

Submitted Farnham Neighbourhood Plan

Proposed Amendments to the Housing Section

At the request of the Examiner, the following factual updates to the Housing section of the submitted Farnham Neighbourhood Plan are proposed by Farnham Town Council. The updates have been agreed with Waverley Borough Council and, in the case of updated approximate housing capacity for Policy FNP14 allocations, Judith Ashton Associates (on behalf of A2Dominion). Additional text is shown as underlined italics and deleted text as ~~strike through text~~.

Housing Allocations (Page 47 column 3)

For clarification, it is proposed to add an explanation for the amendments to the capacity of certain sites:

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

Policy FNP14 (Pages 48 – 53)

The table below sets out an updated approximate housing capacity for Policy FNP14 allocations contained within of the Farnham Neighbourhood Plan as prepared by Judith Ashton based on the up to date evidence available at the Hearing.

Column 5 (highlighted) shows the Approximate Capacity figure to be included for each site. Where necessary, Policy FNP14 should be amended to include these updated figures.

Policy ref	Site	Gross Area: (hectares)	Approximate capacity in Reg 15 FNP (dwellings)	Approximate capacity as agreed at Hearing to be included in Policy FNP14 (dwellings)	Reason for change
FNP14 a	Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land	3.3	100	100	
FNP14 b	Land West of Green	3.5	110	105	WA/2015/2283 Outline application for 120

	Lane Badshot Lea				dwellings amended to 105 dwellings
FNP14 c	Land at Little Acres Nursery and south of Badshot Lea	4.4	125	125	
FNP14 d	Land between Hale Road and Guildford Road	0.2	10	10	
FNP14 e	Colemans Yard Wrecclesham Road	0.24	10	10	
FNP14 f	Coal Yard The Street Wrecclesham Hill	0.28	15	9	WA/2016/1264 Planning permission for 9 dwellings approved on most of this site on 27/10/16 subject to a legal agreement
FNP14 g	West of Switchback Lane Rowledge	2.3	10	10	
FNP14 h	The Woolmead (East Street)	0.8	100	51	WA/2015/2387 Outline application including 96 dwellings approved on 5/10/16. 45 dwellings granted consent under prior notification and included in commitments Encompassed same site Uplift = 51
FNP14 i	Coxbridge Farm, West Street	12.36	350	350	
FNP14 j	Part of Farnham College (Tennis Courts)	0.45	15	14	WA/2014/2119 Erection of 14 dwellings and associated garaging, car parking and landscaping. Approved 17/11/16
Total			845	784	

Policy FNP14i) Coxbridge Farm

The site area is proposed to be amended to exclude the listed buildings in the southern corner with consequential minor amendment to the policy text:

Policy FNP14 i) Coxbridge Farm, ~~West Street off Alton Road~~, (Gross Area: ~~14.21~~ 12.36ha. Approximate density: 30dph. Approximate capacity: 350 dwellings)

Development Guidance:

Design and Layout

The site ~~abuts~~ ~~includes~~ a cluster of listed buildings in the southern corner and the design and layout of development should preserve the special architectural and historic interest of these buildings and their setting.

(Other text to be retained)

Page 54 columns 1, 2 and 3

It is proposed to amend the summary paragraph, table and monitoring targets to align with the minor revisions to housing capacity at certain sites. The figures remain approximate as planning applications have not been determined on many sites and others have been approved as outline applications at this stage:

The total additional dwellings for the Plan period (2013 – 31) is therefore ~~2,262~~ approximately 2,201 as set out below. Allocations and anticipated windfall contributions are within the remaining capacity of Farnham Park SANG. The total supply generally meets the emerging strategic provision for the Plan period of 2,214 dwellings.

Source of Housing Supply	Net Dwellings
Sites which have already been completed (in the period 2013/14 – 2015/16)	180
Large Sites with planning permission at 31 March 2016	695
Further Reg 14 Neighbourhood Plan housing site allocation granted consent (Garden Style, Wrecclesham)	65
Small Sites with planning permission at 31 March 2016	99
Windfall contribution	378
Housing Allocations	845 784
Total	2,262 2,201

Monitoring Indicators	Targets
Number of new dwellings delivered within the Neighbourhood Plan area during the Plan period (net)	2,262 <u>2,201</u> new dwellings (net) over the plan period.
Number of new dwellings delivered on allocated housing sites within the Plan period (net)	At least 845 <u>784</u> new dwellings on allocated housing sites.
Number of new dwellings delivered on allocated housing sites within the Plan period (net)	At least 378 new dwellings on windfall sites.