the school, the village pond, the village green and the artisan-style dwellings, which were required to house builders and other skilled workers involved in the construction of the army camp and farm workers, who were employed on the many farms located close to the urban core. The school deserves special mention as one of the most striking Victorian school buildings in Farnham, not only for its appearance but also for its setting at the heart of the village.
- 18.12 Parts of Badshot Lea have always had drainage problems and have been prone to flooding. This must be taken into account when further development is proposed for the area.
- 18.13 In addition to its excellent infants' school, Badshot Lea boasts two public houses and several businesses, including a large garden centre. There is a Working Men's Club, a cricket club, tennis courts, and a thriving football club among many others. The Farnham Angling Society has the largest freshwater fishing facility in Farnham.
- 18.14 The village hall in the Old Hop Kiln, which was built in 1886 and purchased by the local community in 1978, is a reminder of the importance of hop growing on the farms around the village for nearly four hundred years. The much acclaimed Farnham White Bine hop was introduced around 1750 by Mr. Peckham Williams at Badshot Place. There are



Character Area: Weybourne and Badshot Lea

boasts a variety of styles and densities and this variety should be reflected in any proposed development. This is particularly important as the demand for housing has increased and resulted in a number of developments, which are similar in architectural style and density. This trend must be rigorously resisted on future developments.





18.15 To the east of the village is Tice's Meadow Nature Reserve – a multi award-winning haven for wildlife on the site of the former Farnham Quarry. There have been recordings of 192 species of bird on site and it is home to several breeding pairs of rare and threatened species. The site has developed into a thriving community volunteering hub, with the Tice's Meadow Bird Group now volunteering its services across Farnham. The nature reserve forms an important part of the Strategic Gap between Farnham and Aldershot and is a vital part of the flood defences for the village. Any development on this special site should be resisted.

18.16 Badshot Lea has grown over the centuries and boasts a variety of styles and densities and this variety should be reflected in any proposed development. This is particularly important as the demand for housing has increased and resulted in

a number of developments, which are similar in architectural style and lay-out. This trend should be rigorously resisted on future developments.

18.17 Badshot Lea is a vibrant community and the guidance in the Building for Life 12 document, with its emphasis on place-making, should be at the heart of village expansion. Development in the village should not be detrimental to the existing environment but should seek to deliver an extension to the existing community, which preserves and enhances its special nature.

18.18 However, as in Weybourne, the roads in Badshot Lea struggle to cope with the volume of traffic generated by sporting and commercial operations and this has to be taken into account when new development is proposed. It is vital that the narrow belt of open countryside, which separates Badshot

Lea from Weybourne and Hale and, ultimately, Aldershot (The Strategic Gap) is retained, if Badshot Lea is to remain as a distinctive community. Village recreation grounds in Weybourne and Badshot Lea should be preserved, along with the village green and pond in Badshot Lea. The loss of such public green spaces should not be permitted.



Design Guidelines for Weybourne and Badshot Lea

- 18.19.1** The original rural character of Badshot Lea should be preserved, by respecting the pattern of development within the village.
- 18.19.2** The former farm, bakery buildings and cottages in Runfold St. George all enjoy protection and any new development must reflect the style and scale of these older properties.
- 18.19.3** The trend for minimum parking standards on any new development should be resisted and parking provision should reflect the high car ownership and usage in the area and poor access to public transport in Badshot Lea.
- 18.19.4** Green spaces around both settlements should be protected, together with the buildings and farmhouse at Badshot Farm, Weybourne House and the farmhouse and cottages at Green Lane, as these features are an essential part of the history and character of the area.
- 18.19.5** Village recreation grounds in Weybourne and Badshot Lea should be preserved, along with the village green and pond in Badshot Lea. The loss of public green spaces should not be permitted, as high quality and multi-functional green infrastructure is a key element of design.
- 18.19.6** The entrances to Rowhills nature reserve should be maintained and enhanced.
- 18.19.7** The impact of new development should be carefully considered, with regard to layout, density and materials. A mixture of brickwork, render, tile, flint and differing elevations, together with varied roofscapes, should be used, to reflect the existing built environment throughout both settlements.
- 18.19.8** New development should reflect the character and density of the area in which it is proposed and should be sympathetic to the existing built environment. Space around and within development is of as much significance as its architecture.
- 18.19.9** All new development in Badshot Lea and Weybourne should be weighed against the impact on local infrastructure, particularly the need for schooling. Surrey County Council is urged to consider the impact of traffic before further expansion is proposed in order not to exacerbate existing problems along Weybourne Road.

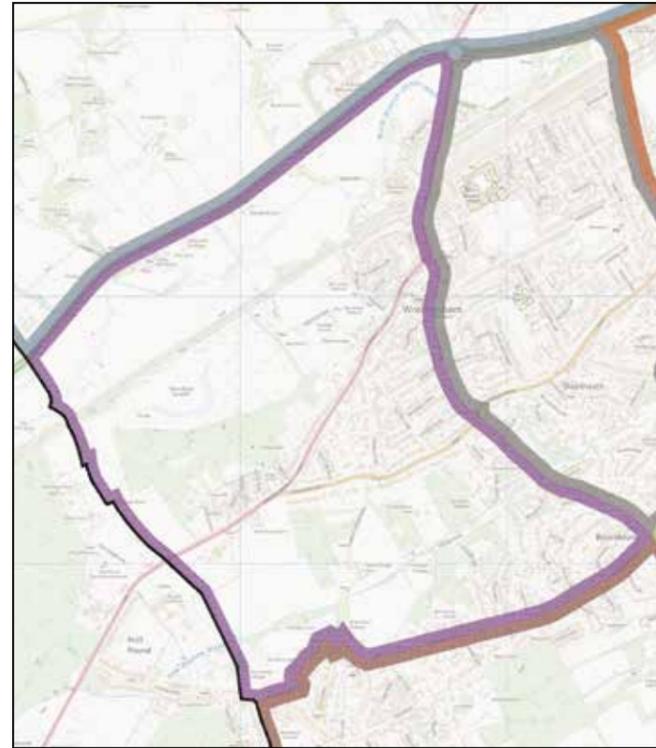
19.0 Wrecclesham

19.1 The village of Wrecclesham lies to the south-west of central Farnham and extends to the border with Hampshire. The oldest part of the village is a ribbon development along the A325 towards Petersfield and the central area was designated as a Conservation Area (P31/3/19) in October 1973 and extended in August 1991.

19.2 The whole of the village contains a mix of residential properties, together with several retail and light industrial buildings. On the northern side of the A325 the houses overlook the Wey Valley and there is open countryside from the gardens of these houses, through fields there are footpaths to walk into Farnham and to Alice Holt Forest. From The Street (A325) there is a recreation ground with a sports club for teams for cricket and football, tennis club, allotments and the grounds of a League Football Club.

19.3 The valley has been used for clay and gravel extraction and there are areas of closed landfill. With a working gravel/landfill pit in operation currently, access to this is only from the A31. In the past landfill sites has created a source of methane and other gases, which have presented problems for the houses in the lower part of the village. Occasional evacuations have been necessary.

19.4 South of the A325, the ground continues to rise and there has been considerable residential development. Whilst the oldest buildings in Wrecclesham date from the fifteenth century, the



Character Area: Wrecclesham

vast majority, especially away from the original ribbon development, date from the twentieth century. The renowned pottery, built in the 1850s by the Harris family, is located towards the western end of the village. Evidence of the building materials fabricated from the pottery is evident on several dwellings around the village.

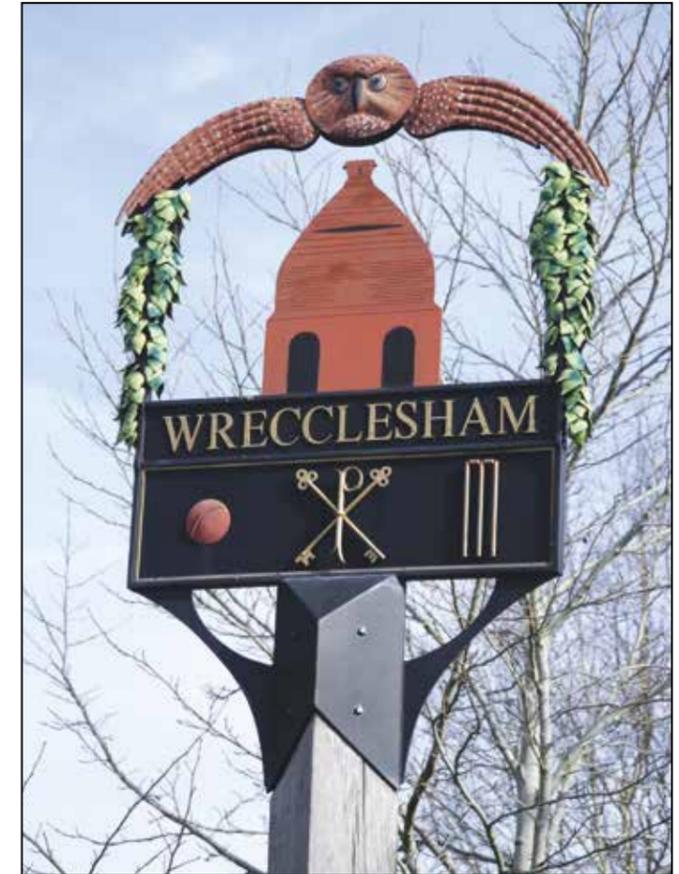
19.5 Wrecclesham has seen considerable housing development in recent years with new streets

replacing both green and brown field sites. Currently a development of 60 houses is being built to the south side of the village with developments already affected by both flooding from the river Wey and on contaminated landfill sites. Apart from these larger schemes, there has also been considerable infilling and conversion of bungalows to houses.

19.6 This amount of construction has put considerable strain on the local infrastructure, with peak-time traffic along the A325 tailing back from the junction with the A31 to the Hampshire border, a distance of about a mile. The local primary schools, which are located near the village, are over-subscribed, despite the introduction of a two-form entry at St. Peter's School.

19.7 With the A325 as an artery through the village there is no central point to the village. The A325, once a country lane from Farnham to Petersfield, the character of the road itself through Wrecclesham is lined with houses and cottages originally still replicating its track road character. Running parallel to the River Wey, the track has significant sections of embankment with public footpaths running along. The north side of the village accommodates the train depot and sheds.

19.8 There is a thriving secondary school, community centre, parish church with a cemetery and hall, several public houses and a restaurant.



Design Guidelines for Wrecclesham

- 19.9.1** The Conservation Area in the central part of the village should be preserved or enhanced by future development, following the guidance in FNP6 of the Farnham Neighbourhood Plan, the Conservation Area Appraisal and Conservation policies in LPP1.
- 19.9.2** Outside the Conservation Area, properties along the A325 are varied in style but conform to a two-storey limit. This limit should be respected in future development in this area.
- 19.9.3** Development with direct access on to the A325 should be discouraged, where practicable, in order not to exacerbate existing traffic problems.
- 19.9.4** New development should reflect the pattern and density of existing development. Dwellings should have character and avoid uniformity, wherever possible, following the guidance in Paragraph 134 of the National Planning Policy Framework.
- 19.9.5** Extensions should respect the style of the original building and avoid having an adverse effect on the street-scene. Dormer windows should not be allowed to dominate the roof. Guidance in the Residential Extensions SPD and Policy FNPI6 must be followed.
- 19.9.6** Street trees and hedges must be preserved and green boundaries should be encouraged in most areas, to preserve the verdant character of the village.
- 19.9.7** All development should have well-designed and well-integrated parking for cars, wherever possible.
- 19.9.8** All development should have adequate external storage space for bins and bicycles.
- 19.9.9** Green spaces to the north and west of the village and within its boundaries should be preserved, wherever possible. All public green spaces from The Street should be protected and enhanced, to cater for increasing numbers of residents, as a result of development and to ensure that the village retains its character.
- 19.9.10** The quarry area must be sensitively restored and maintained as an essential part of the Area of Strategic Visual Importance, to support and enhance local biodiversity and to retain the green backdrop of the village.





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