

Sustainability Appraisal Scoping Report

Farnham Neighbourhood Plan

Farnham Town Council

Final Version following Consultation

September 2014

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Introduction

What is Sustainability Appraisal/Strategic Environmental Appraisal?

To help ensure that Farnham Neighbourhood Plan is sustainable, a Sustainability Appraisal (SA) has to be undertaken. An SA is a process that aims to predict and then assess the economic, environmental and social effects likely to arise from the adoption of the Neighbourhood Plan.

We are also required by European Law to undertake another appraisal known as a Strategic Environmental Assessment (SEA). SEA is a process for identifying the environmental impacts likely to arise from the Plan. As both the SA and the SEA aim to predict and assess the impacts of plans, they are usually combined to avoid duplication. They are referred to as the SA/SEA.

It is the intention that this SA/SEA Scoping Report will be used as the basis for appraising the Neighbourhood Plan, and proposes the methodology that will be used to do this.

Contents of Scoping Report

This section describes why we need to do SA/SEA, the structure of this Scoping Report, the timetable for the production of Farnham's Neighbourhood Plan, and how you can get in touch with us to give us your comments. It describes the boundary of the Neighbourhood Plan area, and the method we are proposing to use to carry out the SA/SEA.

Section 2 summarises the key issues that we need to consider when planning the future of Farnham. These issues have been identified through public consultation and from the background information and other Plans, Policies and Programmes that are summarised in the Appendix. It proposes sustainability objectives for the Neighbourhood Plan.

Section 3 describes proposals for the next steps in our Plan-making process, and the structure of the Draft Sustainability Report that will accompany the Draft Neighbourhood Plan when it is ready for public consultation.

The Appendix is the largest part of this document and describes the issues affecting Farnham and the existing state of affairs in several topic areas. These topic areas include those required by EU Directive, such as landscape, human health, and biodiversity; and also some topics relevant to Farnham, such as housing and transport. Each topic heading includes the following:

- The main Plans and Policy documents, and their impacts on Farnham relating to the topic.
- Key issues in Farnham, based on the evidence we have from studies, research and statistics, including historic trends.

Consultation Arrangements

A first draft of this document was submitted for consultation with the Environment Agency, Natural England, English Heritage, Waverley Borough Council and other consultees in Summer 2014. The consultation comments were considered and changes made to the text to reflect the issues raised. A summary of the comments received and the Town Council's response can be found at Appendix 2.

Timetable of Farnham's Neighbourhood Plan

The table shows the main stages in the production of the Neighbourhood Plan and corresponding stages of the SA/SEA.

Neighbourhood Plan stage	SA/SEA stage	Expected Timescale
Publicise and Early engagement		
Data collection and Interpretation	Identify Policy context and Neighbourhood Characteristics	2012 – Autumn 2014
Community engagement		
Exploratory Consultation	Exploring local issues and the merits of a Neighbourhood Plan	2012
Options Creation	Generating options for what could be in the Plan. Scoping report consultation	Spring 2013 – Autumn 2014
Options Consultation	Stage B of the SA process based on the developed alternatives to assess the effects as defined by the SEA Guidance (2005).	Autumn 2014
Plan Creation	Stage C of the SA process (Preparing the SA (incorporating the Environmental Report), as defined by the SEA Guidance (2005).	Winter 2014
Pre-Submission consultation and Engagement	Draft Sustainability Appraisal consultation for 6 weeks	Early 2015
Submission consultation, examination and processes up to referendum	Final Sustainability Report submitted along with Plan	Spring - Summer 2015
	Publication of an Environmental Statement of how the Plan takes account of the findings of the SA	

Methodology of SA

As the first stage of the SA/SEA scoping of the new Neighbourhood Plan, the Council has collected contemporary information on social, environmental and economic issues in Farnham. This is known as the 'baseline' data. This information was collected from studies and initial public engagement carried out in 2011/12, and other sources, and enabled the key issues facing the Farnham Neighbourhood plan area today to be identified.

The next stage of the process has been to identify and analyse all plans, programmes and policies that could impact on the Neighbourhood Plan. These plans, programmes and

policies include documents relevant to Farnham. Waverley Borough Council are preparing a Local Plan and have identified plans, policies and programmes from international to District level that affect Waverley. The documents identified in this Scoping report concentrated on information relevant to Farnham in particular.

The topics and sustainability priorities of most concern to Farnham will be confirmed following this consultation. The sustainability objectives will be compared with each other and against the Neighbourhood Plan policies during the development of the Draft Plan. This process will enable the plan to secure sustainable outcomes and possible ways of reducing or resolving any predicted adverse impacts.

The SA is being prepared by Farnham Town Council who is also responsible for the development of the Neighbourhood Plan. To ensure the SA is subject to impartial scrutiny, we are intending to involve internal and external stakeholders during the evolution of the Sustainability Appraisal. We have also involved Waverley Borough Council and a planning consultant as 'critical friends' to provide objective opinion of the Appraisal.

This SA will be developed as the Neighbourhood Plan progresses.

Policy options for the Neighbourhood Plan will be assessed against Sustainability Objectives. The Sustainability Objectives will be chosen to represent the economic, environmental and social issues facing Farnham – this will enable the assessment to show whether policy options would result in balanced, 'sustainable' development, or would favour one of these three themes over another.

Each policy option will be appraised against each Sustainability Objective and scored according to whether its impact on the Objective would be: significantly negative; negative; neutral; positive; significantly positive, or whether the impact is not known. A Sustainability Report will be produced with the results of this appraisal, and accompany the Draft Neighbourhood Plan in public consultation. The Neighbourhood Plan will contain an account of how it has responded to the Sustainability Appraisal, and justify any instances where the most sustainable policy recommendation is not proposed to be adopted.

Early Public Engagement

Details of the early public engagement are set out in the Farnham Neighbourhood Plan Statement of Community Involvement. This demonstrates that the local community has been involved in exploratory meetings leading up to Neighbourhood Plan preparation.

Throughout October and November 2011 there were discussions with local councillors and presentations to local residents' associations leading to the decision to proceed with a Neighbourhood Plan by Farnham Town Council on 1st December 2011.

During Spring 2012, a series of exploratory workshops were held. The first, on 16th February 2012, involved residents' associations, local societies and individual residents. This meeting took place in the Farnham Council Chamber and around 30 people attended, representing residents across the town.

Participants were encouraged to comment on any aspect of life in their ward or anywhere across the town with reference to 4 main headings:

- transport and infrastructure
- housing and environment
- community, including leisure and recreation
- economic and business development

The main issues raised were:

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

A second workshop was held on 8th March 2012 with developers and architects in the Farnham Town Council offices. The main points raised were:

- Importance of design
- Possible housing locations
- A vibrant town rather than dormitory town so need for a mix of employment opportunities: retail, office and industry
- Shortage of employment land – possible locations: land, down near Shepherd and Flock (owned by WBC/ FTC and extension of riverside).
- Greenfield release necessary for housing
- Infrastructure with development
- Possible extension of 'village' boundaries
- Re-evaluation of East Street proposal and consideration of Woolmead, Police Station and parts of Guildford Road

In May 2012 a document was produced containing a portrait of the area and a summary of the emerging key themes and issues. The comments from the workshops were also used as the basis for a draft vision and objectives for the area. A skeleton document was sent to all stake-holders and placed on the Farnham Town Council website for comment. The document was accompanied by a letter, explaining its content and seeking comments on any aspect of the first version. The main points raised in the comments on this document were:

- The importance of the Aldershot and Farnham Strategic Gap
- Preservation of local characteristics when building new homes
- New land required for sports pitches
- Concerns over new housing locations and their distances from amenities

- Support for the need for a Western Bypass in the town
- Need for business Park infrastructure improvements
- Lack of parking and traffic congestion
- Impact on Farnham of large scale developments in surrounding towns such as Whitehill/Bordon and Aldershot
- Mix of house types required
- Protection and enhancement of biodiversity
- A theatre should be added to cultural offer

On 29th November 2012 a further workshop was held at the Farnham Maltings. Those who had previously attended workshops were invited, as were all residents via local press releases, the Town Council website and Town Council noticeboards. The workshop was attended by 62 people, including representatives of a variety of businesses and organisations.

The main points raised were:

- Clarification of the Town Centre area
- East Street not fully reflected in the document
- Insufficient emphasis on bypasses in the town
- Infrastructure issues:
 - Flooding
 - Traffic congestions
 - Air quality
- Impact of development in surrounding areas that will affect the town needs to be reflected
- Student accommodation plans for the future
- School capacities and dealing with increasing residential numbers
- Balance of retail provision to support new housing
- Lack of emphasis in document about public transport issues
- New employment space/land needed
- Industrial sand extraction – can the NP cover this issue?
- Future safety, security and policing
- Protecting Gostrey Meadow
- Protection of Farnham's distinctive identity
- Improvements to pedestrian access in to the town centre
- Concerns over lack of alternative SANGs provision
- Can emergency planning be included in the plan?
- Consultation with young people is essential

Planning Context

The **Localism Act** gives additional powers to local communities to control their local areas. The Act was given royal assent in November 2011 and the parts of the act dealing with Neighbourhood Planning came into force in March 2012.

The **National Planning Policy Framework** (NPPF) should be taken into account in the preparation of neighbourhood plans (NPPF Para 2). The NPPF requires that planning policy and development decisions be made in light of the Government policy to permit 'Sustainable Development'

The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly

The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously (NPPF)

South East Plan (2009). Although most of the Plan was revoked in 2013, Policy NRM6 on the Thames Basin Heaths Special Protection Area (SPA) was retained and is relevant to the Neighbourhood Plan as much of Farnham is within a 5 km zone of influence of the SPA.

Waverley Borough Local Plan (2002) sets strategic policies for land including housing and employment targets, land and location. However, since the Local Plan is now quite old, some policies, including housing provision, have not been saved. Policies of the Local Plan that have been retained are available on the Waverley website.

The Local Plan sets out a number of policies for development and transport initiatives in Farnham town centre which include a pedestrian improvement area, cycle routes, the East Street Area of Opportunity and Key Development sites. Other policies seek to protect and enhance the historic character of the town and its green setting. These include policies relating to the Conservation Area, Castle Street, the protection of areas of strategic visual importance and the green envelope.

Outside the town, policies seek to protect countryside beyond the Green Belt, the Area of Great Landscape Value, sites of biodiversity value and to promote road improvements.

A new Local Plan will replace the current adopted Local Plan, and will be produced in conformity with the NPPF. A Core Strategy was prepared but was withdrawn from examination in autumn 2013 following a new housing market assessment and comments made by the planning Inspector. The process of plan preparation has now been rescheduled. A call for potential development sites was made at the start of the year and a consultation on issues and options is expected to take place in late summer/early autumn 2014. The Council intends to publish a new draft Core Strategy (now to be called Local Plan Part 1) in November/December 2014. This will include the overall spatial strategy options. This will be followed in due course by a Local Plan Part 2, which will include development control policies and non-strategic site allocations. Both documents will be accompanied by the necessary Sustainability Appraisal Reports.

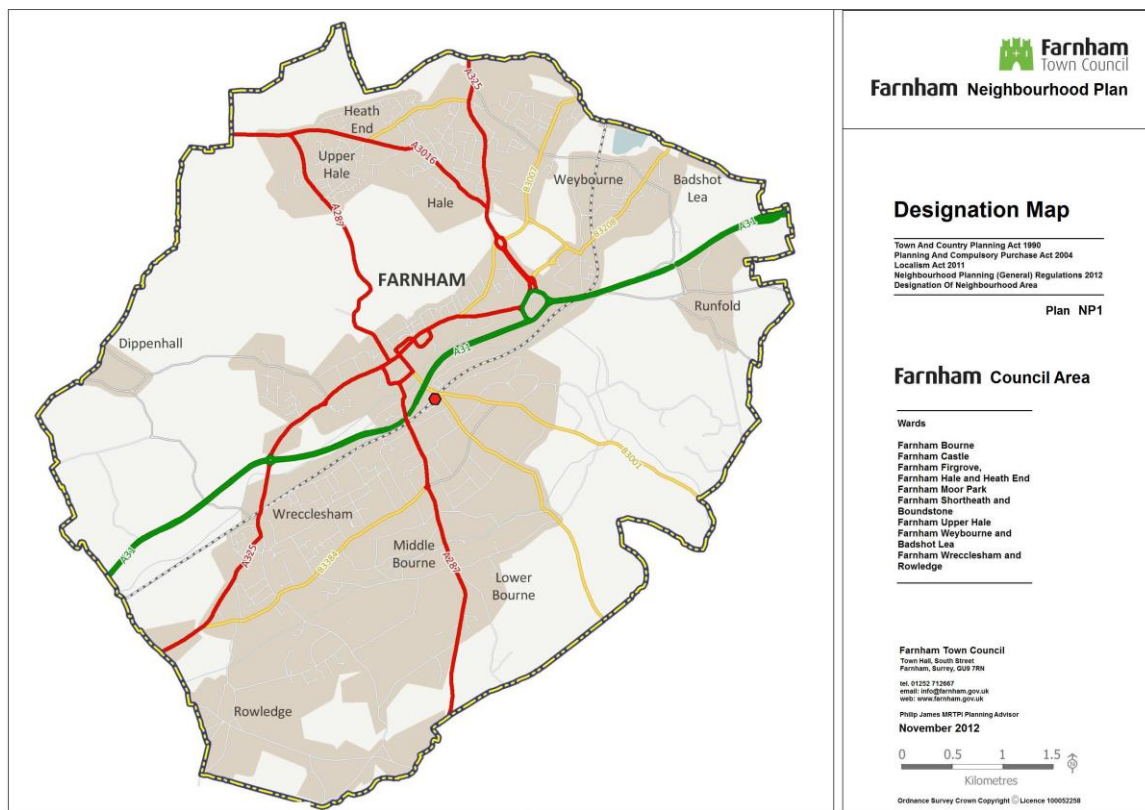
Farnham Village Design Statement (adopted 2010) provides a detailed description of the parish history, architecture and design and environment. It sets out draft policies or design guidance for developers to observe, in order to retain and protect the historic character and environmental quality of the village and parish; and describes potential improvements that would enhance the village. The analysis forms an important part of the evidence base which

will be used to inform the contents of the Neighbourhood Plan.

Neighbourhood Plan Area

The Neighbourhood Plan is for Farnham Town Centre and neighbouring rural settlements covered by Farnham Town Council. The SA will address the area within the Parish Boundary that the Plan affects.

In relation to secondary or indirect effects of the Neighbourhood plan, this SA scoping report could be applied to this and other areas beyond the Parish Boundary during the life of the Plan.



Key Issues for Farnham

A review of relevant planning documents and data sources together with engagement with stakeholders and the wider community has indicated a number of key issues faced by the parish. Details of how these key issues were identified can be found in Appendix 1.

Housing

There is a need to ensure that there is adequate affordable and market housing available in a range of sizes and tenures to meet local needs whilst protecting the local environment and quality of life, including smaller homes, student housing and specialist elderly housing schemes.

Identifying suitable, sustainable locations to meet housing requirements.

Landscape and Open Space

Local residents fear the coalescence of settlements which would harm settlement identity and character.

Pressures to build housing or other built development could threaten valued areas of open space, views, the landscape setting of Farnham and accessibility to the countryside .

Traffic and transport infrastructure are harmful to landscape character.

The urban fringe around Farnham and along the A31 corridor could be enhanced.

Local consultation indicates that Farnham Park and Gostrey Meadow are particularly valued open spaces.

Jobs and Employment

There is a level of commuting out of the County.

Demand for housing or other uses could result in the loss of some employment space

Redevelopment in and around East Street could provide opportunities to enhance the mix of uses and quality of the environment in the town centre, but there is local concern about the location and mix of uses as proposed.

The future of the Woolmead and vacant sites.

Retention of independent retailers and local centres that reduce the need to travel by car.

Retention of a mix of employment opportunities to promote a vibrant local economy.

Support for small businesses and agricultural diversification.

Perceived shortage of high quality employment sites.

No defined primary shopping frontages in Farnham.

Tourism is based on visitors to the historic centre and attractions

Transport

Heavy volumes of traffic on major routes and passing through Farnham town centre causing congestion at peak times and contributing to climate change, pollution, loss of amenity and creating safety issues.

Future development in and outside Farnham has the potential to exacerbate existing road traffic issues.

Large vehicles and heavy traffic on rural roads.

Poor environment for pedestrians and cyclists at some locations.

Heavy goods vehicles unloading on the road.

Challenges created by narrow, historic roads in handling volume of traffic, developing safe cycle and pedestrian routes and promoting public transport.

Parking issues in the town centre.

Infrastructure

Existing and future pressure on the road and rail transport systems and for parking.

Congestion in central Farnham.

The need for safe networks and crossings for cyclists and pedestrians.

Pressure on school places for the current and predicted populations.

Open space provision generally good but some deficiencies in recreation open space.

Shortage of facilities for young people.

Improvements to broadband/technical infrastructure.

Protection and expansion of cultural facilities.

Ensuring any new development is supported by adequate infrastructure development including water supply and waste water treatment.

The potential impact of large scale developments in surrounding towns.

Business park infrastructure improvements.

Pollution

An Air Quality Management Area has been designated in Farnham due to Nitrogen Dioxide emissions mainly from traffic.

The chemical quality of the River Wey and Blackwater River is currently good but the ecological quality is moderate/poor.

Ecology and Biodiversity

Farnham incorporates several areas of local or national natural conservation interest and is within the buffer zone of European SPAs and a SAC.

The variety of local habitats including farmland, woodland, water features, heathland and urban green spaces encourages a wide diversity of flora and fauna including priority species.

There are several areas within Farnham which could be improved to enhance their ecology and biodiversity.

Identifying suitable sites for SANGs provision.

Design and Heritage

Maintaining the character of distinct areas in and around Farnham.

Promotion of good design.

Water

Farnham suffers from water stress along with the rest of the South East region of England

The need to reduce flood risk and the impact of flooding now and in the future.

The increased pressure on water resources likely to occur with future development in Farnham and in neighbouring areas.

The need to improve water quality and the biodiversity value of water features.

Energy

Absence of information on the scope for non-renewable technologies in Farnham.

Community-scale energy schemes could be viable in Farnham.

Landscape impacts mean that large scale renewable technologies are likely to be inappropriate in Farnham.

Climate Change

The principal effects of climate change in Farnham will be rising temperatures, impacts on water resources, particularly the frequency and severity of flooding and impacts on biodiversity.

Climate change measures will need to address the causes of climate change, mitigation of its effects and adaptation.

Carbon emissions from domestic and industrial sources and from traffic contribute to global warming.

Sustainability Objectives

The proposed Sustainability Objectives for Farnham Neighbourhood Plan were derived from

- Review of the Policies and Documents described in Appendix 1
- Review of Waverley Borough Sustainability Objectives
- An Understanding of the key issues facing Farnham

The proposed Sustainability Objectives for Farnham are as follows:

Proposed Farnham Sustainability Objectives	Proposed Farnham Sustainability Indicators
1 To ensure that everyone has the opportunity to live in a decent and affordable home of the appropriate size, type and tenure.	<ul style="list-style-type: none"> • Number of new home completions • Number of affordable home completions • Type of dwellings constructed by size, type and tenure
2 To protect, enhance and make accessible for enjoyment, the town's open spaces and high quality and sensitive landscape within the Parish and prevent the coalescence of settlements.	<ul style="list-style-type: none"> • Number of buildings developed outside the BUAB • Development between Farnham and Aldershot • Footpath condition surveys • Number of footpath and bridle path routes across through Parish countryside into adjacent districts
3 To promote opportunities for employment within the Parish and support Farnham town centre, local businesses and tourism	<ul style="list-style-type: none"> • Number of new business start-ups • Amount of business floorspace gained/lost • Amount of retail floorspace gained/lost in the town centre.
4 To reduce the need to travel by car for local journeys, reduce road congestion, improve air quality and improve and promote travel by cycle and on foot within the Parish.	<ul style="list-style-type: none"> • Length of dedicated cycle or shared-surface paths within the parish • Number of parking spaces in Farnham town centre • Traffic management measures undertaken • Enhancements to junctions/crossings to improve pedestrian and cycle safety • Air quality improvements in the AQMA and at other monitored sites.
5 To ensure adequate amenities for local residents, including health, education, local shopping and leisure facilities.	<ul style="list-style-type: none"> • Number of convenience shops in the town centre and local centres • Record of social infrastructure provided (schools, health facilities etc) by location • Number of primary-age children enrolled at schools in Farnham. • Provision of new/enhanced sports pitches and children's play areas.

<p>6 To conserve and enhance biodiversity within the Parish and prevent any significant adverse effect on sites of national and international importance.</p>	<ul style="list-style-type: none"> • Condition of Thames Basin Heaths and Wealden Heaths I SPAs • Condition of SSSIs • Amount of SANGs • Number of designated sites within the Parish • With reference to the forthcoming Surrey Habitat Action Plans, monitor key local species and habitats, particularly in the Biodiversity Opportunity Areas, using data from Surrey Biodiversity Records and local surveys as available. • New/enhanced habitats created through new development.
<p>7 To ensure development complements the character of the town's individual neighbourhoods and Conservation Areas.</p>	<ul style="list-style-type: none"> • Number of developments award Waverley design award.
<p>8 To maintain and improve the water quality of the Parish's watercourses and to achieve sustainable water resources management.</p>	<ul style="list-style-type: none"> • Water consumption data • Implementation of proposals to transfer water into the Farnham zone from the south. • Ecological and chemical water quality of rivers • Groundwater quality.
<p>9 To reduce and manage the risk of flooding and any consequential harmful impacts to public wellbeing, the local economy and the environment.</p>	<ul style="list-style-type: none"> • Flood events recorded • New development within flood zones.
<p>10 To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.</p>	<ul style="list-style-type: none"> • Number of renewable technologies installed. • Energy consumption in Parish buildings.
<p>11 To reduce the Parish's impact on climate change and prepare the community and environment for its impacts.</p>	<ul style="list-style-type: none"> • Traffic flows on major routes • Suds schemes completed. • Schemes completed to connect natural habitats and enhance green corridors and waterways.

Proposed SA Report Structure

The proposed structure of the SA Report is set out below, although the final documents may take a slightly different format dependent upon the outcome of consultation.

- Non-technical summary
- Section 1 Introduction – Setting out the plan objectives, the relationship with higher level guidance, and the methodology applied to the appraisal;
- Section 2: Key Sustainability Issues;
- Section 3 Sustainability Objectives;
- Section 4 Testing the Neighbourhood Plan Objectives;
- Section 5 Sustainability Appraisal of Draft Neighbourhood Plan Policies;

- Section 6 Conclusions
- APPENDIX 1: Sustainability Appraisal of Draft Policies

Next Steps

A Sustainability Appraisal will be carried out in October 2014 on the Regulation 14 draft Farnham Neighbourhood Plan.

A final Appraisal will be used to inform the final policies of the Farnham Neighbourhood Plan.

Appendix 1: Topic-based assessment of Farnham Baseline situation and Key Issues

Housing

Plans, policies and Programmes

	Implications for Farnham
Policy documents	
The National Planning Policy Framework (2012)	Indicates that Waverley Borough's Local Plan should meet the full, objectively assessed needs for the market and affordable housing in the housing market area including identifying key sites. It should plan for a mix of housing and identify the size, type, tenure and range of housing required. It also sets out core planning principles which include the need to identify and then meet housing needs of an area and to make effective use of land, reusing brownfield land that is not of high environmental value. The NPPF states that neighbourhoods should develop plans which support the strategic development needs set out in Local Plans including policies for housing. This may be developed ahead of the Local Plan.
Waverley Borough Local Plan (2002)	In the absence of a revised plan, saved policies of the 2002 Local Plan remain in force, although now of variable relevance. The Key note policy of the 2002 Plan seeks to maintain and improve the quality of life in Waverley without compromising the ability of future generations to meet their own needs and to enjoy a high quality environment through protecting and enhancing the Borough's environmental quality and providing for homes, jobs, infrastructure and services without undermining the value of built, natural and man- managed environmental resources. Policies H1 and H2 on housing provision, monitoring and phasing are no longer in effect.
Revised Waverley Borough Local Plan	The proposed Core Strategy was withdrawn in October 2013 in the light of Inspector's comments and the findings of the latest housing market assessment. A call for sites is currently being undertaken and the revised timetable indicates that a Draft Local Plan will be published in November 2014.
Waverley Affordable Homes Delivery Plan 2012-2017	Sets out the Borough Council's corporate approach to delivering new affordable housing and includes a schedule of potential development proposals, several of which are in Farnham.
Surrey Rural Strategy 2010-2015 (2010)	Strategy prepared by an alliance of public and private bodies. Policy SO12 seeks to ensure affordable housing is accepted as crucial to rural communities and is developed where there is a need.

Farnham Design Statement	Adopted by Waverley Borough Council in July 2010 as a Material Planning Consideration, the statement sets out guidelines for development in Farnham..
Evidence Base	
Waverley and West Surrey Strategic Housing Market Assessment, Final Draft Oct 2013	Identifies the housing need for all types of housing including private and affordable.
Waverley Borough Strategic Housing Land Availability Assessment, April 2012	Identifies potential housing sites within the Borough, including Farnham.
Waverley Local Plan Annual Monitoring Report 2011-2012	Summarises progress in meeting objectives of the saved policies of the 2002 Local Plan, including housing provision.
Local residents' surveys	Including the report on constraints to the development of land at Waverley Lane prepared by South Farnham Residents' Association 2013, Badshot Lea Neighbourhood Survey 2013 and Rowledge Residents' Association village plan survey 2011 which provide insight into local residents' views on a wide range of issues including demand for housing and suitability of sites.

Farnham Baseline information:

Farnham Parish had a population of 39,534 in 2011 (2011 census). Until the new Local Plan is prepared (later this year), there are no local policies on provision or phasing of new housing. The South East Plan 2009, however, indicated that 5,000 net additional dwellings should be located in Waverley Borough between 2006-2026 at an annual average of 250.

The Waverley and West Surrey Strategic Housing Market Assessment (October 2013) provides up-to-date information on the local housing market. It indicates that Farnham and the surrounding settlements form a distinctive housing sub-market which is influenced both by the market centred on Guildford and the wider London market. The Borough of Waverley, within which Farnham falls, is dominated by the owner occupied sector (74%) with low representation of the private rented sector (11.3%), although shared ownership and private rented are increasing. The housing stock shows a high proportion of established family houses, with the proportion of detached properties significantly above the regional average. Approximately two thirds of the housing stock comprises three or more bedrooms. There is a correspondingly low proportion of flats. Overcrowding is relatively low but 77% of households in the borough are defined as having an excess of space to the number of residents. There are gaps in housing supply particularly in homes suitable for first time buyers and smaller family housing. Housebuilding has followed wider economic trends with completions increasing steadily in the early 2000s but tailing off since 2007. There has however been a recovery since 2012. Despite the recession, Waverley Borough has delivered levels of housing slightly above planned supply.

Population growth in Waverley has been historically relatively low. The two most prevalent age groups are 40-44 and 45-49 years. The 20-35 year old group is under-represented possibly indicating that this age group (often first time buyers) leave the Borough to find affordable accommodation. There is evidence of an ageing population. The average skills level of the Borough population is higher than county levels, with a smaller proportion of residents with low or no qualifications. The employment rate and earnings in Waverley are above the county averages but the lower quartile earnings fall below. All these trends create a risk that local workers and lower income households generally will be marginalised in the buoyant local housing market.

The Strategic Housing Market Assessment has identified a net housing need in Waverley Borough of around 9400 homes (470 homes per annum) as being an objective assessment of full need for market and affordable housing over the 2011 to 2031 period. In terms of affordable housing, the estimated need for the Borough is 6, 291 households over the period 2013-2031, equivalent to 350 households per year. For Farnham, the total net need for affordable housing is estimated at 2,144 households (119 households per annum). However, since the private rented sector currently contributes to meeting affordable housing needs, the report indicates that a figure of around half the projected number of affordable homes per annum needs to be delivered, with a focus on smaller properties.

For market housing, a focus on two to three bedroom properties is recommended to meet demand from new households, younger families and older downsizing households. Addressing the housing needs of older people will be particularly important in Waverley given the ageing population.

Settlement level estimates of dwelling sizes (2011-31): Affordable and Market Housing (SHMA Tables 40/ 41)

Sub-area	Tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Farnham	Affordable housing	48.6%	27.4%	22.1%	1.8%
Farnham	Market housing	5.0%	28.1%	40.4%	26.5%

Waverley Annual Monitoring Report indicates that there is pressure for development in Farnham with construction commencing on 537 homes in the town in 2012 on 13 large development sites (each over 5 houses) in addition to smaller windfall developments.

The Waverley Borough Strategic Housing Land Availability Assessment, April 2012 identified potential brownfield sites for housing allocations as well as 13 greenfield sites for further consideration.

Surveys of local residents have indicated concerns about future residential development in relation to pressure on existing infrastructure, increased traffic particularly on narrow streets, impacts on biodiversity (SPAs), public open space and the green setting of the rural settlements.

Likely evolution without the implementation of the Neighbourhood Plan

Without the development of the Neighbourhood Plan it is likely that development pressure on Farnham will continue. More housing than that identified as being needed locally could be developed, adding to outward commuting, and pressure on local infrastructure. Similarly, sites which are not considered suitable may be developed. Areas of landscape and environmental value would be lost if not adequately protected.

What the Neighbourhood Plan can and cannot do

With the Local Plan, the Neighbourhood Plan can help identify an appropriate number of homes to be delivered to meet locally revealed needs which can be suitably accommodated within the identified constraints during the forthcoming Waverley Local Plan period; and also the proportion of affordable homes that should be included. The Neighbourhood Plan can identify areas of land that could be suitable for housing development. It can factor in the impact of the SPAs. It can also identify areas of local importance that should be protected from development in order to preserve locally important assets such as sensitive landscape, views, the setting of the town, important open spaces and local amenities. The two key determinants of supply and demand – access to developer finance and purchaser finance and the national economic cycle – are beyond the control of the Plan and therefore difficult to influence

Key Issues Identified:

There is a need to ensure that there is adequate affordable and market housing available in a range of sizes and tenures to meet local needs whilst protecting the local environment and quality of life, including smaller homes, student housing and specialist elderly housing schemes.

Identifying suitable, sustainable locations to meet housing requirements.

Landscape and Open Space Plans, policies and programmes

	Implications for Farnham
Policy documents	
The National Planning Policy Framework (2012)	Requires planning policies to be based on robust and up-to-date assessments of the needs for open space and indicates that existing open space should not be built on except in certain listed circumstances. The Plan states that local communities, through local and neighbourhood plans should be able to identify for special protection those green areas of particular importance to them by designating land as Local Green Space. It sets out criteria for when this designation could be used. The NPPF sets out policies for protecting Green Belt land and states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. The planning system should protect and enhance valued landscapes, geological conservation interests and soils.
Waverley Local Plan (2002)	<p>In the absence of a revised plan, saved policies of the 2002 Local Plan remain in force, although now of variable relevance. The Local Plan indicates that Waverley has some of the most attractive and unspoilt countryside in Surrey and contains policies (C1-C7 and C12) to restrict development in the Green Belt, protect the countryside for its own sake, protect the character and distinctive of landscape character areas, maintain the strategic gap between Farnham and Aldershot, protect areas of strategic visual importance, enhance the landscape and to protect trees/hedgerows and canals/river corridors.</p> <p>Around Farnham, the majority of the Neighbourhood Plan area is not designated as AONB or Green Belt, with the exception of the eastern edge. However three areas to the north west and north east of Farnham and south of Rowledge were designated as Areas of Great Landscape Value in 2002. The rural areas are covered by the Countryside beyond the Green Belt policy (C2). Other relevant landscape designations include: Areas of Strategic Visual Importance (Policy C5) which are located north of Rowledge, along the A31 and to the north and north east of Farnham; the South Farnham Area of Special Environmental Quality (BE3) and Areas for Landscape Enhancement located either side of the A31.</p>
Surrey Hills Consultation Draft AONB Management Plan 2014-2019 (2013)	The draft AONB Management Plan confirms the national importance of the AONB and outlines threats to its value including issues related to transport (road and air), pressure for housing and recreation, mineral workings, climate change, the loss of traditional countryside management practices and threats to the rural economy. It sets out indicators and policies for farming, woodlands, biodiversity, heritage, recreation/tourism, land use planning, transport, community development and the local economy, specifying who is responsible for delivery. Of relevance to Farnham, it recognises the importance of the AGLV and recommends a review of the AONB boundary to include AGLV of most value as defined in the Surrey Hills Area of Great Landscape

	Value Review 2007.
Farnham Design Statement (2010)	Adopted by Waverley Borough Council in July 2010 as a Material Planning Consideration, the statement sets out guidelines for development in Farnham town centre and in surrounding settlements. It describes the key elements of the built environment, landscape setting, views and important open spaces for each settlement. Within Farnham town, there is particular mention of the strategic gap between Farnham and Aldershot, important open spaces including Farnham park and Gostrey Meadow together with smaller recreation areas valued by local residents. The importance of the River Wey corridor and the green entrance/corridor along the A31 is stressed.
Landscape and Biodiversity Supplementary Planning Guidance (2003)	The key components of a sustainable strategy for landscape and nature conservation are: <ul style="list-style-type: none"> • character areas; • biodiversity; • good design.
Evidence Base	
Surrey Hills Area of Great Landscape Value Review (2007)	Reviewed similarities and differences between the Area of Great Landscape Value and the AONB, categorising the main features of sub-areas and significant changes to the landscape which have taken place. The review incorporated desk top studies, site surveys and consultation with local parishes as to whether they were aware of the AGLV designation and considered it useful.
Surrey Landscape Character Assessment (1997)	The study identifies key characteristics of the Wealden Greensand character area indicating how the River Wey and tributaries cut through the Greensand plateau to the south and west of Guildford creating narrow, steep-sided valleys. It lists particular issues for each character area.
Waverley Open Space, Sport and Recreation Study (2012)	Reviews the quality, quantity and accessibility of open space across the Borough and specifically in Farnham and proposes measures to meet any current deficiencies and future requirements.
CPRE Tranquility Map of Surrey	Indicates that Farnham is a less tranquil area.
Local residents' surveys	Including the report on constraints to the development of land at Waverley Lane prepared by South Farnham Residents' Association 2013, Badshot Lea Neighbourhood Survey 2013 and Rowledge Residents' Association village plan survey 2011 which provide insight into local residents' views on a wide range of issues including landscape and open space.

Farnham Baseline information

The landscape around Farnham comprises a Greensand plateau through which the River Wey and its tributaries run through narrow, steep-sided valleys. The landscape is characterised by woodland, rivers and lakes interspersed with pockets of farmland and small villages. At Farnham, the settlement and transport routes are concentrated in the valleys of the Wey. To the north and south, the land rises into hills and ridges.

The Surrey Hills Area of Outstanding Natural Beauty, designated in 1958, extends from Oxted in the east to the edges of the Farnham area, including Alice Holt Forest and countryside around Waverley Abbey. It is a nationally important landscape which includes the chalk slopes of the North Downs in addition to Greensand hills and plateaus. In the same year, the County Council designated part of Surrey as an Area of Great Landscape Value (AGLV). Additional areas were designated in 1984 which included countryside to the north and west of Farnham and south of Rowledge. The AGLV is a local designation which complements the AONB. The AGLV acts as a buffer and protects views from the AONB. However, it is of landscape significance in its own right and is valued by the Town Council in helping to maintain the green setting of the town. The current draft AONB Management Plan proposes that the AONB boundaries be reviewed to incorporate some of the higher quality areas of AGLV.

In addition to these designations, the Waverley Local Plan incorporates other policies to protect the quality of the landscape. Measures include the designation of Areas of Strategic Visual Importance along the A31, north of Rowledge and north/northeast of Farnham to retain the identity of individual settlements by maintaining green gaps. In addition the South Farnham Area of Special Environmental Quality seeks to retain the characteristic verdant, low density character of this area. The Countryside beyond the Greenbelt policy seeks to focus new development within existing settlements. The Local Plan also identifies Areas for Landscape Enhancement along the A31.

At a more local level, the Farnham Design Statement 2010 identifies locally valued landscapes and open spaces. It states that it is important that rural edges of the town remain protected, in addition to the strategic gap and open spaces within the town. These include both larger spaces such as Farnham Park and Gostrey Meadow and smaller recreation areas including Victoria Gardens, Borelli Walk and Middle Bourne Garden. The River Wey corridor, running through Farnham from Wrecclesham Road in the west to Waverley Abbey in the east, is recognised as an important natural asset which fulfils a number of landscape, biodiversity and recreation functions. The green entrance to the town and corridor along the A31 are valued and could be enhanced.

The Design Statement also considers important open spaces and the landscape setting of the surrounding smaller settlements. The importance of the heavily wooded green corridor in Bourne Valley is recognised and the open character of the playing fields at Farnham College. Where the land rises at Hale and Heath End, the views are particularly important. The Statement notes the rural character of north west Farnham and the countryside around Rowledge. In addition the survey of residents in Rowledge in 2011 found that many residents valued the unique, rural character of the village, its "greenness" and its separation from adjacent villages by open countryside. They

emphasised the need to protect these green spaces, in order to preserve the village's sense of identity and community, and to avoid it becoming a suburb of Farnham.

However, whilst much of the countryside around Farnham is of good landscape quality, the area has seen some significant loss of landscape value. The Surrey Hills AONB Consultation Draft Management Plan identifies particular threats to the whole AONB area which include transport (road and air), pressure for housing and recreation, mineral workings, climate change, loss of traditional countryside management and threats to the rural economy. Other local threats to landscape quality, identified in the Surrey Landscape Character Assessment, include damage to sunken lanes, neglect of coppice woods and a decline in parkland features. Farnham is surrounded by areas of urban fringe landscape which has limited landscape value and has potential for environmental enhancement. The Surrey Hills AGLV review highlights areas of landscape deterioration to the west of Farnham and around Moor Park where there is housing development in woodland and large scale mineral extraction on the river valley.

Likely evolution without the Neighbourhood Plan

Pressure for development will continue and, whilst Local Plan policies seek to protect and enhance landscape quality, smaller, locally valued green spaces might be lost, eroding the value landscape, views and recreational amenity they provide. Green spaces that separate rural settlements might also be under threat.

What the Neighbourhood Plan can and cannot do

The Neighbourhood Plan can identify and seek to protect areas that are of high landscape quality or sensitivity and locally valued. It can seek to prevent coalescence of settlements and the loss of settlement identity, and may include Local Green Spaces that should be protected for public use. The Plan cannot prevent development proposals from coming forward, but can set out policies relating to the protection of local green spaces and landscape that must be considered at the planning decision-making stage.

Key Issues Identified

Local residents fear the coalescence of settlements which would harm settlement identity and character.

Pressures to build housing or other built development could threaten valued areas of open space, views, the landscape setting of Farnham and accessibility to the countryside .

Traffic and transport infrastructure are harmful to landscape character.

The urban fringe around Farnham and along the A31 corridor could be enhanced.

Local consultation indicates that Farnham Park and Gostrey Meadow are particularly valued open spaces.

Jobs and Employment

Plans, policies and programmes

	Implications for Farnham
Policy documents	
The National Planning Policy Framework (2012)	Sets out as a core planning principle that efforts should be made to identify and meet business and other development needs in the area. Mixed use developments should be promoted. Significant weight should be placed on the need to support economic growth through the planning system. Policies should be positive and promote competitive town centres. It adopts a sequential approach for town centre uses, but this does not apply to small scale rural developments. It seeks to support a prosperous rural economy.
Waverley Local Plan (2002)	Contains policies relating to industry and commerce, shopping, town centres, tourism and rural areas. The Council's objectives in relation to industry and commerce are to retain and encourage existing employment opportunities, promote economic benefits without compromising the high quality environment and to complement the Economic Opportunities Strategy. In relation to Farnham, new development at the Coxbridge site is promoted in Policy IC7.
Surrey Strategic Partnership 2010-2020	Seeks to address 5 key challenges relating to climate change, sustainability, connectivity, public finances, austerity. Promotes a vision of sustained success with less inequality and more personal independence. Objectives for the County for Economic development relate to making the County more competitive globally and more inclusive.
Evidence Base	
Farnham Design Statement 2010	Contains detail on Farnham's growth and development.
Waverley Town Centres Retail Study Update 2013	Provides information on the quality and quantity of the retail offer in Farnham town centre and analysis of trends in comparison to neighbouring centres.
Waverley Employment Land Review Update 2011	Sets out some of the key economic challenges in the Borough and reviews current supply and projected demand for employment (B1, B2 and B8) floorspace. Identifies a requirement for a modest increase in employment floorspace in the period to 2027.

Farnham Baseline information

The Waverley local economy is closely linked to the wider Surrey and London economies, particularly as Waverley Borough Council, in south west Surrey, is an attractive location for business. It comprises four main centres of population in Farnham, Godalming, Haslemere and Cranleigh and a large rural area with over twenty villages. Waverley's business community is predominantly made up of small businesses in the light industrial and service sectors - with over 90% of businesses in Waverley employing less than 10 people. Waverley's economy is characterised by a low level of unemployment, high level of entrepreneurship and a skilled workforce. Travel to work and commuting patterns show that Waverley has a reasonable level of self-containment (particularly given its proximity to - and links with – London) with around 56% of residents living and working in the Borough.

The Waverley Employment Land Review indicates that the current supply of employment floorspace (452,351 square metres) is slightly lower than at the last review. There is a low vacancy rate of 2.4%. It forecasts a small increase of 0.8 ha will be required up to the year 2027 and that B1 requirement will increase while B2 and B8 will decrease. It states that there may be pressure to convert excess employment land to housing.

Farnham town has around 73.7 hectares of employment land, comprising 39% of the Borough total. The Review identifies opportunity land which is potentially developable within existing employment sites at Abbey, Bourne Mill, Coxbridge Business Parks and at Woolmead House, Preymead Industrial Estate, Wrecclesham Works, Bridge House, Weydon Works, The Old Sand Pit and the Telephone Exchange. Farnham was found to have 10,601 sq m of B class vacant floorspace of which 75% was class B1 (offices).

The Waverley Town Centres Retail Study Update 2013 indicates that Farnham is the most important of the four town centres in Waverley with the greatest quantum and range of comparative shopping and a good range of convenience shops including Waitrose and Sainsburys. It performs as a high order shopping centre. At the time of the study there were 14 convenience units, 116 comparative units and a high proportion of services including restaurants, cafes and public houses. Outside the town centre there is further leisure service provision at the Maltings which acts as a theatre, museum and events venue and at the Memorial Hall. A multi-screen cinema is proposed as part of a major redevelopment of the East Street Area. The main out of town foodstore is Sainsburys at Water Lane and there is also a retail park at Guildford Road. There are few vacant premises in the core shopping area which is a sign of town centre health and yields and rents are relatively strong. There is little dereliction except in the East Street Area which is run down.

The 2012 Retail Study gives the town centre floorspace figures (gross) in Farnham as 6,949 sq m convenience, 19,565 sq m comparison, 10,684 sq m services and 3,986 sq m vacant. The 2013 update identifies a potential need a further 1,517 sq m convenience (net) and 10,655 sq m comparison (net) in the period up to 2028. This takes into account an existing shortfall for comparison floorspace identified in the study. The study suggests that the proposed mixed use East Street development will make a contribution towards meeting these needs.

In addition to Farnham town centre, there are a number of smaller centres in the surrounding settlements, for example Old Hale and Rowledge, incorporating local shops, public houses, churches and other community facilities. These local centres are valued by residents and contribute to

the sustainability of Farnham by reducing the need to travel by car.

Surrey County Council does not currently have a tourism strategy, but work has begun on drafting one. Farnham's tourism is based on visitors to the historic centre.

The main campus of the University for the Creative Arts is located in Farnham town centre and there is an emphasis on craft industries in the town.

Likely evolution without the Neighbourhood Plan

Businesses will continue to follow market demands. Employment sites may be lost to other uses, particularly housing – giving a less sustainable balance between homes and jobs.

What the Neighbourhood Plan can and cannot do

The Plan cannot set business rates, but it can seek to protect local employment sites and the shops and services in the town centre and neighbourhood centres. It could enable the expansion of tourism accommodation or attractions and/or allocate a site(s) in the neighbourhood plan to encourage business start-ups including those originating within the University of Creative Arts.

Key Issues Identified

There is a level of commuting out of the County.

Demand for housing or other uses could result in the loss of some employment space

Redevelopment in and around East Street could provide opportunities to enhance the mix of uses and quality of the environment in the town centre, but there is local concern about the location and mix of uses as proposed.

The future of the Woolmead and vacant sites.

Retention of independent retailers and local centres that reduce the need to travel by car.

Retention of a mix of employment opportunities to promote a vibrant local economy.

Support for small businesses and agricultural diversification.

Perceived shortage of high quality employment sites.

No defined primary shopping frontages in Farnham.

Tourism is based on visitors to the historic centre and attractions

Transport

Plans, policies and programmes

	Implications for Farnham
Policy documents	
National Planning Policy Framework (2012)	Promotes sustainable transport which reduces greenhouse gas emissions and congestion. Plans should ensure development that generate significant movement are located where the need to travel is minimised and the use of sustainable transport modes can be maximised. Plans should seek to improve the quality of parking in town centres so that it is convenient, safe and secure. The NPPF states that developments should be located and designed where practical to (amongst other measures) accommodate the efficient delivery of goods and supplies, give priority to pedestrian and cycle movements and access to quality public transport facilities and create safe and secure layouts which minimise conflicts between different modes.
Waverley Local Plan (2002)	Policies M4 and M5 encourage measures to promote pedestrian and cycle infrastructure generally, whilst Policies M6 and M7 are specific to Farnham. M6 proposes the promotion and development of a cycle route network in Farnham in partnership with other organisations. M7 proposes improvements to the foot and cycle network including a pedestrian link from the North Downs Way to Borelli Walk, extensions and enhancement of the Riverside Walk along the Wey, opening the footpath from Vernon House to West Street to the public and new and improved footbridges over the railway and A31 at Weydon Lane. M9 seeks to improve access and movement for people with disabilities and movement problems and M10 to enhance public transport and interchange facilities throughout the Borough. M19 refers to proposed A31 Bypass Improvements and the need for planning decisions to take the proposals into account. The Local Plan refers to the Farnham Movement Package which is an ongoing transport initiative begun in the 1990s.
Surrey County Council Vehicular and Cycle Parking Guidance (Jan 2012)	The NPPF does not set standards, but Surrey County Council has produced guidance based on a maximum number of vehicular parking spaces per square metre of gross floor space of a development. This varies according to the location of the development – whether in town centre and less central/rural locations. The document proposes minimum standards for cycle parking and requires schools to produce school travel plans.
Waverley Parking Guidelines (Oct 2013)	<p>The 2012 County Guidelines have been used as the starting point for developing local parking guidelines for Waverley. They have been amended in some cases to reflect local circumstances. In relation to non-residential development, the guidelines are not expressed as either a maximum or a minimum. Instead they provide an indication of an appropriate level of parking for the different uses. With regard to residential development, the guidelines are expressed as the minimum level of parking that would normally be expected.</p> <p>The development of residential parking guidelines specifically for Waverley is partly in response to concerns that have been raised about parking provision in some new housing developments not being adequate,</p>

	resulting in parking spilling onto surrounding roads or vehicles being parked in unsuitable locations within a new development. Having regard to this, and the high levels of car ownership in Waverley compared with both the national average and the average in Surrey, Waverley Council considers that specific guidelines are needed for new residential development in Waverley. Therefore, the proposed Waverley specific residential parking standards are intended to provide a level of parking that more closely reflects demand, taking account of car ownership levels in the borough and levels of access to local services and public transport.
Farnham Design Statement (2010)	Outlines various issues associated with the road network and heavy traffic volumes.
Surrey Local Transport Plan (2011, updated 2014)	Proposes a number of Borough wide measures to promote a transport system in Surrey that is effective, reliable, safe and sustainable. Contains a review of existing problems and challenges and how these are to be addressed.
Waverley Borough Cycling Plan SPD	Outlines issues in the Borough and in individual settlements, reviews progress to date and identifies future actions.
Evidence Base	
Local residents' surveys	Including the report on constraints to the development of land at Waverley Lane prepared by South Farnham Residents' Association 2013, Badshot Lea Neighbourhood Survey 2013 and Rowledge Residents' Association village plan survey 2011 which provide insight into local residents' views on a wide range of issues including transport.

Farnham Baseline information

Surrey is one of the most densely populated counties in the UK with traffic flows on A roads almost double the national average. Traffic related problems are a major concern for people living and working in Surrey. The highway network is extremely busy with congestion at peak times or when traffic flow is disrupted. Both the rail and road network are put under pressure by the high level of commuting with one third of the working population commuting out of the County, with 24% travelling to London. The focus on London has created a radial road and rail network with a poor network of orbital routes. The congested roads and dispersed travel patterns create difficulties for bus operators and there is a relatively low (52%) satisfaction rate among bus users.

Located in the north-west corner of the Borough, Farnham has the highest population of approximately 39,167 and the largest town centre in the Borough. Farnham has an old town centre with narrow roads and pavements. There are high traffic flows along these roads particularly the A roads. The one-way system in the centre comprises two narrow roads: The Borough, in particular the eastern section; and most of Downing

Street. Both of these roads have high pedestrian and vehicle flows. The town centre one-way system suffers from congestion problems. These are the result of: strategic traffic travelling through the town centre; a high proportion of car borne trips; traffic circulating round the one-way system to locate available parking; and roadside servicing, a necessity for many businesses in the central area.

Farnham Design Statement lists a number of local concerns related to road transport. It points out that the A31 splits the town forming a barrier to pedestrian movement. The historical town centre suffers from congestion on its narrow roads and through traffic on the A287 and A325 passes right through the town. There are issues related to high traffic volumes and large vehicles on country roads in Upper Hale, Weybourne and Badshot. Other transport infrastructure issues include narrow, poorly maintained pavements, congestion caused by level crossings and a lack of rear servicing facilities for businesses in the town centre. The narrow, historic routes create challenges for promoting public transport and a safe environment for pedestrians and cyclists. Proposed residential developments in Farnham and beyond its boundaries are likely to create increased challenges to the transport network.

The Waverley Borough Cycling Plan indicates that some progress is being made in Farnham, where a cycle route network was identified as part of the Farnham Movement Study in the mid 1990's. In 2001 an access route from Hale to the town centre was constructed through Farnham Park. The Borough and County Councils have installed cycle stands in the main shopping centres and at public buildings such as libraries, leisure centres and council offices. A plan has been prepared showing existing on and off-road cycle routes and desire lines. A scheme of works is proposed to improve cyclist safety at junctions and crossings on major routes.

There is an extensive network of Public Rights of Way across the Borough of Waverley, particularly given its rural character and the significant areas of natural and semi natural greenspaces. They are maintained by Surrey County Council and regularly monitored. They amount to 789kms (of which 438kms are footpaths, and 320kms bridleway). Long distance footpaths – St Swithun's Way, Blackwater Valley Footpath and the North Downs Way – run through Farnham.

The Waverley Infrastructure Delivery Plan includes the following measures to address transport issues in Farnham (with proposed completion dates).

- Farnham town centre improvement scheme (2017),
- A287 Firgrove Hill traffic management including pedestrian crossing (2017-22),
- Farnham railway forecourt improvements and bus shelter (2017),
- A31 Hickleys Corner junction improvement (),
- A31 Shepherd and Flock roundabout improvement scheme (2022),
- A325 corridor Wrecclesham traffic management scheme (),
- A31 Coxbridge roundabout vehicle, pedestrian and cycle improvements (2022),
- Possible expansion of parking at Farnham (tbc).

Likely evolution without the Neighbourhood Plan

The volume of traffic through the town is likely to increase with further development in, or beyond, the Borough.

What the Neighbourhood Plan can and cannot do

By identifying transportation infrastructure required to support new development, the Plan can influence the allocation of Community Infrastructure Levy funds to local projects. The Plan can provide a useful set of aims and priorities to aid decision-making for the disbursement of these and other funds that become available. The Plan cannot be used to oppose transport schemes at the national level. The Plan cannot directly control the provision of public buses in Farnham nor specify traffic management measures which are not a land use matter..

Key Issues Identified

Heavy volumes of traffic on major routes and passing through Farnham town centre causing congestion at peak times and contributing to climate change, pollution, loss of amenity and creating safety issues.

Future development in and outside Farnham has the potential to exacerbate existing road traffic issues.

Large vehicles and heavy traffic on rural roads.

Poor environment for pedestrians and cyclists at some locations.

Heavy goods vehicles unloading on the road.

Challenges created by narrow, historic roads in handling volume of traffic, developing safe cycle and pedestrian routes and promoting public transport.

Parking issues in the town centre.

Infrastructure

Plans, policies and programmes

	Implications for Farnham
Policy documents	
National Planning Policy Framework (2012)	States that Local Plans should plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the Framework.
Waverley Local Plan (2002)	Policies M4 and M5 encourage measures to promote pedestrian and cycle infrastructure generally, whilst Policies M6 and M7 are specific to Farnham. M6 proposes the promotion and development of a cycle route network in Farnham in partnership with other organisations. M7 proposes improvements to the foot and cycle network including a pedestrian link from the North Downs Way to Borelli Walk, extensions and enhancement of the Riverside Walk along the Wey, opening the footpath from Vernon House to West Street to the public and new and improved footbridges over the railway and A31 at Weydon Lane. M9 seeks to improve access and movement for people with disabilities and movement problems and M10 to enhance public transport and interchange facilities throughout the Borough. M19 refers to proposed A31 Bypass Improvements and the need for planning decisions to take the proposals into account. The Local Plan refers to the Farnham Movement Package which is an ongoing transport initiative begun in the 1990s.
Surrey County Council Waste Plan 2008	Contains no specific proposals for Waverley district but Table 3.1 of the Waste Development DPD indicates that trading estates at Farnham, Bourne Mill and Cranleigh and Coxbridge Sandpit may have potential to accommodate waste management facilities.
Farnham Design Statement (2010)	Outlines various issues associated with the road network and heavy traffic volumes.
Waverley Infrastructure Delivery Plan (2012)	Reviews existing and projected infrastructure requirements throughout the Borough and for each settlement. Provides a programme of projects with deadlines and implementation details.
Waverley Borough Council Planning Infrastructure Contributions SPD (2008)	Explains how Waverley Borough Council will implement Planning Obligations as a delivery mechanism for the provision of many public services including highways, recreational facilities and education.
Evidence Base	
Waverley Open Space, Sport and Recreation Study (2012)	Identifies facilities required across the Borough and specifically in Farnham to meet any current deficiencies and future requirements.

Local residents' surveys	Including the report on constraints to the development of land at Waverley Lane prepared by South Farnham Residents' Association 2013, Badshot Lea Neighbourhood Survey 2013 and Rowledge Residents' Association village plan survey 2011 which provide insight into local residents' views on a wide range of issues including infrastructure issues.
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Farnham Baseline information

Located in the north-west corner of the Borough, Farnham has the highest population of approximately 39,167 and the largest town centre in the Borough. Farnham has a number of significant roads which pass through or close by including the A31 and the A331 Blackwater Valley Relief Road. The railway station is on the Alton to London Waterloo line.

Farnham Design Statement lists a number of local infrastructure concerns. It points out that the A31 splits the town forming a barrier to pedestrian movement. The historical town centre suffers from congestion on its narrow roads and through traffic on the A287 and A325 passes right through the town. There are issues related to high traffic volumes and large vehicles on country roads in Upper Hale, Weybourne and Badshot. Other transport infrastructure issues include narrow, poorly maintained pavements, congestion caused by level crossings and a lack of rear servicing facilities for businesses in the town centre. In addition, the Statement refers to over-subscribed schools, a shortage of hospital beds, a lack of larger performance space/public meeting place and a shortage of children's recreation space.

The Open Space, Sport and Recreation Study (2012) reviews the quantity and quality of a wide range of open space together with accessibility. It concludes that residents in Farnham generally have good access to open space with the exception of football, cricket and rugby pitches for which there is a current shortfall which will increase over time. Farnham has a sports centre, community halls and a fitness club and reasonable access to informal open space and the countryside. Whilst overall provision for children's play exceeds the proposed standard, it is noted that individual wards have insufficient provision. Local consultation has identified a shortage of facilities for young people.

Early engagement with local business representatives identified a wish for business park infrastructure improvements and enhancement of broadband/technical infrastructure.

The Waverley Infrastructure Delivery Plan reviews all types of infrastructure provision in the Borough and includes a programme of works. The programme for Farnham is based on the Farnham housing target of 1,295 as proposed in the draft Core Strategy which has now been withdrawn. This would have resulted in an estimated population growth of 3,108 households. However, perhaps of greater significance is Farnham's location close to the borough boundaries with East Hampshire, Guildford, Hart and Rushmoor. Large developments are proposed in these Boroughs which could have a significant impact on Farnham's infrastructure. These include potentially 4,000 dwellings at Whitehill-Bordon Ecotown in East Hampshire (via A325), approximately 900 dwellings at Queen Elizabeth Barracks, Church Crookham in Hart (via A287) and about 4,250 dwellings at Aldershot Urban Extension to the north (via A325 or A331 Blackwater Valley Relief Road). New development within and outside Borough boundaries will be required to make appropriate infrastructure improvements but the study admits

that further research is required into the potential wider impacts on the road network and other local infrastructure.

The Infrastructure Delivery Plan includes the following measures (with proposed completion dates).

- Transport – Farnham town centre improvement scheme (2017), A287 Firgrove Hill traffic management including pedestrian crossing (2017-22), Farnham railway forecourt improvements and bus shelter (2017), A31 Hickleys Corner junction improvement (), A31 Shepherd and Flock roundabout improvement scheme (2022), A325 corridor Wrecclesham traffic management scheme (), A31 Coxbridge roundabout vehicle, pedestrian and cycle improvements (2022), Possible expansion of parking at Farnham (tbc).
- Biodiversity – additional SANG in Farnham park and park enhancement
- Water supply – extension of Hale Reservoir
- Health – development of new measures to improve health
- Recreation open space – upgrade Farnham Memorial Ground with sports pitches and extend play areas at Heath End and Bourne Recreation Ground.
- Green Infrastructure – expansion of allotments and improved green infrastructure.
- Schools – continued and increasing pressure on primary and secondary places is expected but Surrey County Council expects to be able to meet demand through increasing school places on existing sites.

Likely evolution without the Neighbourhood Plan

New development in Farnham will contribute to facilities in conformity with Borough level policies. These may not always be in line with what is most appropriate priority for the Parish.

What the Neighbourhood Plan can and cannot do

The Plan can identify and allocate land suitable for use for new infrastructure such as open space, school improvements whilst also seeking to protect existing infrastructure. It can identify infrastructure that will be required to support new development that can be funded in part through the Community Infrastructure Levy.

Key Issues Identified

Existing and future pressure on the road and rail transport systems and for parking.

Congestion in central Farnham.

The need for safe networks and crossings for cyclists and pedestrians.

Pressure on school places for the current and predicted populations.

Open space provision generally good but some deficiencies in recreation open space.

Shortage of facilities for young people.

Improvements to broadband/technical infrastructure.

Protection and expansion of cultural facilities.

Ensuring any new development is supported by adequate infrastructure development including water supply and waste water treatment.

The potential impact of large scale developments in surrounding towns.

Business park infrastructure improvements.

Pollution

Plans, policies and programmes

	Implications for Farnham
Policy documents	
National Planning Policy Framework (2012)	States that to prevent unacceptable risks from pollution, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account. Planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts and identify and protect areas of tranquility. Light pollution should be limited by good design. The planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.
Waverley Borough Local Plan (2002)	Policy D1 seeks to prevent potential pollution of air, land and water including light pollution and storage of hazardous substances. The text contains guidance on the need to prevent environmental pollution and disturbance.
Evidence Base	
CPRE Tranquility Map of Surrey	Indicates that Farnham is a less tranquil area.
River Basement Management Plan Thames River Basin District (Environment Agency)	Identifies the status of water bodies in river catchment areas and measures required to raise these status' to 'Good' standard

Farnham Baseline information

Air

There are three Air Quality Management Areas (AQMAs) in Waverley of which one is at Farnham, extending either side of the A325 through the town centre. It was declared because the national air quality objectives for Nitrogen Dioxide were being exceeded, mainly due to traffic congestion. These objectives relate to the annual mean concentration of Nitrogen Dioxide which should be less than 40... And the 1 hour mean of 200 ... which should not be exceeded more than 18 times in a year. The levels of Nitrogen Dioxide are measured automatically by equipment located at the junction of East Street and Bear Lane. In addition, 18 non-automatic measuring sites are located in Farnham at

various roadside, kerbside and background urban locations both within and outside the AQMA. Waverley Borough Council introduced an Air Quality Management Plan in 2008 and provides annual monitoring reports.

The Air Quality Progress Report 2013 indicates that at the automatic monitoring site neither the annual mean or hourly mean objectives were exceeded. However, exceedences were recorded at 6 of the 18 non-automatic sites, 2 of which were outside the AQMA. Measured Nitrogen Dioxide concentrations in 2012 generally decreased from 2011. The Borough Council also monitors PM10 concentrations which have remained fairly constant with no discernible reduction. PM10 concentrations in 2012 were below the objective annual mean and exceeded the daily mean on 7 days where 35 days would be permitted by the objective.

The Council does not measure Sulphur Dioxide, Benzene or other pollutants. Monitoring of Benzene was stopped as concentrations were well below objective levels.

Land Contamination

Waverley Borough Council published a Contaminated Land Strategy in 2012 covering the period to 2017. Waverley does not have an extensive legacy of heavy industry and most of the significant sites are landfill sites previously exploited for sand or clay and former gasworks. The Former Farnham Gasworks has been inspected and was not found to meet the definition of contaminated land under the Act. Waverley has a database containing 1,100 sites with potential contamination issues, but the vast majority are likely to be low risk where small to medium areas have been infilled with inert or unknown materials over time.

Noise

No information. However local residents are aware of noise from traffic on major routes. CPRE's Tranquility Map of Surrey indicates that Farnham is a less tranquil area.

Light

No major issues identified.

Water Quality

In terms of water quality, the River Wey north branch was classified in 2013 as being of moderate ecological value and the south branch as of poor ecological value. The Blackwater River has a moderate ecological value. Both rivers are of good chemical quality in the sections that were measured. There have been some pollution incidents along the rivers in the past. The River Basin Management Plan identifies high phosphate levels as an issue in the Wey catchment due to effluent from sewage works and agricultural pollution. A large number of rivers in the catchment have been heavily modified. The Plan predicts poor groundwater status in 2015 in this area due to nitrates, pesticides, solvents and other contaminants. Groundwater supplies are important for abstraction and also feed into surface water features.

Likely evolution without the Neighbourhood Plan

The County Council is pursuing a variety of schemes to reduce congestion and air pollution in Farnham. Without the Neighbourhood Plan new development will be subject to national and district policies relating to construction, drainage and surface water runoff, and lighting.

What the Neighbourhood Plan can and cannot do

The Neighbourhood Plan can encourage developers to introduce exemplar standards of development that protect and enhance the environment in the parish – through SUDS and good development layouts. The Plan cannot implement measures to curb littering or dog mess on the streets.

Key Issues Identified

An Air Quality Management Area has been designated in Farnham due to Nitrogen Dioxide emissions mainly from traffic.

The chemical quality of the River Wey and Blackwater River is currently good but the ecological quality is moderate/poor.

Ecology and Biodiversity Plans, policies and programmes

	Implications for Farnham
National Planning Policy Framework (2012)	The planning system should minimise impacts on biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures. Planning policies should plan for biodiversity at landscape –scale across boundaries, identify and map ecological networks, promote priority habitats, ecological networks and populations of priority species. Planning decisions should conserve and enhance biodiversity. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered.
South East Plan (2009)	Although most of the Plan was revoked in 2013, Policy NRM6 on the Thames Basin Heaths Spa was retained and is relevant to the Neighbourhood Plan as much of Farnham is within a 5 km zone of influence of the SPA.
Waverley Borough Local Plan (2002)	Contains policies relating to tree cover, nature conservation and the protection of water courses. Policy C7 indicates that the extent of tree cover is to be maintained and that tree loss will be resisted or replacement planting sought where there is wildlife interest. Policy C8 states that proposals for felling licences will be opposed which harm wildlife habitats. Policies C10-12 contain measures to protect locally and regionally designated nature conservation sites, undesignated sites with ecological features and canals and river corridors including the River Wey, Wey and Arun Canal, River Wey and Godalming Navigations and the River Blackwater.
Thames Basin Heaths SPA Delivery Framework 2009	This non-statutory document sets out procedures to encourage consistency across Local Authorities in making decisions on residential development proposals that could affect the Thames Basin Heaths Special Protection Area. It proposes that development within 400m of a site is not permitted, whilst residential development in a buffer zone of 400m to 5 km should provide or contribute to the provision of avoidance measures – namely provision of Suitable Alternative Natural Greenspace (SANG) and access management.
Thames Basin Heaths SPA Avoidance Strategy (2009)	The Basin Heaths SPA Avoidance Strategy was adopted by Waverley Borough Council in 2009 and updated in 2013. It provides guidance to developers and sets out how the Council will meet its responsibilities under European legislation regarding new housing developments. Harm to SPAs can result from new housing development due to the growth in the number of walkers, cats and dogs frequenting the heathland and other recreational uses. Therefore the Borough has adopted an avoidance strategy which includes: <ul style="list-style-type: none"> • The establishment of a 400 metre buffer around the SPA within which no net new residential development will be permitted;

	<ul style="list-style-type: none"> • The provision of Suitable Alternative Natural Greenspace (SANG) at Farnham Park; • Strategic Access Management and Monitoring (SAMM) measures in the SPA.
Farnham Design Statement (2010)	Highlights the importance of the River Wey Corridor which is critical to the drainage of the area and provides an important wildlife habitat.
Evidence Base	
Ecology of the Bourne (2009)	Detailed summary of local ecology prepared by the Bourne Conservation Group to contribute to the Farnham Design Statement.
Presubmission Core Strategy Habitats Regulation Assessment 2012	Considers the impact of the proposed Core Strategy (now withdrawn) on European designated sites. Considers the likely impact of development in Waverley Borough in terms of urbanisation, recreational pressure and disturbance, pollution, water abstraction and water quality. Sets out the key biodiversity features of designated sites within and outside the Borough boundaries.

Farnham Baseline information

Surrey is the most urbanised shire county in England, but Waverley is less built-up than the other local authorities. The rural landscape around Farnham provides an unusually varied range of habitats which includes farmland, heathland, woodland and the corridor of the river Wey. There are five ancient woodlands in the vicinity at Vanners Copse, Moor Park Wood, Monks Wood, Edgeborough Wood and Black Lane Wood and many mature and veteran trees. In addition, areas of low density townscape interspersed with woodland, recreation grounds, large gardens and the network of streams and footpaths provides a range of urban habitats and green corridors.

The Surrey Biodiversity Action Group is publishing a series of Habitat Action Plans which will make up the Surrey Biodiversity Action Plan. However, in the meantime the Bourne Conservation Group has produced detailed information on the Ecology of the Bourne based on surveys undertaken by the group. These have identified a wide variety of bird, invertebrate, reptile and mammal species which are evident in the area. Birds include starlings, house sparrows, song thrush and cuckoo which are identified as priority species in the National Biodiversity Action Plan. At Waverley Abbey, where the lake and river provide water habitats, kingfisher, heron and mallard have been spotted. Common mammals in the area include grey squirrels, fox, woodmouse, roe deer and bats, whilst grass snakes, toads and frogs also do well. The Wey has trout, eels and a range of other fish and insects. The wetland habitat at Moor Park is rich in plants, insects, mosses and lichens. The native fauna and flora is threatened by the presence of some alien species including mink, Japanese Knotweed and Himalayan Balsam.

Nature Designations

Special Protection Areas (SPA) are sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive 1979. The Thames Basin Heath SPA site is located in the northern most part of the plan area and the plan area is within 5 km buffer zones of Special Protection Areas Thames Basin Heath and Wealden Heaths I which provide important habitats for night jar, woodlark and dartford warbler. Farnham is also within the 5 km buffer zone of the Special Area for Conservation (SAC) Wealden Heaths I which incorporates dry heath, wet heath and water features which support rare invertebrates. SACs are European designated sites designated to protect particular habitats and species considered to be of international importance. .

There are two SSSIs in the area at Heath Brow (Pleistocene Gravel) and at Moor Park which is designated for its rare Ash wetland habitat. Gong Hill SSSI lies just to the south of the Plan area and provides a habitat for sand lizards. In addition there are several sites designated locally as Sites of Nature Conservation Importance including Farnham Park.

The River Wey is a chalk stream which is a priority habitat in the UK Biodiversity Action Plan .

SANGs

A Suitable Alternative Natural Greenspace (SANG) is a greenspace suitable to be used as mitigation to offset the potential impact of residential development on an SPA. The purpose is to provide alternative greenspace to attract visitors away from the SPA. It can be created from an existing open space with public access by improving that access or from an open space to which public access can be introduced. To successfully avoid harmful impacts on the SPA, the SANG must be in a suitable location and meet a number of criteria. Farnham Park is designated as a SANG but finding alternative SANG sites will be a requirement of new residential development in Farnham once the capacity of Farnham Park for this purpose is used.

Likely evolution without the Neighbourhood Plan

Without positive intervention, many of the features of European importance around Farnham will be placed under further pressure from development. Positive planning is required to reverse national trends in the decline of habitats and species and there are opportunities to set out such measures in the Neighbourhood Plan. Without the Plan, opportunities to enhance the network of green corridors, promote biodiversity on development sites and support locally important populations and habitats could be lost.

What the Neighbourhood Plan can and cannot do

The Neighbourhood Plan can identify and seek to protect and enhance areas that are of ecological value. Policies in the Plan could be put in place to specify the type of mitigation that planning permissions should be subject to, including specific species or habitat protection and

creation measures. The Plan cannot prevent development proposals from coming forward, but can set out policies relating to local biodiversity that must be considered at the planning decision-making stage.

Key Issues Identified

Farnham incorporates several areas of local or national natural conservation interest and is within the buffer zone of European SPAs and a SAC.

The variety of local habitats including farmland, woodland, water features, heathland and urban green spaces encourages a wide diversity of flora and fauna including priority species.

There are several areas within Farnham which could be improved to enhance their ecology and biodiversity.

Identifying suitable sites for SANGs provision.

Design and Heritage

Plans, policies and programmes

	Implications for Farnham
Policy documents	
National Planning Policy Framework (2012)	Attaches great importance to good design. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Developments should function well and add to the quality of the area, establish a strong sense of place, optimize the potential of the site, respond to local character and history and be visually attractive. The framework indicates that heritage assets are an irreplaceable resource and that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. They should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses. They should also take account of opportunities to draw on the contribution made by the historic environment to the character of a place. .
Waverley Local Plan (2002)	The Plan's objectives for the historic environment are to: preserve historic buildings and their settings, historic areas, heritage features, historic parks and gardens, important archaeological sites and historic landscapes; enhance the historic heritage through positive improvement schemes and encourage a high standard of design for development affecting historic sites and structures and to promote the repair of historic buildings and features. The plan has policies for the protection and enhancement of listed buildings, buildings of local architectural or historic interest, conservation areas, historic parks and garden, locally designated heritage features, historic landscapes and archaeological assets. Policy BE3 seeks to protect the semi-rural, green character of South Farnham Area of Special Environmental Quality and Policy BE6 seeks to protect the character of a low density residential area..
Farnham Design Statement (2010)	Gives a brief history of Farnham together with a description of the town centre conservation area and the surrounding areas.
Farnham Conservation Area Management Plan 2012	Aims to complement national and local planning policies and to provide further advice on the Conservation Area. It seeks to raise awareness and provide guidance and schemes to preserve and enhance the character of the area which is assessed within the document. It proposes a number of measures including further designations, awards for good design and a range of enhancement schemes relating to shop fronts, advertisements, street furniture, de-cluttering, public art and resurfacing.

Farnham Conservation Area Appraisal (2005)	Appraises the character of the Farnham town centre conservation area and identifies those qualities which should be preserved and enhanced and produces proposals for the improvement of the area.
Wrecclesham Conservation Area Appraisal (2002)	Appraises the character of the Wrecclesham conservation area and identifies those qualities which should be preserved and enhanced and produces proposals for the improvement of the area.
Evidence Base	See locally produced documents above.

Farnham Baseline information

Farnham is a very old settlement situated at a junction of ancient tracks. The Romans established a pottery industry here and the Saxons later named the settlement Fearnhamme. The first castle was started in 1138 and in the 13th century the Bishop of Winchester built his castle here complete with deer park. St Andrews now stands at the site of an earlier Saxon Church. Strategically placed between London and Winchester, the town continued to thrive during the Middle Ages as a rural service centre and market, made wealthy through the wool trade. The town began to expand after the arrival of the railway in the mid 19th Century but the historic character of the town centre was retained with many elegant Georgian buildings and a medieval street pattern.

The centre of Farnham is designated as a Conservation Area. Castle Street is a particular feature being 25 metres wide, lined with Georgian and later Italianate buildings and enclosed to the north by Farnham Castle. In contrast Downing Street has a narrow enclosed character. Passages and yards lead off from the main streets. The important features of the conservation area and measures to enhance it are set out in the Farnham Conservation Area Appraisal (2005) and Management Plan (2012) and in Farnham Design Statement (2010).

The historic town centre is surrounded by distinctive neighbourhoods each with their own character which is described in the Farnham Design Statement. Some of these areas have ancient origins but most developed and expanded from the 19th Century onwards. The mix of buildings, layout and variations in topography contribute to the character of these areas. For example Moor Park is a 20th century low density housing development in which detached houses set within large wooded plots are situated along winding access roads. By contrast, Old Hale originally comprised Victorian workers cottages on narrow lanes and passages. Rowledge has a Victorian village character and the Bourne, bordered by woodland and common land, is a rambling network of unadopted roads. The character of some areas is very cohesive, whilst in others successive waves of 20th Century development have created a more mixed character.

In addition to Farnham Conservation Area, there are four further conservation areas covering Old Church Lane, Great Austins, Waverley Abbey and Wrecclesham. Conservation Area Appraisals have not been undertaken on these areas with the exception of Wrecclesham which was originally a village of ancient origins that developed significantly in the 19th century and then expanded to become part of the Farnham built up area in the mid 20th Century. Waverley Abbey, the first Cistercian abbey in England, was founded in 1128 to the south of Farnham. Fragments of the church and monastic buildings remain.

There are numerous listed buildings in and around Farnham. In addition there are archaeological features and a number of locally listed buildings. Farnham Park is on the English Heritage register of parks and gardens of special historic interest.

Likely evolution without the Neighbourhood Plan

New development will adhere to Local Plan policies which are not necessarily specific to Farnham. Opportunities to enhance the existing architecture and character of Farnham and conservation areas could be lost.

What the Neighbourhood Plan can and cannot do

The Plan can specify design criteria for new development, including design, layout and the use of materials

Key Issues Identified

Maintaining the character of distinct areas in and around Farnham.

Promotion of good design.

Water

Plans, policies and programmes

	Implications for Farnham
Policy documents	
National Planning Policy Framework (2012)	The Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere.
Waverley Borough Local Plan (2002)	Recognises the need to maintain or enhance the quality of rivers, ponds and other water bodies in order to protect nature conservation interests and a wide range of uses including domestic and industrial supply, and leisure navigation. Groundwater resources are considered equally important as they provide a significant source of supply for abstraction and feed surface waters through springs and baseflows to rivers. Policy D1 of the Plan seeks to minimize resources used including water and to protect local watercourses and prevent pollution of water. Policy D3 seeks to conserve water through appropriate location, design, layout and materials. The Policy on flooding has not been saved. The Council, in consultation with Natural England, seeks to ensure that the quality of surface and groundwater is safeguarded and resists development where it could adversely affect water quality.
Farnham Design Statement (2010)	Recognises the value of the River Wey corridor for its contribution to the beauty of the town together with amenity, biodiversity and recreational value. Expresses concern about development close to the water course and on the floodplain.
Evidence Base	
Waverley Strategic Flood Risk Assessment (2010)	Identifies flooding issues relevant to Farnham
South East Water Draft Water Management Plan (2013)	Identifies water supply and demand issues in the region.
Thames Water Website	Supplies data on priorities for waste treatment works in Surrey.
Natural England website	Supplies data on flooding and water quality.

Farnham Baseline information

There are two principal rivers in Farnham Plan area – the River Wey and its tributaries and the Blackwater River. The rivers are prominent features in the landscape, cutting deep valleys in the Greensand in which Farnham and the major transport routes are situated. In addition to the rivers, numerous streams and lakes contribute to the landscape character of the area. The River Wey runs through Farnham Town Centre, creating a green corridor that enhances the townscape and has considerable amenity and biodiversity value.

The surface water features in Farnham create a risk of flooding. Farnham has a long history of flooding and after a particularly serious incident in 1968, flood measures were introduced which have improved the situation. However, the Borough Council's Strategic Flood Risk Assessment and Natural England data indicate that both the River Wey and Blackwater River are at some risk of flooding along their full length and some sections are at high risk of flooding. Flood zones 2 (medium), 3 (high) and 3b (functional floodplain) apply to parts of the Neighbourhood Plan area. In addition, there is some risk of flooding from reservoirs and surface water runoff. A maintenance scheme has been introduced along the River Wey to manage flood risk. The Farnham Design Statement expresses concern that recent development has encroached closer to the River Wey increasing the risk of flood damage. There is also concern that the floodplain should not be developed.

In terms of water quality, the River Wey north branch was classified in 2013 as being of moderate ecological value and the south branch as of poor ecological value. The Blackwater River has a moderate ecological value. Both rivers are of good chemical quality in the sections that were measured. There have been some pollution incidents along the rivers in the past.

Farnham, being in the south east of England is classified as being in an area of severe water stress. Water is supplied by South East Water and their Management Plan 2013 indicates that Farnham is within Water Resource Zone 5 which uses no surface water supplies, relying instead on 12 groundwater sources. There are future proposals to transfer water into the zone from the south. Farnham's water zone is considered to be highly vulnerable to climate change. New pipelines are due to be installed in Farnham in June 2014.

Likely evolution without the Neighbourhood Plan

New development will be influenced by borough policies encouraging protection of water resources, water quality and in relation to reducing flood risk.

What the Neighbourhood Plan can and cannot do

The Neighbourhood Plan can allocate sites outside the floodplain and identify particular designs and technologies that are most appropriate for Farnham's topography and geology.

Key Issues Identified

Farnham suffers from water stress along with the rest of the South East region of England

The need to reduce flood risk and the impact of flooding now and in the future.

The increased pressure on water resources likely to occur with future development in Farnham and in neighbouring areas.
The need to improve water quality and the biodiversity value of water features.

Energy

Plans, policies and programmes

	Implications for Farnham
Policy documents	
National Policy Planning Framework (2012)	Planning should support the transition to a low carbon future in a changing climate, encourage the reuse of existing resources and encourage the use of renewable resources. Encouragement should be given to sustainable transport solutions that support reductions in greenhouse gas emissions. Local Planning Authorities should plan for new development in locations and ways which reduce greenhouse gas emissions, actively support energy efficiency improvements to existing buildings and when setting local requirements for a building's sustainability do so in a way consistent with the Government's zero carbon buildings policy. On new developments they should encourage decentralised energy supply and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. They should support community led initiatives for renewable and low carbon energy.
Waverley Borough Local Plan (2002)	Seeks to encourage energy conservation through good design of buildings and site layout and through reducing the need to travel, particularly by private car. The overall planning strategy is to conserve energy and land and to minimise resource use. The Council encourages best practice through a design awards scheme. Policy D3 encourages schemes to conserve energy.
Surrey Climate Change Strategy	The Strategy highlights the need to understand, monitor and manage Surrey's carbon footprint, targeting major sources of emissions by: Improving home energy efficiency; Improving energy efficiency in the business, public and voluntary sectors; Managing and developing land and infrastructure through a low carbon approach; Minimising energy use and emissions from transport; Managing resources sustainably; and Supporting innovation and development of renewable energy.

Farnham Baseline information

The Surrey Climate Change Strategy indicates that of the total CO2 emissions in the county 24.5% is generated by road traffic, 33.9% by industry and commerce and 41.6% by domestic use. This generation from domestic use is higher than the South East average reflecting the residential nature of the County, the poor energy efficiency of housing and modern energy-intensive lifestyles. Waverley seeks to meet its

responsibility to reduce reliance on carbon energy through reducing energy use in its own buildings and activities and through planning policies which seek to reduce the need to travel and to promote energy-efficient buildings and use of renewable energy sources. It supports a range of initiatives including for example installing solar panels on 460 council homes in 2013. Both the County and Borough Councils provide guidance and support to business and home owners on energy issues. In addition, the Surrery Energy and Sustainability partnership has been formed which includes a wide range of organisations and authorities across the County to encourage best practice and reduce non-renewable energy consumption. However, Waveley does not have specific policies promoting renewable energy use.

The Local Plan indicates that 61% of all Waverley residents travelled to work as a car driver. This not only indicates a high dependency on car use instead of more sustainable modes, but also shows that car sharing is low. In Farnham, where heavy traffic and congestion are of concern to local residents, this is a discouraging statistic which will have a negative impact on non-renewable resource use.

New development in Farnham will be subject to national legislative changes ensuring that new development has a reduced carbon footprint, and generates proportionately less energy demand – through Part L Building Regulations, and the Code for Sustainable Homes.

Likely evolution without the Neighbourhood Plan

Private enterprises and residents will continue to invest in small scale micro-generation renewable energy in an ad-hoc fashion that will be influenced by economic prosperity.

What the Neighbourhood Plan can and cannot do

The Plan can set out policies to encourage the use of renewable and low carbon technologies in new development, and provide advice on the types of technologies likely to be supported at planning application. The plan can encourage the use of low energy street infrastructure throughout the parish. It could include policies encouraging new development to exceed statutory energy requirements currently being phased in through Part L Building if these were justifiable.

It cannot stipulate for certain technologies to be used or set such targets as will make development unviable. The Plan can encourage or set targets for community schemes such as CCHP, community renewable energy or waste processing plant, but cannot implement these on its own.

Key Issues Identified

Absence of information on the scope for non-renewable technologies in Farnham.

Community-scale energy schemes could be viable in Farnham.

Landscape impacts mean that large scale renewable technologies are likely to be inappropriate in Farnham.

Climate Change

Plans, policies and programmes

	Implications for Farnham
Policy documents	
National Planning Policy Framework (2012)	The Framework states that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.
Waverley Borough Local Plan (2002)	Seeks to reduce air pollution, particularly carbon emissions.
Evidence Base	
Surrey Climate Change Strategy (2009)	The Strategy covers the period up to 2020 and focuses on reducing emissions of carbon dioxide and other climate changing substances, adaptation to the impacts of climate and raising awareness of climate change impacts and solutions. It includes details on how the strategy is to be delivered.
Conserving Biodiversity in a Changing Climate DEFRA (2007)	Provides evidence on current impact of climate change on biodiversity and proposes measure to promote adaptation to climate change.
Climate Change Background Evidence Paper, Waverley Borough Local Development Framework: (January 2011)	Outlines the key elements of energy demand and emissions in Waverley and reviews alternative sources of renewable energy. Suggests policies to address climate change and its effects.

Farnham Baseline information

Surrey benefits from a mild climate that is characterised by cool summers, with average temperatures of around 15^oC, mild winters, with average temperatures in excess of 5^oC, and relatively low rainfall, of around 500 millimetres per year, and no marked dry season.

Evidence from DEFRA and DECC shows that Carbon Dioxide emissions in Waverley are below the UK, South East and Surrey County average. These emissions are generated from three measurable sectors; the domestic sector; the industrial and commercial sector and road traffic.

Waverley has endorsed the Surrey Climate Change Strategy which seeks a 10% reduction in CO2 emissions by 2012 (2005 baseline). CO2 levels in Waverley have reduced from 7.0 tonnes per capita in 2005 to 6.5 tonnes per capita in 2008, a fall of 7%.

The amount of renewable and low carbon energy currently being produced in Waverley is limited. There are a few microgeneration installations on buildings in the borough.

Between 2006 and the publication of the South East Plan in 2009, the Council implemented policies in the Surrey Structure Plan such as Policy SE2 which required all developments to be built to best standards of energy efficiency, to generate at least 10% of their energy demands from renewable source on site, and that use of CHP should be strongly encouraged, particularly on large sites.

As a result over 100 decentralised renewable energy installations have been provided as a planning requirement for new development. These have included heat pumps, solar hot water panels, PV and biomass boilers.

The 2007 International Panel on Climate Change report said that most of the observed increases in global average temperature since the mid-20th century is very likely due to the observed increase in man-made greenhouse gas concentrations. Over the 20th Century global average surface temperature has increased by 0.6 oC and is likely to have been the largest increase of any century during the last 1000 years. The majority of this change has occurred since the 1950s.

The most recent climate change scenarios (UKCP09) for the UK were released in 2009.

The 2009 scenarios for the South East show that it will be:

- . Warmer all year round, with most of the warming in summer and autumn.
- . Winters will be wetter and summers will be drier.
- . It will be sunnier in summer because of a reduction in cloud cover and this, together with higher temperatures, will cause a large increase in summer evaporation.
- . Weather will be more variable, with more frequent and severe extremes.

By the end of this century temperatures in the region could be approximately five degrees Celsius warmer than at present.

Winter rainfall is estimated to increase by up to 22%, but summer rainfall may decrease by up to 23%. There will also be an increase in extreme rainfall events.

The Surrey Climate Change Partnership comprising local authorities in Surrey, was set up in 2008 to promote measures to reduce carbon emissions in the County.

The current evidence of climate change in the UK includes higher temperatures, changing rainfall with summer rainfall decreasing on average, while winter rainfall is increasing, changes in the seasons with spring arriving earlier and autumn later and sea level rises (about 10 cm around the UK since 1900).

Climate change is likely to have an impact on water resources, particularly in the frequency and severity of flooding. It will also affect local fauna and flora.

Likely evolution without the Neighbourhood Plan

The Borough Council in partnership with other local authorities is endeavouring to lower carbon emissions in the County. It will take climate change into account in its various plans and strategies. However, not all these measures will be tailored to the particular issues and opportunities in Farnham.

What the Neighbourhood Plan can and cannot do

The Neighbourhood Plan can encourage developers to introduce exemplar standards of development that both reduce the emissions contributing to climate change and mitigate against its effects. It can encourage measures to promote adaptation to climate change.

Key Issues Identified

The principal effects of climate change in Farnham will be rising temperatures, impacts on water resources, particularly the frequency and severity of flooding and impacts on biodiversity.

Climate change measures will need to address the causes of climate change, mitigation of its effects and adaptation.

Carbon emissions from domestic and industrial sources and from traffic contribute to global warming.

Appendix 2 – Response to Public Consultation on the Farnham Neighbourhood Plan Draft Scoping Report

Response to Consultation on the Farnham Neighbourhood Plan Draft Scoping Report published June 2014			
Name/Organisation	Comment	Response	Amendment
Natural England	SA Report covers main themes effectively and provides good basis for further work on the Plan and the SA. The scope of work on the SA should be informed by the focus of the plan and is likely to relate to issues that are already considered (if not resolved) by work on the Waverley Local Plan.	Noted. The Neighbourhood Plan will be based on the most recent baseline data and will address particular issues relevant to Farnham.	None proposed.
	Consultee welcomes SA Objective 6.	Noted.	None proposed.
	Monitoring of data from Surrey Biodiversity Records and local surveys on species populations, diversity and habitat quantity and quality is helpful, but some focus on species and habitats that are particularly relevant to the NP area and the plan's proposals/policies may make the monitoring task less onerous.	Agreed. The Town Council will amend the proposed biodiversity indicators in the Sustainability Appraisal Report to focus on key local species and habitats.	<p>Replace:</p> <ul style="list-style-type: none"> “Data from Surrey Biodiversity Records and local surveys on species populations, diversity and habitat quantity and quality.” <p>With:</p> <ul style="list-style-type: none"> “With reference to the forthcoming Surrey Habitat Action Plans, monitor key local species and habitats, particularly in the Biodiversity Opportunity Areas, using data from Surrey Biodiversity Records and local surveys as available. “

	The new/enhanced habitats created through new development are presumably local and relevant BAP habitats.	The new/enhanced habitats should generally be onsite or within Biodiversity Opportunity Areas where the enhancement is likely to have the most positive impact. They should focus on key BAP habitats and species.	No amendment to Scoping Report. Ensure that policies in the NP specify that new/enhanced habitats created through new development are locally relevant and focus on key BAP habitats and species.
	It would be helpful if the plan could identify those areas within Farnham which could be improved to enhance their ecology and biodiversity.	Agreed. The NP should refer to the Surrey Biodiversity Opportunity Areas where biodiversity enhancement is likely to have the most positive impact.	No amendment to Scoping Report. Ensure that text/policy in NP will focus enhancements in the local Surrey Biodiversity Opportunity Areas.
Surrey Heath Borough Council	No comment	None required	No amendment to Scoping Report proposed.
Whitehill Town Council	No comment	None required	No amendment to Scoping Report proposed.
Waverley Borough Council	Well written, well researched. No major omissions or errors. SA objectives correspond well to Local Plan Part 1 SA Scoping Report although they are not identical.	Noted.	No amendment to Scoping Report proposed.
	Final three sentences of section on new Local Plan be amended to read "A call for potential development sites was made at the start of the year and a consultation on issues and options is expected to take place in late summer/early autumn 2014. The Council intends to publish a new draft Core Strategy (now to be called Local Plan Part 1) in November/December 2014. This will include the overall spatial strategy and strategic site allocations. This will be followed in	Agreed as this sets out the most recent timetable for Waverley Local Plan production.	Page 9 amended and updated.

	due course by Local Plan Part 2, which will include development control policies and non-strategic site allocations. Both documents will be accompanied by the necessary Sustainability Appraisal Reports.”		
	Pg 23. Consultee considers that “whilst Local Plan policies seek to protect and enhance landscape quality, sites of high landscape quality or sensitivity are likely to be developed with the erosion of the highly valued landscape, views and recreational amenity they provide” is a somewhat broad statement. Notwithstanding development pressures, the current Local Plan continues to provide strong protection for landscapes in Farnham and across the borough. The new Local Plan being developed will similarly protect and enhance landscape character. These policies will work alongside those in the Farnham Neighbourhood Plan.	Noted. Agreed that the statement is too broad. The Neighbourhood Plan has an important role in providing up-to-date policies relating to specific local issues and smaller locally valued green spaces, thereby complementing Local Plan policies.	Text on page 23 amended to be more specific about likely outcomes in the absence of a Neighbourhood Plan as follows: “Pressure for development will continue and, whilst Local Plan policies seek to protect and enhance landscape quality, smaller, locally valued green spaces might be lost eroding the valued landscape, views and recreational amenity they provide. Green spaces that separate rural settlements might also be under threat. “
	Pg 27. Typo developments in section on NPPF.	Noted.	Amended.
	Pg 31. Consultee suggests inclusion of WBC Planning Infrastructure Contributions SPD (2008) to the list of policy documents. This important document provides comprehensive advice on the use of planning obligations in Waverley.	Agreed.	Amended to include WBC Planning Infrastructure Contributions SPD.
	Pg38. Although most of the South East Plan was revoked in 2013, policy NRM6 on the Thames Basin Heaths SPA was retained. This should therefore be included in the plan, policies	Agreed.	Reference to the South East Plan has been inserted in the Planning Context page 9 and table on page 38.

	and programmes section.		
	Pg 40. "Likely evolution without the Neighbourhood Plan" Section states that "Without the Plan pressure for development could result in the loss of areas of great biodiversity importance and potential". This suggests that without a neighbourhood plan, there would be no protection for such habitats. However, the existing Local Plan continues to provide protection for areas of biodiversity. The new Local Plan being prepared will also provide strong protection for habitats and diversity. Indeed, the most important wildlife and biodiversity sites are legally protected.	Agreed that there is a need to clarify. The Neighbourhood Plan has an important role in providing up-to-date policies relating to specific local biodiversity issues and locally important green spaces and corridors, therefore ensuring a more comprehensive level of local protection than the Local Plan alone.	Last sentence amended to read: "Without the Plan, opportunities to enhance the network of green corridors, promote biodiversity on development sites and support locally important populations and habitats could be lost."
	Pg 42. In the Local Plan box, it would be advisable to refer specifically to the policy BE3, South Farnham Area of Special Environmental Quality. This is mentioned elsewhere but not here.	Agreed.	Add additional sentence stating: "Policy BE3 seeks to protect the semi-rural, green character of the South Farnham Area of Special Environmental Quality."
	Pg 48. Surrey Climate Change Strategy – add 2009 in brackets after the title.	Agreed.	Date inserted after title.
	Pg 50. Under evidence base, the SCC website is mentioned which has a section on climate change, but the Surrey Climate Change Strategy (2009) is probably more relevant.	Agreed.	Surrey Climate Change Strategy (2009) inserted in policies and programmes section together with text "the Strategy covers the period up to 2020 and focuses on reducing emissions of carbon dioxide and other climate changing substances, adaptation to the impacts of climate and raising awareness of climate change impacts and solutions. It includes details on

			how the strategy is to be delivered.”
Andrew June on behalf of Elstead Parish Council	Any expansion of employment potential is welcome to Elstead as this will increase economic growth locally.	Noted. Sustainability Objective 3 is “To promote opportunities for employment within the Town and support Farnham town centre, local businesses and tourism.” The need to support local employment will be an objective of the FNP.	No amendment to Scoping Report proposed.
	Transport links to be preserved. The Elstead to Farnham Road is dangerous so existing No. 46 bus has to continue.	It is beyond the scope of neighbourhood plans to protect specific bus services. However, Sustainability Objective 4 is “To reduce the need to travel by car for local journeys, reduce road congestion, improve air quality ...”. The FNP will seek to support sustainable modes of transport.	No amendment to Scoping Report proposed.
	Any increase in economic growth will lead to an increase in HGV traffic on the above road.	The FNP should seek to support a vibrant local economy without increasing traffic congestion and pollution. Policies in the FNP should encourage employment development in the most accessible locations	No amendment to Scoping Report proposed. Ensure that the FNP employment policies seek to minimize any negative impacts on transport sustainability objectives.

		and promote sustainable modes of transport.	
	Sensible flood management system needed between the two communities. Approves of the approach in the plan in general terms but need to continue to improve ways of dealing with extreme weather events.	Noted. Sustainability Objective 9 is to reduce and manage the risk of flooding.	No amendment to Scoping Report proposed. Ensure that the FNP takes into account the risk and impacts of flooding.
	Concerned about projections for affordable homes new build. Issue is currently under discussion at the Parish Council but need a long term sustainable approach that is fair to all concerned.	Noted. The Parish Council will have an opportunity to comment on the draft FNP and in particular on any policies regarding affordable housing.	No amendment to Scoping Report proposed.
	Need to maintain green spaces. There are substantial green corridors between our communities which allow for migration of flora and fauna. Any Farnham impact on individual species eg bats etc may affect Elstead populations.	Agreed. Sustainability Objectives 2 and 6 seek to protect open spaces, prevent coalescence of settlements and to protect biodiversity.	No amendment to Scoping Report proposed. Ensure that the FNP incorporates policies relating to protecting/enhancing green infrastructure and biodiversity and avoiding the coalescence of settlements.
	Borough wide implications of ageing population. Elstead considers there are not enough homes/facilities for older people and any improvement Farnham could give would be welcomed.	Noted. The need for accommodation for older people is noted in the baseline data and list of key issues for Farnham. Sustainability Objective 1 is to ensure that everyone has the opportunity to live in a decent home of the appropriate type and size.	No amendment to Scoping Report proposed. Include reference to housing for older people in FNP.
	Wish to preserve the unique character of Farnham, including special architectural	Noted. Maintaining the character of distinct areas in	No amendment to Scoping Report proposed. Ensure that

	features and sites. NP needs to respect those sites for future generations.	and around Farnham is identified as a key issue and Sustainability Objective 7 seeks to ensure that development complements the character of the town's neighbourhoods and conservation areas.	the FNP includes policies on protecting the unique, historic character of Farnham.
	Elstead considers not enough thought is given to increased infrastructure provision for new large scale developments ie schools, doctors' surgeries, road management, sewers and drains, internet (broadband) etc.	Infrastructure provision is identified as a key issue for Farnham and Sustainability Objectives 4, 5 and 8 recognise the need to provide sufficient infrastructure to meet demand created by new development.	No amendment to Scoping Report proposed. Ensure that the FNP includes policies on the adequate and timely provision of infrastructure to meet demand created by new development.
	Requests a continuing programme of improvements to rights of way.	Sustainability Objective 4 seeks to improve and promote travel by foot.	No amendment to Scoping Report proposed. Ensure that the FNP includes policies on protecting and enhancing pedestrian routes.

This Sustainability Appraisal Scoping Report has been prepared on behalf of
Farnham Town Council by

Tony Fullwood Associates

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