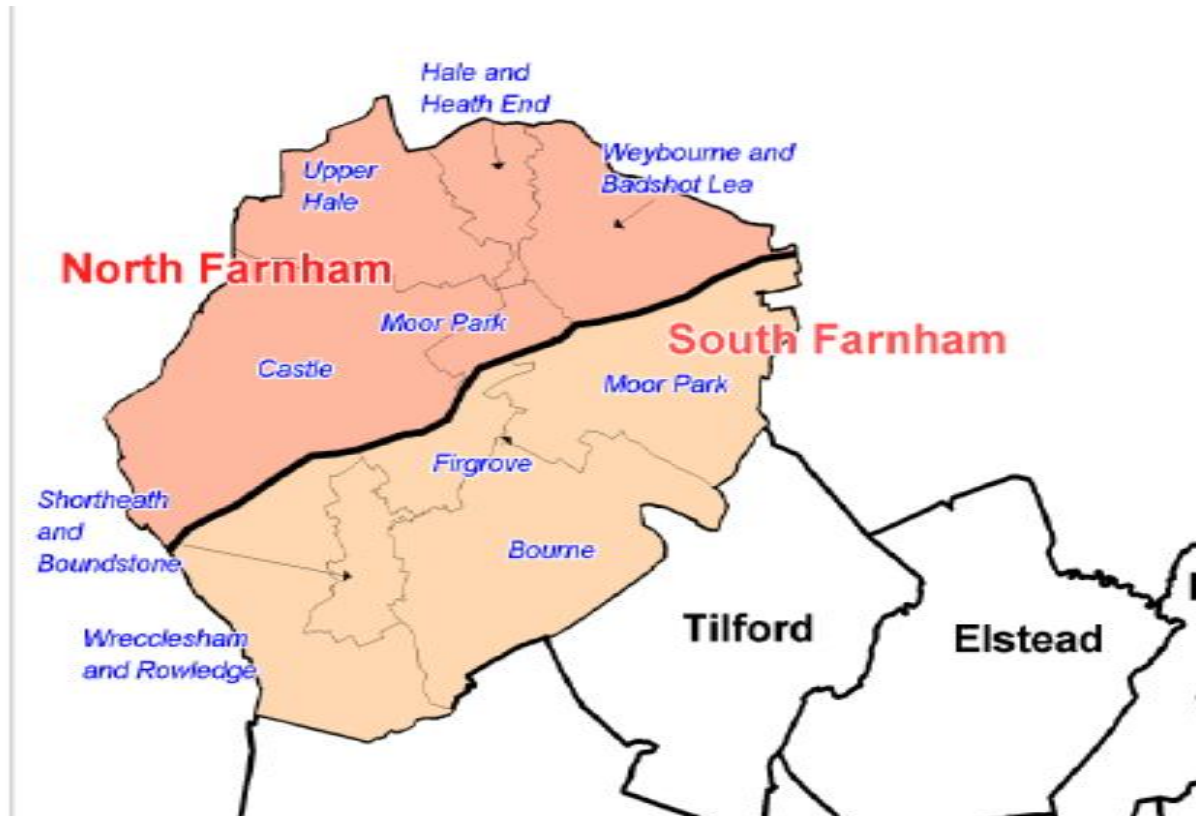


Farnham Neighbourhood Plan

Farnham Open Space Evidence Base



July 2016

Introduction

Early exploratory public engagement in relation to the Neighbourhood Plan revealed that open space is highly valued in Farnham.

The evidence on Farnham's open space is drawn from the Waverley Borough Council PPG17 Open Space Study (2012) and Playing Pitch Strategy (2013). The PPG17 Open Space Study assesses the quantity, quality and accessibility of different types of open space from parks and gardens to sports pitches. This evidence follows the structure of that document in analysing each different type of open space. The map extracts are also from that document.

Analysis of allotment demand is provided by the Town Council who are responsible for the waiting list.

The evidence has been supplemented by a representative of Farnham Sports Council.

Planning Policy Context

National Planning Policies

The National Planning Policy Framework (NPPF) stresses the need to ensure effective planning for high quality open spaces, sport and recreation facilities based on robust assessments of the existing and future needs of communities.

The NPPF advises that the assessments should include the following information:

- quantitative elements (how much new provision may be needed);
- a qualitative component (against which to measure the need for enhancement of existing facilities); and
- accessibility (including distance thresholds and consideration of the cost of using a facility)

Waverley Borough Council has undertaken an open space audit in accordance with government guidance (Open Space Study, 2012) which contains standards for each type of open space.

The NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It requires planning policies that promote opportunities to improve the local open space network, and create high quality public open spaces within new development, which encourages the active and continual use of public areas.

The Government attaches great importance to the protection of strategic networks of green spaces, commonly referred to as green infrastructure, which can provide a wide range of environmental benefits, including wildlife corridors. The NPPF states that local authorities should create policies that enable the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. It also requires Local Authorities to recognise the wider benefits of ecosystem services and minimise impacts on biodiversity.

Local Planning Policy

The Waverley Local Plan (2002) contains a number of relevant saved policies which seek to retain and enhance open space provision. Policies LT8 and H10 contain standards of provision for open space.

POLICY LT1 – Retention of Leisure Facilities - seeks to retain leisure facilities where a clear need still exists for those facilities. Proposals which result in the loss or restricted use of buildings or land in recreational use will be resisted unless suitable alternative provision can be made.

POLICY LT8 – Sports Grounds and Playing Fields - resists the loss of sports grounds and playing fields to development or other purposes unless suitable alternative provision can be made. New sports grounds are permitted subject to meeting a number of criteria. Applicants are advised to refer to the standard of 1.6 (4 acres) per 1,000 population for outdoor sport recommended by the National Playing Fields Association.

POLICY BE1 – Important Green Spaces within Settlements - seeks to retain or enhance green spaces within settlements which are important for their visual amenity, recreational or ecological value.

POLICY LT11 – Walking, Cycling and Horse Riding - seeks to safeguard and enhance designated rights of way.

POLICY C7 – Trees, Woodlands and Hedgerows - seeks to ensure that the extent of tree cover in the Borough is maintained and in particular will resist the loss or seek the replacement of trees woodlands and hedgerows.

POLICY C10 – Local Nature Reserves, Sites of Nature Conservation Importance and Regionally Important Geological and Geomorphological Sites – seeks to protect and enhance nature conservation interests.

POLICY C12 – Canals and River Corridors - does not permit development which will have a detrimental effect on the visual qualities, setting, amenities, ecological value, heritage interest or water quality of river corridors and canals such as the River Wey (north and south) and its tributaries and seeks enhancement such as landscaping or habitat creation.

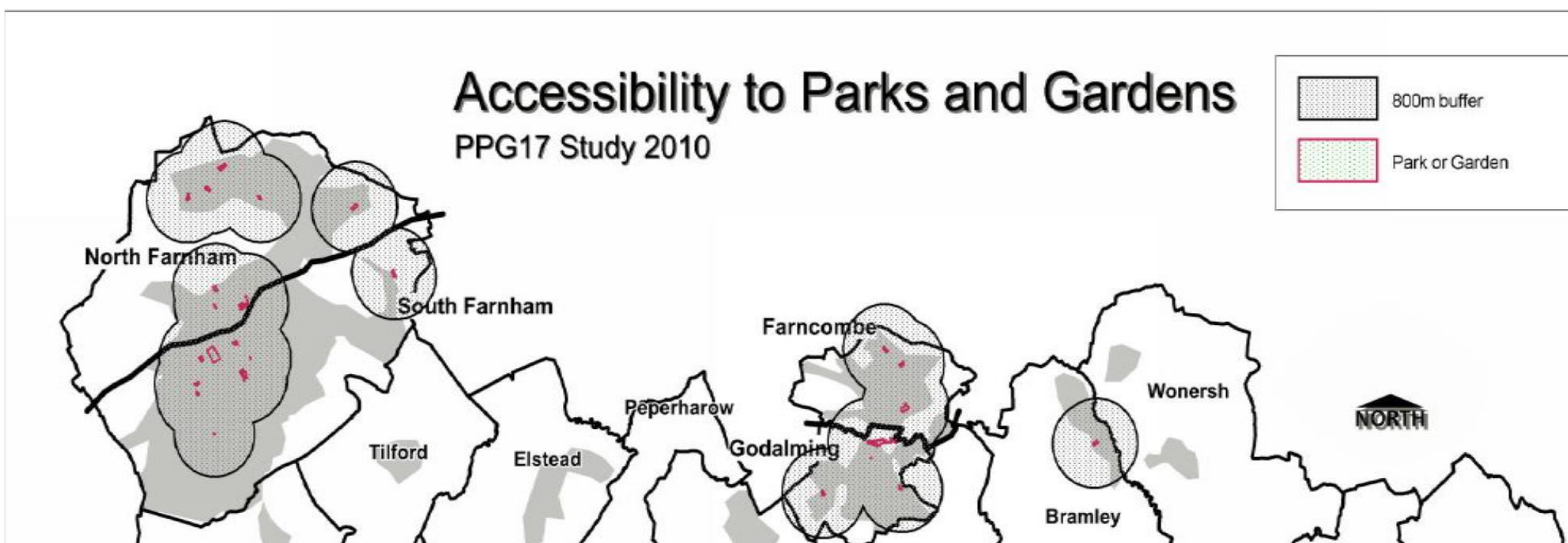
POLICY D5 – Nature Conservation - seeks to retain within a site any significant features of nature conservation value and encourage the enhancement of existing areas or features of nature conservation value and the creation and management of new wildlife habitats.

POLICY D4 – Design and Layout - seeks to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones and provide adequate amenity space around the proposed development;

POLICY H10 – Amenity and Play Space - looks to incorporate amenity space adequate to meet the needs of residents and provision for children's play where development incorporates dwellings suitable for family occupation. The Council will use the NPFA standards as the starting point for considering the appropriate provision of children's play space in residential developments in Waverley. It recommends minimum standards for outdoor playing space totalling 2.43 hectares (6 acres) per 1,000 population. This includes playing fields and pitches for youth and adult use together with equipped children's playgrounds and informal play space for children within housing areas. The standards relating to children's playgrounds and play spaces equates to between 6 and 8 square metres of play space per person. The NPFA differentiates play areas designed to meet the needs of children of different age groups. The smallest facilities are Local Areas for Play which should be provided in all developments of 15 or more dwellings. These facilities are targeted at 4 to 6 year olds. Developments of 50 or more units should provide a Local Equipped Area for Play catering mainly for accompanied children from 4 to 8 years of age. The largest facility is a Neighbourhood Equipped Area for Play targeted at unsupervised children between 8 and 14 years. The NPFA makes a number of detailed recommendations relating to the size, siting and design of these children's play facilities, including measures required to protect the amenities of neighbouring residential properties.

Public Parks and Gardens

This type of open space includes urban parks, country parks and formal gardens, the primary purpose of which is to provide accessible, high quality opportunities for informal recreation and community events. For the purpose of Waverley's study this definition includes gardens with more formal landscaping and planting and recreation grounds without formal sports facilities, such as goal posts etc.



The southern parts of Wrecclesham and Routledge and Bourne Wards and the southern and central parts of Moor Park are not located within 800m of a Park and Garden. There are a number of properties in large plots in this area. Parts of Weybourne and Badshot Lea ward are also not located within 800m of a Park and Garden.

The PPG 17 Study recommends the following Key Actions for Farnham:

Produce a management plan for Gostrey Meadow (Farnham) and seek to improve its overall quality through application for Green Flag accreditation

Improve the quality of public parks and gardens rated poorly in the survey:

- Boundstone Recreation Ground (Farnham)
- Hale Reeds Recreation Ground (Farnham)
- Oast House Crescent Recreation Ground (Farnham)
- Sandy Hill Top Space (Farnham)
- Weydon Tip (Farnham) (former landfill site still producing methane which limits its use)

Implications for Farnham Neighbourhood Plan

The Waverley Borough Council PPG17 Open Space Study concludes that most properties in Farnham have good access to Parks and Gardens. Others at the edge of the town have access to large private gardens or the countryside. There is no need to provide additional parks and gardens to supplement the current provision.

Nevertheless, in order to maintain the current provision, it is important to retain the existing parks and gardens.

There is also a need to improve the quality of some parks and gardens (listed above).

In terms of Parks and Gardens provision which should be provided with new residential development, the following standard is set in the PPG17 Open Space Study:

Parks and Gardens:

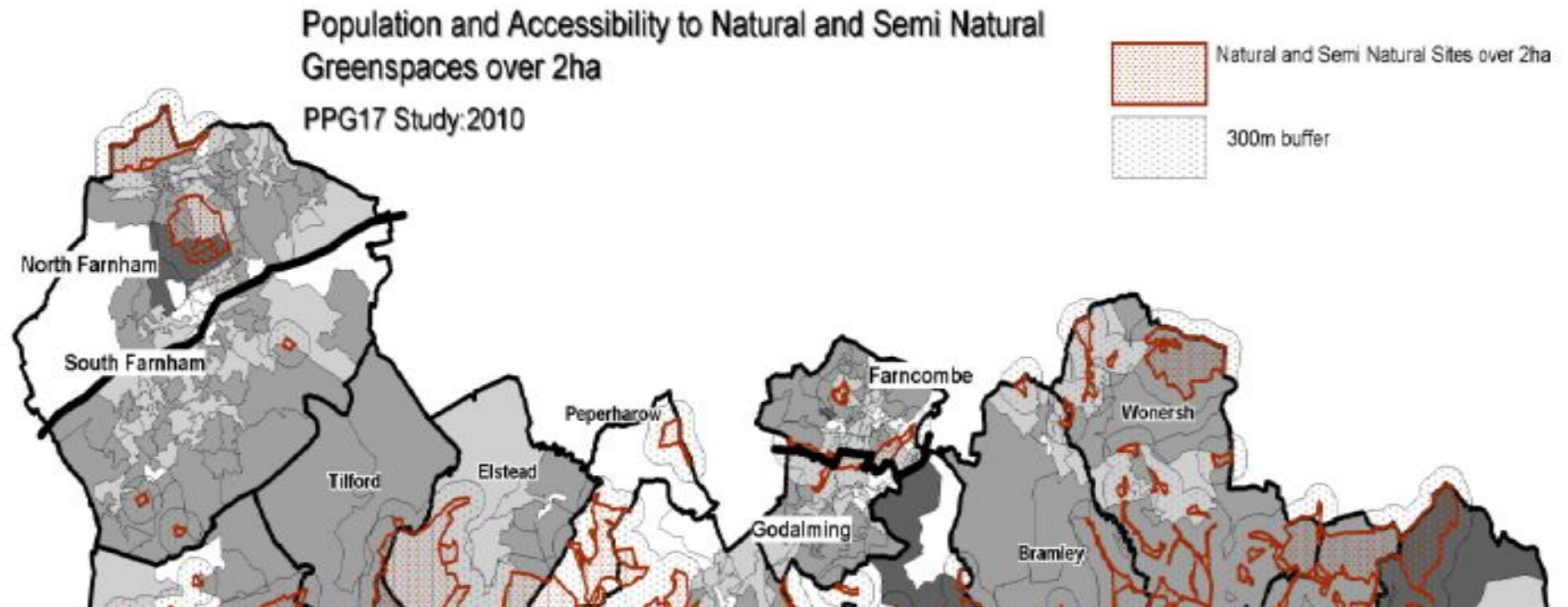
Quantity Standard - 0.2ha per 1000 people

Quality Standard - Parks and gardens should be welcoming, safe, clean and inviting spaces that are well maintained with a good mix of natural and built amenities.

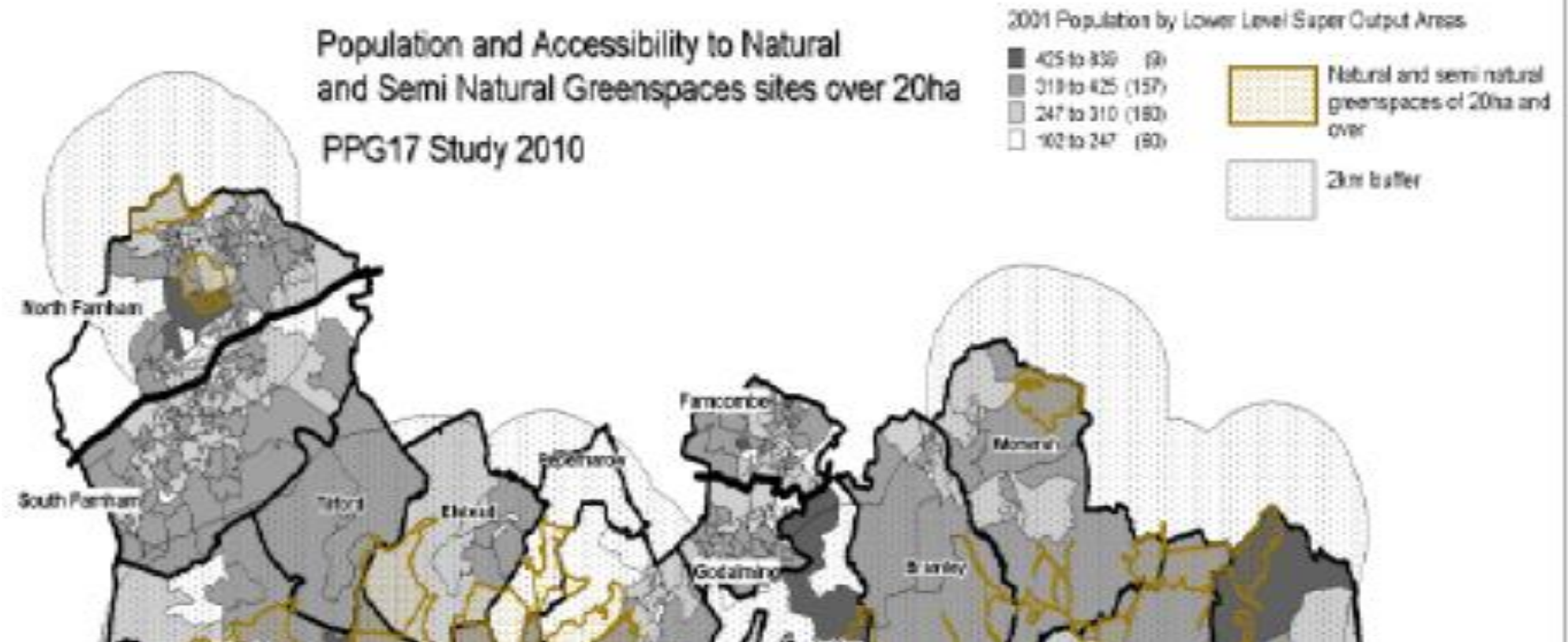
Accessibility Standard - 15 minutes walk, approximately 800m

Parks and Gardens are generally large in scale and therefore would not be provided on individual housing sites in Farnham. Instead, it is proposed that developer contributions will be sought for improvements to the existing parks and gardens or the development of a further park or garden or other types of open space to serve the town.

Natural / Semi- Natural Greenspace



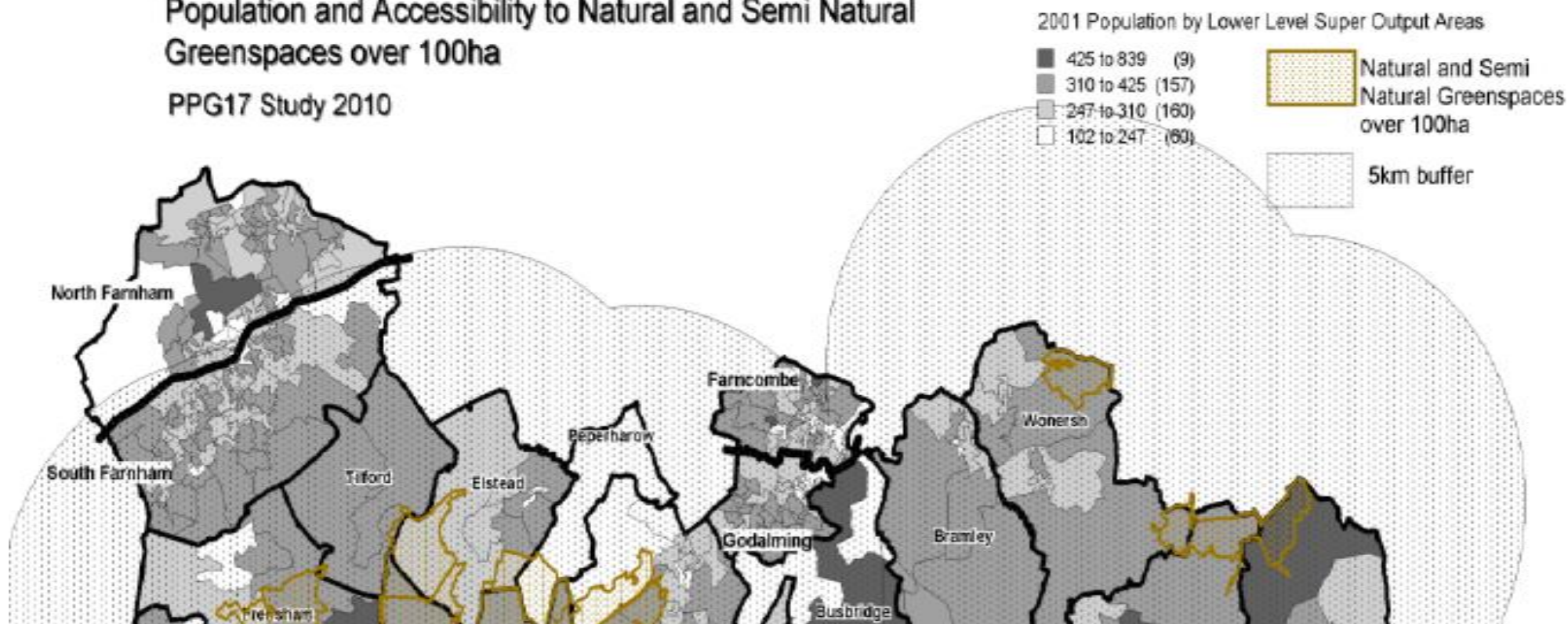
Map shows that there are many people in Farnham for which accessible Natural / Semi- Natural greenspace of more than 2ha is more than 300m away, however, the majority of such sites are over 2ha.



The residents of South Farnham have little or no provision of Natural / Semi- Natural greenspace of over 20ha. This does not take account of natural and semi natural space land over the county boundary such as Alice Holt Forest, to which those in South Farnham are closest. There are also a number of properties in large plots in this area.

Population and Accessibility to Natural and Semi Natural Greenspaces over 100ha

PPG17 Study 2010



South Farnham has good access to Natural / Semi- Natural greenspace sites of over 100ha outside of the plan area, which provide a variety of habitats and areas to walk. The shortfall in North Farnham is made up for by other land such as Ancient Woodland with public access (i.e has a bridleway or footpath through it) and sites with national and local environmental designations that have public access (SSSIs, NNRs, LNRs, SACs, SPAs, RIGS and RAMSAR sites etc) within 5km.

In terms of the remaining standard, Waverley Borough has two sites of over 500ha (Elstead and Thursley Commons and Hindhead Common) and a 20km buffer encompasses the whole of the Borough and beyond.

Implications for Farnham Neighbourhood Plan

There is a substantial amount of natural and semi natural greenspace in Waverley, particularly in the western part of the borough. Much of this land is protected through national and local designations and is unlikely to be lost over the next 20 years. Nevertheless, in order to maintain the current provision, it is important to retain the existing natural / semi- natural greenspace. Whilst there is limited provision of smaller areas of natural/ semi-natural open space within Farnham, there is good access to larger areas. The quality of all natural and semi natural greenspace is considered to be good and/or (in the case of SSSIs) favourable or improving.

In terms of Natural and Semi- Natural Greenspaces provision which should be provided with new residential development, the following standard is set in the PPG17 Open Space Study:

Natural and Semi- Natural Greenspaces:

Quantity Standard - None set

Quality Standard - A natural open space with a focus on the retention and/or enhancement of natural features and conservation of flora and fauna, assisted where appropriate by the use of education facilities such as interpretation boards. They should be clean, litter free, well signed and with clear footpaths.

Accessibility Standard - 15-minute walk, approximately 800m

The PPG17 Study does not set a quantitative standard for further Natural and Semi- Natural Greenspace as it considers that current provision, even with the growth forecast in that study, would be sufficient to serve the existing and future population, provided existing provision was maintained: However, in relation to the Farnham Neighbourhood Plan, it is imperative that European legislation is followed in connection with two Special Protection Areas: The Thames Basin Heaths SPA and the Wealden Heaths Phase II SPA.

The Thames Basin Heaths SPA Avoidance Strategy was adopted by Waverley Borough Council in 2009 and updated in 2013 and 2016. 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 recreational uses. Consequently, the Borough Council has adopted an avoidance strategy which includes:

- The establishment of a 400 metre buffer around the SPA within which no net new residential development will be permitted;
- In a buffer zone of 400metre to 5 km, development should provide or contribute to the provision of avoidance measures – namely provision of Suitable Alternative Natural Greenspace (SANG) and access management.

- Strategic Access Management and Monitoring (SAMM) measures in the SPA.

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.

Quantity Standard - A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) must be provided per 1,000 new occupants in order to perform as a Suitable Alternative Natural Greenspace (adopted Policy NRM6 of South East Plan).

SANGS may be created from:

- existing open space of SANGS quality with no existing public access or limited public access, which for the purposes of mitigation could be made fully accessible to the public
- existing open space which is already accessible but which could be changed in character so that it is more attractive to the specific group of visitors who might otherwise visit the SPA
- land in other uses which could be converted into SANGS

The Thames Basin Heaths Special Protection Area Avoidance Strategy Review 2016 confirms the following quality standards:

'Must/Should have'

1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANG and the SPA.
2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG.
3. Car parks must be easily and safely accessible by car and should be clearly sign posted.
4. The accessibility of the site must include access points appropriate for the particular visitor use the SANG is intended to cater for.
5. The SANG must have a safe route of access on foot from the nearest car park and/or footpaths.
6. All SANGs with car parks must have a circular walk which starts and finishes at the car park.

7. SANGs must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes.
8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel.
9. SANGs must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.
10. All SANGs larger than 12ha must aim to provide a variety of habitats for users to experience.
11. Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
12. SANGs must be free from unpleasant intrusions (e.g. sewage treatment works smells, etc.).
13. SANGs should be clearly sign-posted or advertised in some way.
14. SANGs should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks.

'Desirable'

15. The ability of owners to take dogs from the car park to the SANG safely off the lead.
16. Where possible, choose sites with a gently undulating topography.
17. Access points to have signage outlining the layout of the SANG and the routes available to visitors.
18. To provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.
19. Where possible, to have a focal point such as a viewpoint, monument etc. within the SANG.

The Thames Basin Heaths Special Protection Area Avoidance Strategy Review 2016 updates the potential capacity of Farnham Park to accommodate residents from new development based on a reduction in the monitored average household size in new homes and a new visitor survey which showed that Farnham Park is operating at a lower capacity than the prevailing (precautionary) figure of 75% used as a basis for

monitoring SANG capacity. Given these assumptions, the unallocated (enhanced) SANG capacity was 1,403 dwellings (at 31 March 2016). This method of re-assessment has been verified by Natural England and represents a significant increase in the amount of SANG available at Farnham Park as an avoidance measure.

The Borough Council undertook an assessment of potential opportunities for new SANG in the Farnham area (Analysis of Potential SANG Sites for Farnham for the Thames Basin Heaths SPA Avoidance and Mitigation Strategy, April 2015). This included potential SANG sites put forward as part of a Call for Sites exercise which accompanied the Regulation 14 Neighbourhood Plan. In accordance with the Thames Basin Heaths Special Protection Area Avoidance Strategy, individual SANG sites should meet a number of criteria as set out above. A total of 45 sites were assessed against the site quality criteria for an individual SANG and only part of the restored Farnham Quarry site was considered be suitable and with good potential to be brought forward as strategic SANG. Following the site assessment in accordance with the SANG Site Quality Checklist, the site currently meets 4 out of 14 of the 'must/ should have' criteria and 3 out of 5 of the 'desirable' criteria. The site currently supports populations of wintering birds and is known to support numbers of ground nesting birds including nightingales which should not be disturbed by dog walkers. To ensure the protection of the site's nature conservation interests most of the site would be required to be fenced off with only 10.74ha of the 50ha site considered to be suitable for strategic SANG provision. Apart from matters relating to meeting the quality checklist requiring resolution, the availability and long-term management of the site would also have to be confirmed. The current owner is responsible for management of the restored site as part of the S106 Agreement for a 20 year period but one of the provisions for SANG is that it should be provided in perpetuity (80 years). If the site were to be confirmed it would add approximately 500 dwellings to potential SANG capacity. Other potential strategic SANG sites were found to be either longer term (post 2031) prospects or principally serving other towns. The Avoidance Strategy Review 2016 states that the Borough Council has commenced discussions with some of the landowners to determine whether their sites are suitable, available and, importantly, deliverable as SANG and the outcome of these discussions will be reflected in future reviews of the Avoidance Strategy.

In order that brownfield and other windfall housing sites can be delivered, sufficient SANG capacity should now be reserved at Farnham Park for the anticipated development of such sites. Farnham Town Council should seek amendment to the Thames Basin Heaths Special Protection Area Avoidance Strategy to ensure this approach is followed.

Green Corridors - including river (eg River Wey and its tributaries) and canal banks, cycleways and other rights of way

There is an extensive network of Public Rights of Way across Farnham, particularly given its rural character and the areas of natural and semi natural greenspaces. They have not been assessed, as the sheer number would make this impractical.

Implications for Farnham Neighbourhood Plan

No quantitative standard is set for new provision but opportunities should not be lost to improve connections to the rights of way network or other green corridors particularly where they arise through new development.

There is no realistic way of setting accessibility standards for green corridors as they are opportunity led, and there is already an extensive network.

Adopted Local Plan Policies LT11 and C12 protect designated rights of way and river corridors. Existing designated rights of way should continue to be protected in the Neighbourhood Plan.

Indoor Sports Facilities

The study was carried out before the extensive refurbishment of the Council owned Farnham Sports Centre was completed in 2010. Farnham Sports Centre is located at Dogflud Way *in Farnham town centre*. It underwent an extensive refurbishment scheme to provide an improved swimming pool, extended gym, and refurbished sports area. The usage of the centre has increased by 27% since its re-opening.

Implications for Farnham Neighbourhood Plan

The PPG 17 Study states that the anticipated levels of development over the next 20 years envisaged at that time would result in a population increase, which is most likely to be concentrated in the main towns. The Study considers these areas have a good level of access to indoor sports facilities both within and outside of the Borough and there is currently no evidence that an increase in population will have a significant impact. However, when combined with government policies and programmes to increase the general level of activity of the population and development plans in neighbouring authorities which will increase the overall population in the wider area, the study concluded that levels of usage should be monitored to ensure that no significant issues arise.

The Leisure Centre plays an important part in the provision of community sport and fitness, especially in respect of community access and affordability and because there are 'pay and play' opportunities. The opportunities are limited when demand exceeds supply during peak times, especially for the swimming pools and the sports hall. The lack of pool space affects not only clubs but residents. Some large clubs, such as the Farnham Swimming Club, need more swimming space to accommodate club training and events. Further, a number of clubs are looking for permanent homes, such as Farnham Floorball Club and The Farnham School of Tae Kwon Do and this situation will fluctuate over the life of the Plan. The Leisure Centre may require modernisation/expansion during the life of the Plan.

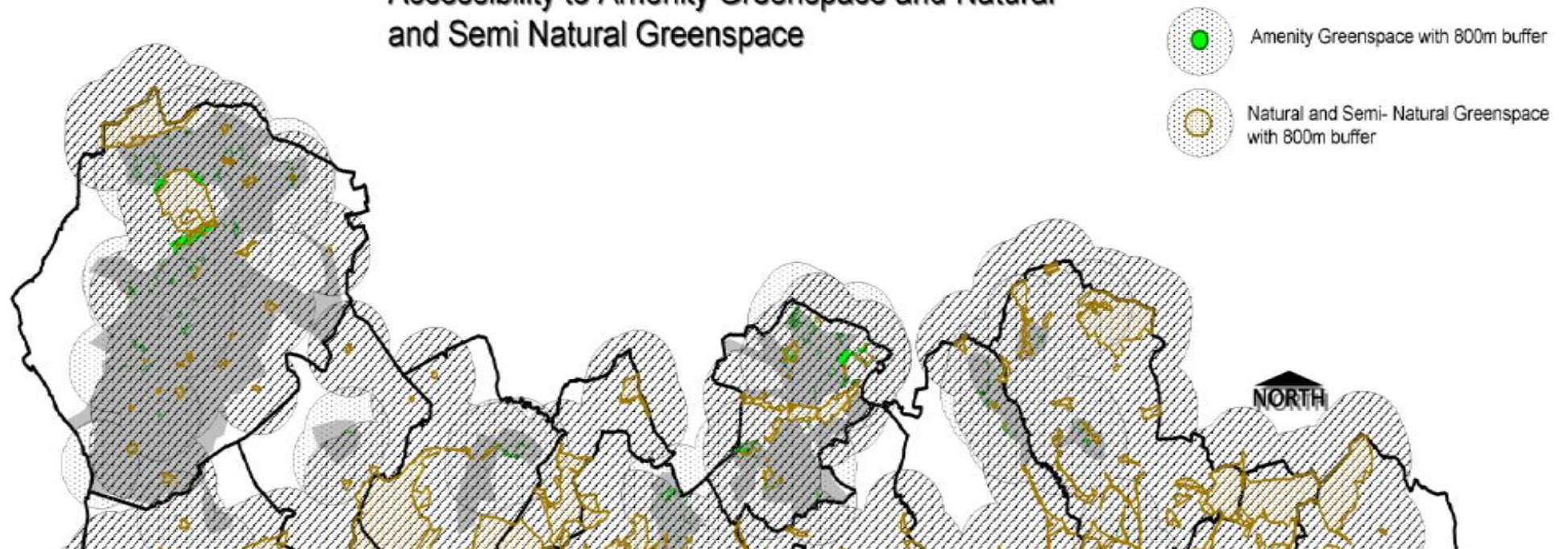
The town also has some excellent and modern private health club facilities.

In addition, there are indoor facilities in the town which are under-used. These should be made available for a range of activities on an informal basis. Some schools in Farnham have excellent sports facilities both for the general public to hire and for linking sports development opportunities with local sports clubs. Such facilities could be used more widely, especially in the evenings, weekends and holidays. More options to accommodate current or emerging sports clubs and activities need to be identified, including better access to community halls and school's facilities. The Neighbourhood Plan should seek to retain buildings which provide indoor sports facilities, including community halls and schools, and, where appropriate, enhanced those facilities to provide a high playing standard. New residential development should contribute to increased indoor sports facilities.

Amenity Greenspace

Most commonly, but not exclusively, found in housing areas or as part of town and city centres and employment areas – and includes village greens. Its primary purpose is to provide opportunities for informal activities close to home or work, or enhancement of the appearance of residential or other areas. Many of these smaller spaces comprise grassed verges maintained by the Council and alone, they appear relatively small and unimportant, but cumulatively contribute to the greening of the setting of housing or other developments.

Accessibility to Amenity Greenspace and Natural and Semi Natural Greenspace



There appears to be a very good level of amenity greenspace in north Farnham. The southern wards of Wrecclesham and Routledge, Bourne and Moor Park are not located within 800m of an Amenity Greenspace. There are a number of properties in large plots in this area and there is access to smaller areas of natural and semi-natural open space. Any new development over the next 20 years will result in a population increase which will result in an increasing need for amenity greenspace within the newly developed areas, some of which already have limited provision.

The PPG 17 Study identifies some Key Actions: Undertake enhancements to the quality of the following amenity area as identified as being of poor quality through the qualitative assessment: Hale Reeds Recreation Ground (Farnham).

Implications for Farnham Neighbourhood Plan

Most properties in Farnham have good access to Amenity Greenspace. Others at the edge of the town have access to large private gardens; natural semi-natural greenspace or the countryside. There is no need to provide additional amenity greenspace to supplement the current provision.

Nevertheless, in order to maintain the current provision, it is important to retain the existing amenity greenspace.

There is also a need to improve the quality of some amenity greenspace (listed above).

Policies D4 and H10 of the adopted Local Plan seek provision of on-site amenity space. As new residential development proceeds, the Neighbourhood Plan should seek associated new amenity greenspace using the following standard set in the PPG17 Open Space Study:

Amenity Greenspace:

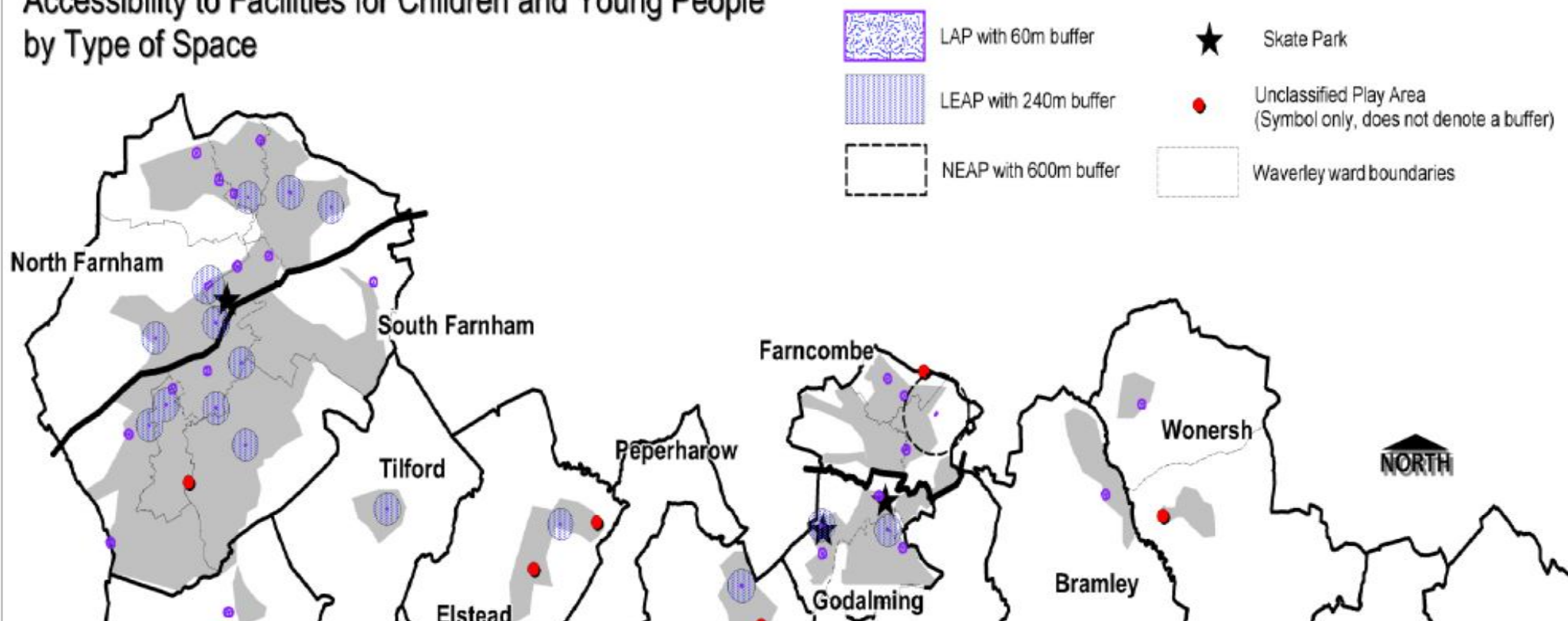
Quantity Standard - 0.8ha per 1,000 people

Quality Standard - Amenity greenspace should be well maintained, clean and litter free. It should be welcoming and provide a visually attractive environment. The management of dogs and any mess created needs to be integrated into the site.

Accessibility Standard - 15 minutes walk, approximately 800m

Provision for Children and Young People – including includes equipped play areas, ball courts, skateparks and other more informal areas (e.g. 'hanging out' areas, teenage shelters)

Accessibility to Facilities for Children and Young People by Type of Space



The Waverley Borough Council PPG17 Open Space Study reveals that 52.8% of respondents felt that the provision was about right, but a significant percentage (37.6%) felt that there was too little.

North Farnham collectively is shown to be over the current overall provision of 0.04ha per 1000 people but this is due to the good provision in Farnham Park. However, individually, all wards fall below the 0.04 provision with the exception of Castle.

The PPG17 Study sets a Quantity Standard of 0.25 ha per 1,000 people of specific provision for children and young people containing a range of facilities for casual or informal play. It is acknowledged that this is a challenging target, but recognises that play continues to be such an important part of many government and local agendas that to keep with the existing level of provision, would be unsound.

Play England advocate the following national accessibility standards:

- Local Areas of Play (LAPs): accompanied walking distance 100m (straight line distance 60m). Play England define these as 'doorstep playable spaces'.
- Local Equipped Areas of Play (LEAPs): walking distance 400m (straight line distance 240m).
- Neighbourhood Equipped Areas of Play (NEAPs): walking distance 1,000m (straight line distance 600m).

The PPG 17 Study recommends the following Key Actions:

Look in more detail at ways of providing new or extended playspace in North and South Farnham - potential sites include Park View Estate (Trinity Hill) and Old Park Close.

North Farnham, particularly in Upper Hale:

- Less than half of respondents to the general survey assessed provision to be about right, significantly below the average for the Borough
- Only LAP type playgrounds exist in the Upper Hale area

Through consultation with local residents, the PPG17 Study recommends investigating what could be done with the Thurbans Play Area (Farnham). The site is underutilised. The site scored poorly on both quality and value in the qualitative assessment. The site is hidden from the road network and accessibility to the site is particularly poor. Greenhill Way Open Space, Beldhams Play Area, and Weydon School and St Peter's CE School playing fields are all quality open space sites within 300m of Thurbans Play Area. Monies from the sale of the land could be used to enhance open space sites in the area.

Implications for Farnham Neighbourhood Plan

The PPG 17 Study acknowledges that there are difficulties in providing new sites in accessible locations near to where most people live due to the lack of available land, and Waverley Borough Council has already acknowledged the need to address some of the deficiencies and to ensure that new development does not add to the existing pressure and under-provision.

There is a need to look at ways of providing new or extended playspace in North and South Farnham, particularly in Upper Hale - potential sites include Park View Estate (Trinity Hill) and Old Park Close.

In order to maintain the current provision, it is important to retain the existing provision for Children and Young People though exceptionally the Neighbourhood Plan should consider the option of a new use for Thurbans Play Area.

There is also a need to improve the quality of some children's play space (listed above).

In terms of provision for Children and Young People in association with new residential development, the Neighbourhood Plan should seek the following standard set in the PPG17 Open Space Study:

Provision for Children and Young People:

Quantity Standard - 0.25 ha per 1,000 people of specific play equipment for children and young people, including both designated equipped play space, and informal play space.

Quality Standard - Sites should be clean/ litter free and provide a safe, fun and stimulating environment where possible for children of all ages. Areas should be set aside as dog free. Sites should be in areas easily accessible by foot to the local community they are intended to serve with limited barriers to access such as main roads.

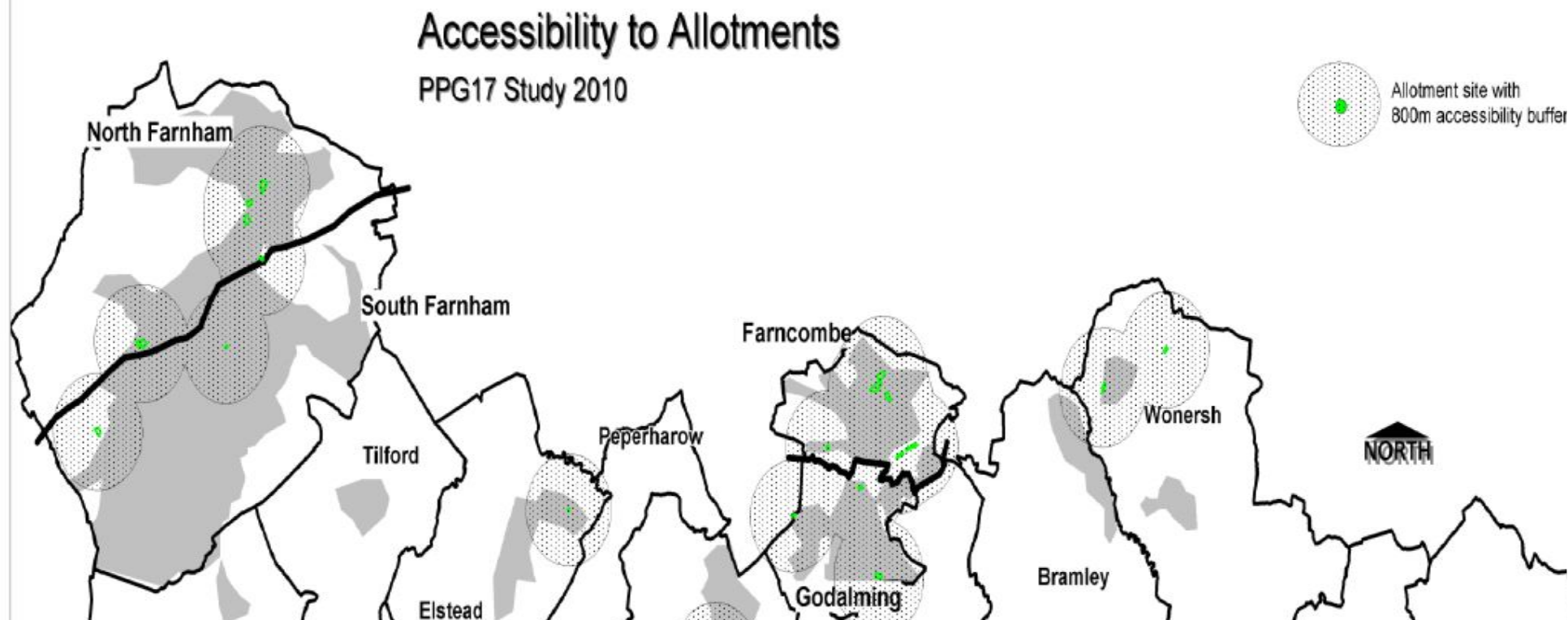
Accessibility Standard - Fields in Trust standards are to be used:

Local Areas of Play (LAPs): accompanied walking distance 100m (straight line distance 60m).

Local Equipped Areas of Play (LEAPs): walking distance 400m (straight line distance 240m).

Neighbourhood Equipped Areas of Play (NEAPs): walking distance 1,000m (straight line distance 600m).

Allotments



The distribution of allotments shows provision in Farnham in the central area of the town with the northern and southern wards not within 800m of an allotment: eg Hale and Heath End and Upper Hale and Wrecclesham and Rowledge, Bourne and Moor Park wards.

The PPG17 companion guide suggests that the need for allotments is likely to rise as a result of rising housing densities and consequential reduction in new garden sizes.

The PPG 17 Study recommends the following Key Actions:

Address under-provision in places with waiting lists by looking at potential sites

Investigate devolving ownership and maintenance of Waverley Borough Council's sole allotment sites in Weybourne Road to Farnham Town Council.

The Farnham Town Council waiting list for allotments by ward is set out below:

Ward	Waiting List
Hale and Heath End	2
Castle	6
Weybourne & Badshot Lea	8
Moor Park	10
Wrecclesham and Rowledge	16
Bourne	2
Firgrove	2
Shortheath/Boundstone	5
Non Farnham	13
Total	64

Source: Farnham Town Council, June 2016

The current allotment waiting list shows the strongest demand in Moor Park and Wrecclesham and Rowledge.

Implications for Farnham Neighbourhood Plan

There is a waiting list for allotments within Farnham but demand for many of these will be met through the turn-over of plots.

Nevertheless, there is clear unmet demand and in order to maintain the current provision, it is important to retain the existing allotments.

In terms of Allotments which should be provided with new residential development, the Neighbourhood Plan should seek the following quality and accessibility standards as set in the PPG17 Open Space Study:

Allotments

Quantity Standard - None set until further investigation carried out.

Quality Standard - A well maintained, clean/ litter free site, level with good quality soil, drainage and access to a good water supply.

Accessibility Standard - 15 minutes walk, approximately 800m

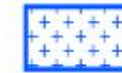
As a practical standard, the Neighbourhood Plan consulted on a quantity standard of 0.2ha per 1000 people and received no objections.

Allotments have a wide catchment area – 15 minute walking distance - and therefore would not be provided on individual housing sites in Farnham. Instead developer contributions will be sought for improvements to the existing allotments or a new allotment allocation (for discussion and a Neighbourhood Plan consultation option). New allotments in the Hale and Heath End, or Wrecclesham and Rowledge, Bourne or Moor Park wards would make provision in areas currently not within 800m of an allotment and help meet areas exhibiting the highest demand on the waiting list.

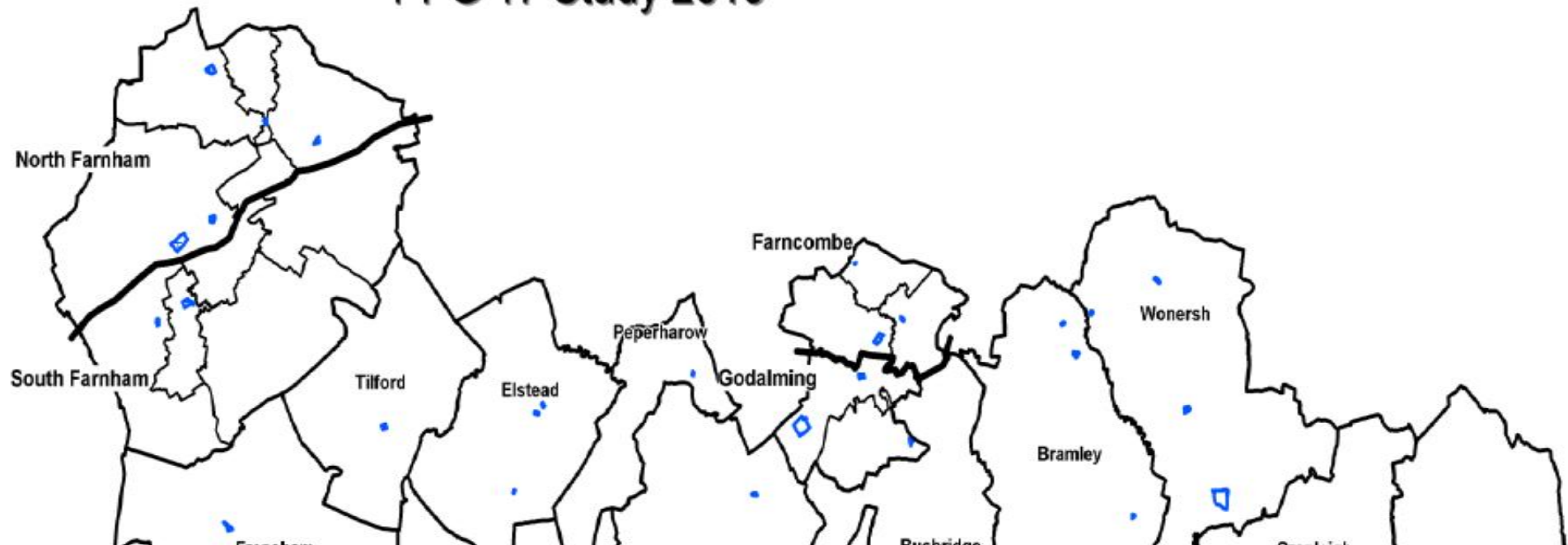
Churchyards and Cemeteries

Churchyards and Cemeteries

PPG 17 Study 2010



Churchyards and Cemeteries



Permission was also given in 2010 to 6ha of land at Upper Hale Road, Farnham for another woodland burial site.

Implications for Farnham Neighbourhood Plan

There is no revealed need to allocate additional land for church yards or cemeteries in Farnham.

Nevertheless, in order to maintain the current provision, it is important to retain the existing cemeteries.

Outdoor Sports Facilities

Includes privately or publicly owned facilities with natural or artificial surfaces, including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas

Site locations and pitch provision are identified in the Waverley Playing Pitch Strategy, 2013. The pitches covered in the strategy were all those in the Borough area of the following types, including those not currently available for community use:

- a) Football (mini, youth, adult).
- b) Cricket.
- c) Rugby Union (mini, youth, adult).
- d) Hockey (synthetic turf pitches)

The following number of pitches are located in Farnham (see Maps – Appendix 1)

Pitch type	Farnham
No. pitches	No. Pitches/ person
Adult football	27 1:1,745
Youth football	9 1:5,239
Mini-soccer	16 1:2,947
Cricket pitches	14 1:3,368
Rugby pitches	7 1:6,735
ATPs	2 1:23,574
All pitches	74 1:637

Source: Waverley Playing Pitch Strategy, 2013

The number of teams in Farnham is as follows:

Total football teams:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Youth Teams</i>	<i>Mini Teams</i>
Farnham	22	27	32

Total cricket teams:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>
Farnham	48	38

Total rugby teams:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>	<i>Mini Teams</i>
Farnham	6	5	7

Total hockey teams:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>
Farnham	11	5

Source: Waverley Playing Pitch Strategy, 2013

The Playing Pitch Strategy 2013 identifies the following action plan to meet current needs for Waverley Borough

<i>Pitch type</i>	<i>Current assessed deficiency</i>	<i>Action plan for meeting deficiency</i>
Adult football	<p>No current quantitative deficiency (notional surplus of 44.9 pitches).</p> <p>Quality improvements needed for pitches at 13 sites.</p> <p>Quality improvements needed to changing provision serving adult football pitches at 11 sites.</p> <p>No accessibility deficiency.</p>	<p>Support pitch owners with external funding applications for pitches and/or changing facilities improvement programmes at :</p> <ul style="list-style-type: none"> • All Hallows School • Farnham Park • Farnham Sixth Form College • Farnham United Football Club • Morley Road Recreation Ground • Riverdale • Weybourne Recreation Ground. • Weydon School • Wrecclesham Recreation Ground. <p>Develop Community Use Agreements at schools with unsecured community use.</p>

Pitch type

Youth football

**Current assessed
deficiency**

17.8 additional pitches.

Quality improvements
needed for pitches at 8
sites.

Quality improvements
needed to changing
provision serving youth
football pitches at 7 sites.

No substantive accessibility
deficiency.

**Action plan for meeting
deficiency**

Provide 18 additional

youth pitches by:

**Converting underused
adult pitches into youth
pitches.**

Negotiating additional
community access to youth
pitches on primary school
sites.

Support the transition to the
new pitch dimensions
proposed under the FA's
Youth Development
Review.

Support pitch owners with
external funding
applications for pitches
and/or changing facilities
improvement programmes
at :

- All Hallows School
- Farnham United

Football Club

- Hale School
- Riverdale
- Weybourne

Recreation Ground

- Weydon School

Develop Community Use
Agreements at schools with
unsecured community use.

Mini-soccer	<p>No current quantitative deficiency (notional surplus of 12.0 pitches).</p> <p>Quality improvements needed for mini-soccer pitches at 7 sites.</p> <p>Quality improvements needed to changing provision serving mini-soccer pitches at 4 sites.</p> <p>No substantive accessibility deficiency.</p>	<p>Support pitch owners with external funding applications for pitch improvement programmes at:</p> <ul style="list-style-type: none"> • Weybourne Recreation Ground • William Cobbett School <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Cricket	<p>No current quantitative deficiency (supply and demand effectively balanced).</p> <p>Quality improvements needed for pitches at 10 sites.</p> <p>Quality improvements needed to changing provision serving cricket pitches at 7 sites.</p> <p>No substantive accessibility deficiency.</p>	<p>Support pitch owners with external funding applications for pitches and/or changing facilities improvement programmes at:</p> <ul style="list-style-type: none"> • All Hallows School • Weydon School • Wrecclesham Recreation Ground <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Rugby	<p>No current quantitative deficiency (notional surplus of 2.0 pitches).</p> <p>Quality improvements needed for rugby pitches at</p>	<p>Support pitch owners with external funding applications for pitch improvement programmes at:</p> <ul style="list-style-type: none"> • All Hallows School

	<p>4 sites. Quality improvements needed to changing provision serving rugby pitches at 2 sites. No substantive accessibility deficiency.</p>	<ul style="list-style-type: none"> • Farnham Sixth Form College • Weydon School <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Synthetic turf pitches	<p>No quantitative deficiency, although there are no full-sized '3G' pitches in Waverley. No qualitative deficiency, although two pitches are more than 20 years old and three are more than 10 years old so resurfacing will be required in the short to medium term. No substantive accessibility deficiency.</p>	<p>Develop Community Use Agreements at two schools with unsecured community use. Support pitch owners with external funding applications for pitch resurfacing at: Farnham Heath End School</p>

Implications for Farnham Neighbourhood Plan

The notional surplus of football pitches can be used to meet the need for additional junior football pitches. Despite the theoretical results of the Borough Council's PPG17 Study, 2012, there is currently a strong demand from local cricket and rugby clubs for additional capacity.

In order to maintain the current provision to serve current needs (and potentially assist with future needs), it is essential to retain the existing sports pitches. There is also a need to improve the quality of some sports grounds. Ground requirements were further explored during consultation on the draft Neighbourhood Plan.

In terms of sports pitches which should be provided with new residential development, the following standard is set in the Waverley Playing Pitch Strategy, 2013 and should be sought through the Neighbourhood Plan:

Pitch***Standard***

Adult football

One adult pitch (1.2ha) per 5,000 people.
All aspects of all pitches and ancillary facilities should rate 'average' or better.
The whole population within 15 minutes walk or drive of the nearest pitch.

Youth football

One youth pitch (0.75ha) per 3,200 people.
All aspects of all pitches and ancillary facilities should rate 'average' or better.
The whole population within 15 minutes walk or drive of the nearest pitch.

Mini-soccer

One mini-soccer pitch (0.2ha) per 5,000 people.
All aspects of all pitches and ancillary facilities should rate 'average' or better.
The whole population within 15 minutes walk or drive of the nearest pitch.

Cricket

One cricket pitch (1.2ha) per 2,800 people.
All aspects of all pitches and ancillary facilities should rate 'average' or better.
The whole population within 15 minutes walk or drive of the nearest pitch.

Rugby

One rugby pitch (1.25ha) per 6,000 people.

All aspects of all pitches and ancillary facilities should rate 'average' or better. The whole population within 20 minutes walk or drive of the nearest pitch.

Synthetic turf

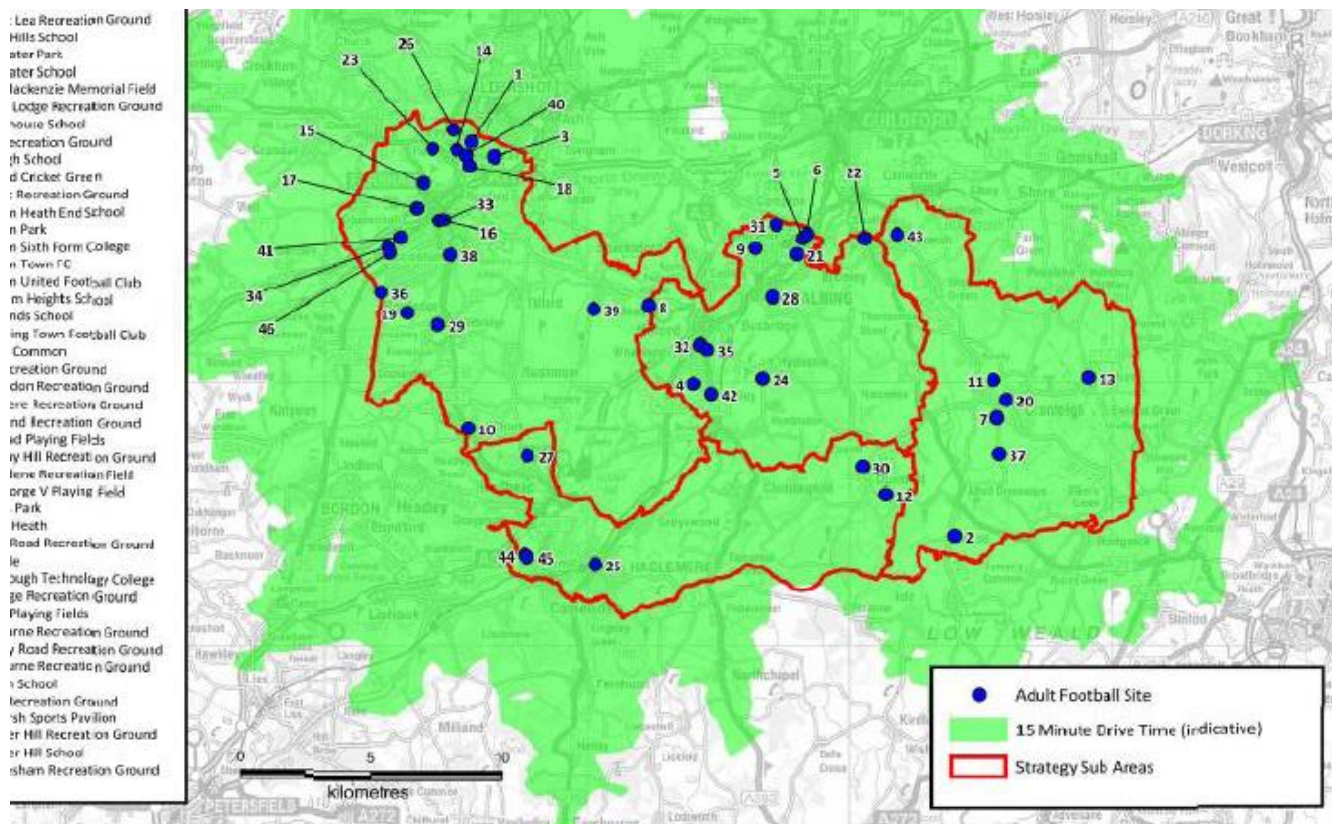
One synthetic turf pitch per 12,000 people.
All aspects of all pitches and ancillary facilities should rate 'average' or better. The whole population within 20 minutes walk or drive of the nearest pitch.

As each new pitch requires a substantial population growth to support it, sports pitches will be provided off site through developer contributions. Ground requirements were further explored during consultation on the draft Neighbourhood Plan with support for sites at Weydon Lane, Brambleton Park and the former landfill site at Runfold.

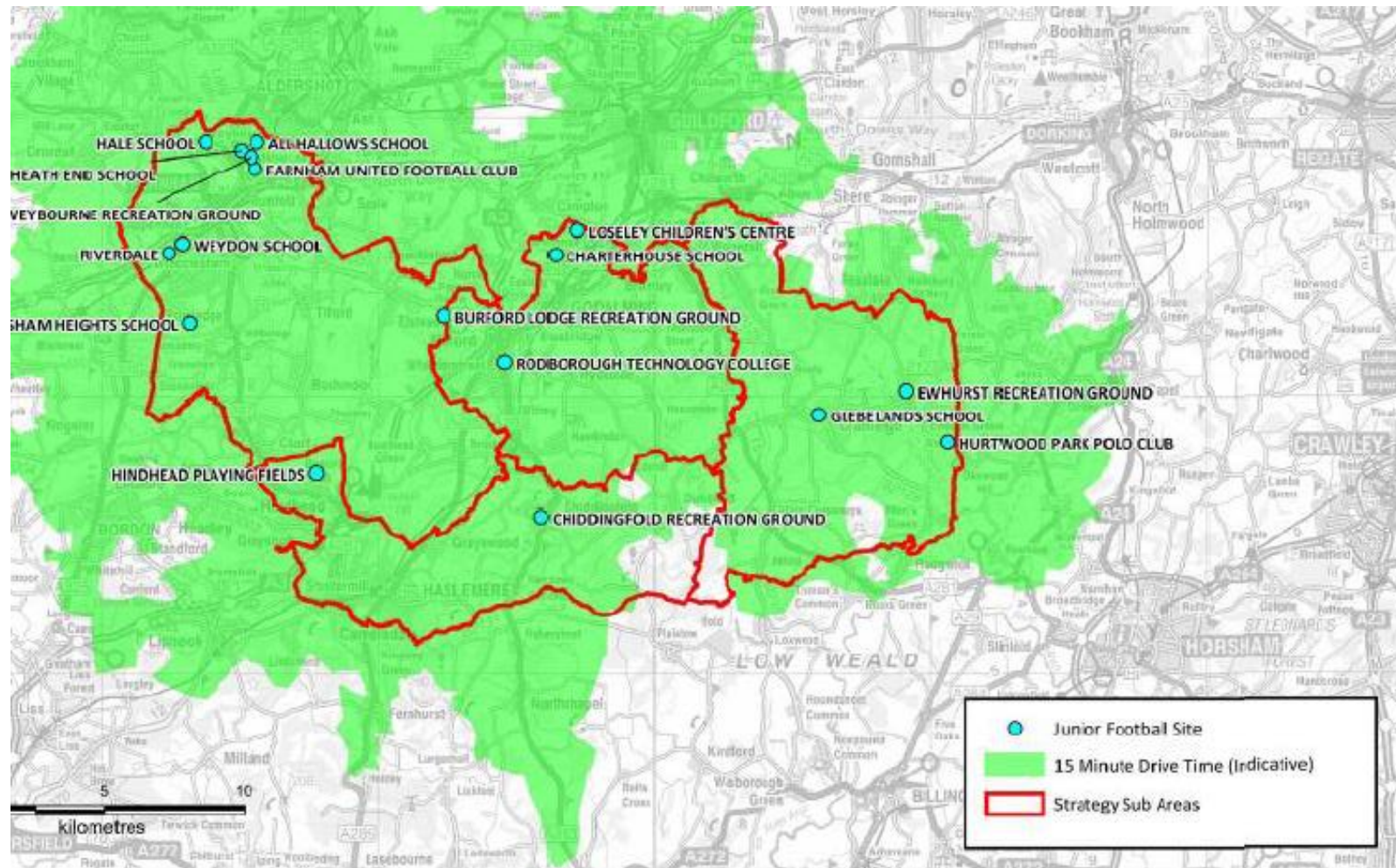
Location of Sports Pitches

Adult football pitches

A map showing adult football pitches in Waverley, with 15 minute drive time catchments and sub-area boundaries is below. It shows the entire population is within 15 minutes drive of a pitch:

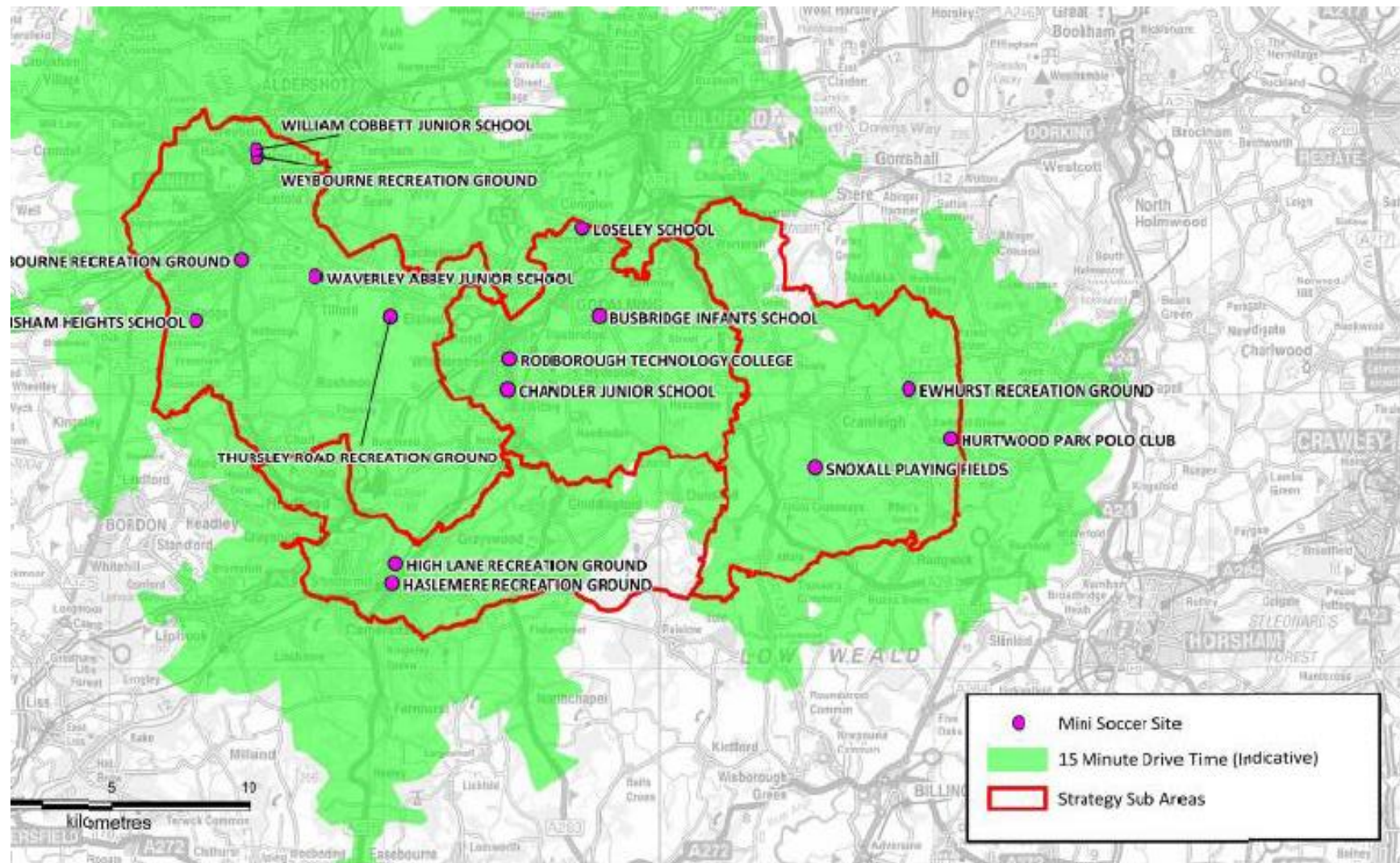


Junior Football pitches



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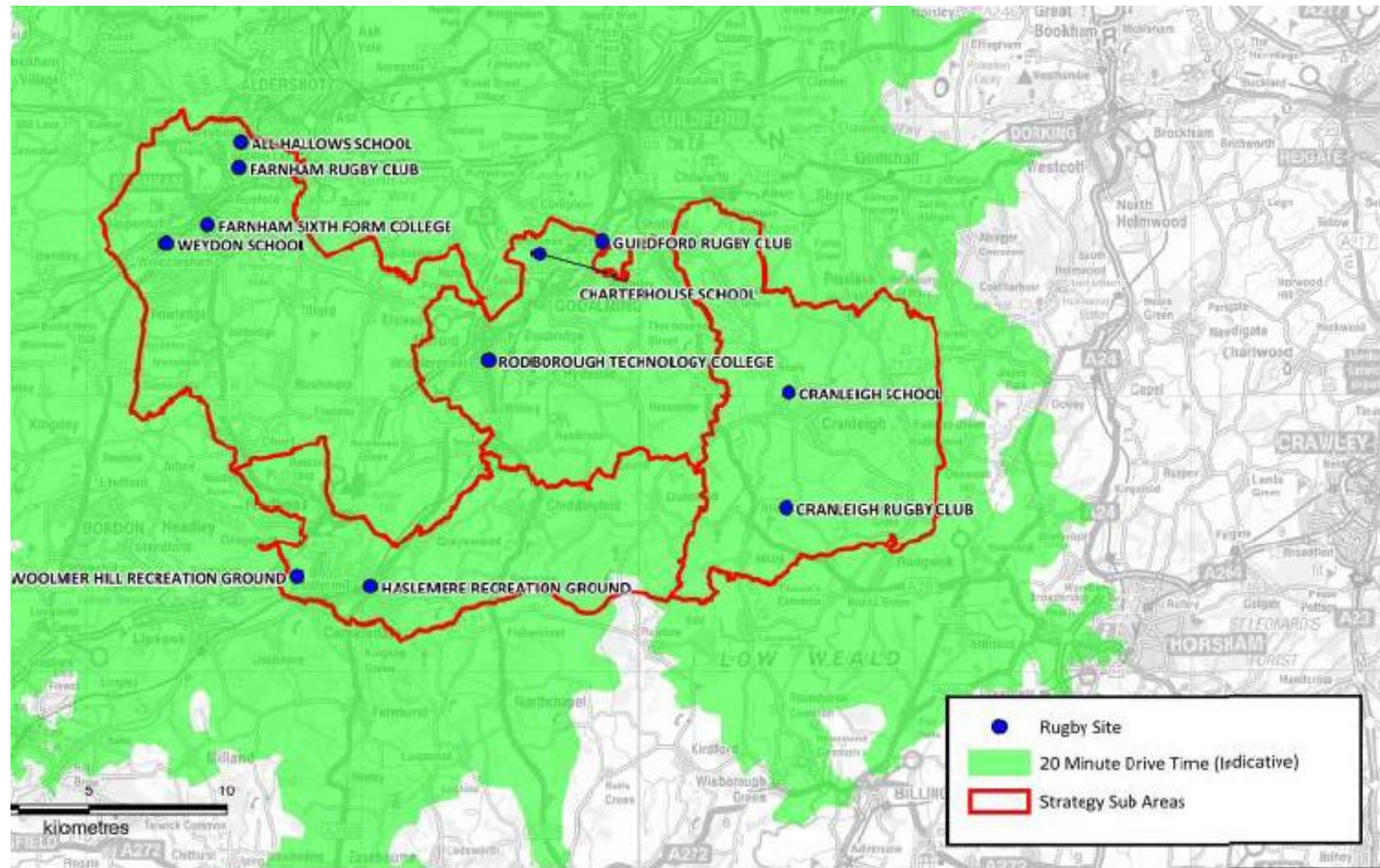
Mini Soccer Sites



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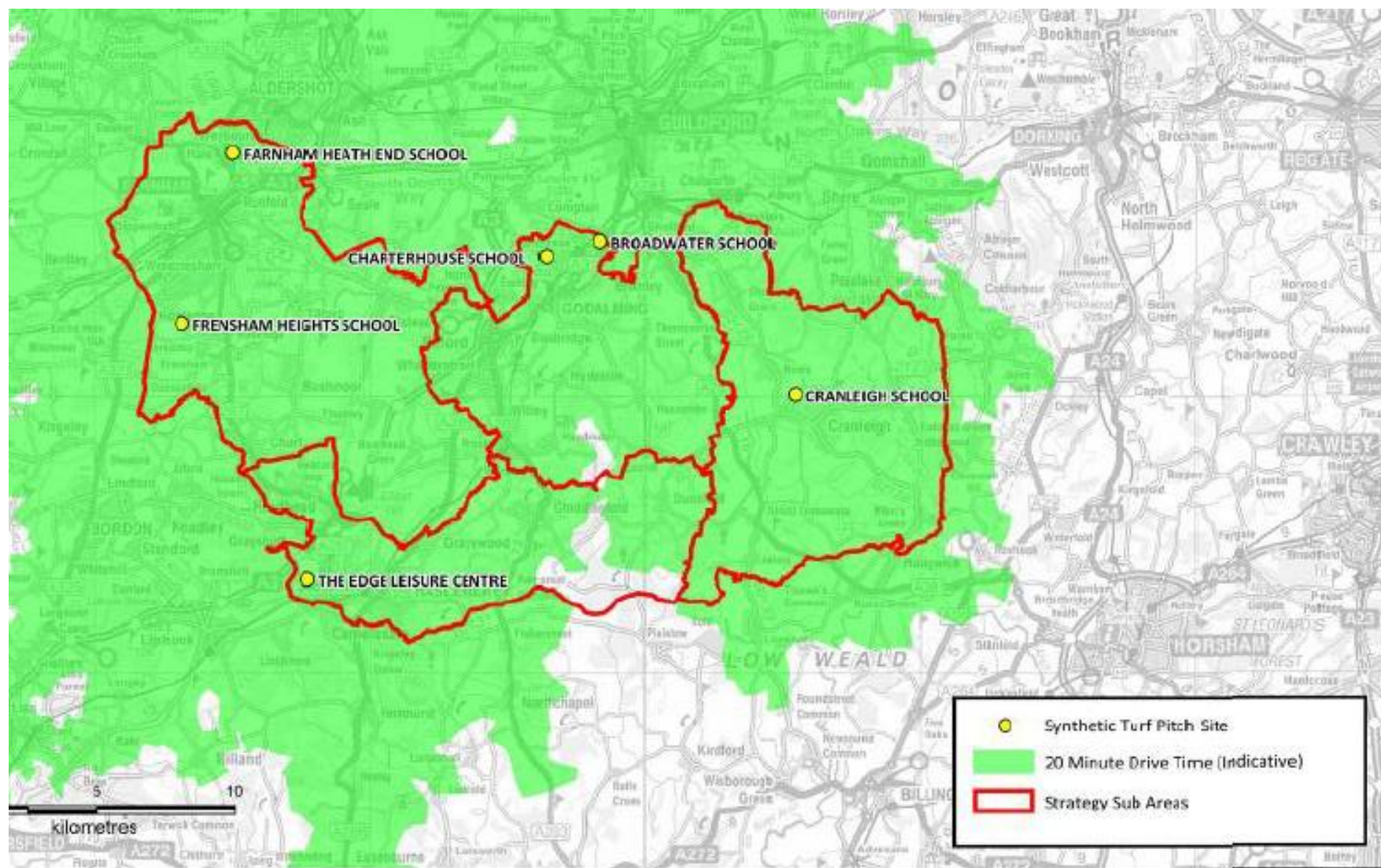
36

Rugby Pitches



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Synthetic Turf Pitches



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