

Farnham Neighbourhood Plan

Farnham Built Up Area Boundary

June 2016

Introduction

The Built Up Area Boundary for Farnham is not defined in the Waverley Borough Local Plan (2002), though boundaries are defined for the smaller settlements.

The NPPF makes clear distinctions between built up areas and the countryside and a clear definition of a built up area boundary will help distinguish between the built up areas of Farnham and also between the built up areas of Farnham and the surrounding countryside.

Methodology

The Ordinance Survey Map; aerial photography, local knowledge and site visits were used to plot the proposed Built-up Area Boundary around Farnham. A number of guiding principles were applied to ensure a consistent and comprehensive approach.

Guiding Principles

The principles have been created to provide consistency in defining the built up area around an extensive boundary.

1. The Built-up Area Boundary should generally follow defined physical features such as roads, footpaths, hedges and field boundaries.
2. The Built-up Area Boundary should be defined where the character of the area changes from being 'built up' or 'urban/ suburban' and therefore belonging to the character of the built up area, to being 'rural', 'loose-knit' and more akin to the countryside. In some cases there is an abrupt change of character, where the built up area may abut, for example, dense woodland or open countryside. In other cases a change of character occurs between more grouped development to more sporadic, loose-knit development or isolated buildings. This change in character is the point at which boundaries should be defined.
3. The Built Up Area boundary should be drawn to include the areas of built development within the South Farnham Arcadian Areas which exhibit strong Arcadian characteristics where the landscape is the dominant visual element unless they are designated as Green Belt (see 4 below).
4. The Built Up Area boundary should be drawn to exclude the Green Belt (and potential extensions to the Green Belt).
5. The boundary should follow the whole curtilage of properties unless this would create a boundary inconsistent with the general pattern of development in that location.
6. Boundaries should be drawn to include Neighbourhood Plan allocations within the Built Up Area Boundary. This signifies clearly that the Town Council accepts that such development within the area allocated should take place.

The proposed Farnham Built-up Area Boundary is defined below.

