

Farnham Neighbourhood Plan Partial Review 2018
'Call for Sites for potential housing and SANG development' 2018-2032

Following the adoption of the Waverley Borough Council Local Plan, Farnham Town Council is undertaking a call for sites to assist in allocating additional housing and SANG sites in a reviewed Neighbourhood Plan up to 2032.

Please tell us about any sites that you own which you think would be suitable for housing or SANG. It may also be possible that your site could accommodate both new housing and a bespoke SANG which is able to provide adequate mitigation measures for the housing development. Sites will be considered in accordance with a consistent methodology and against the National Planning Policy Framework and the adopted Local and Neighbourhood Plan policies.

Guidance for Submitting a Site

- Landowners, developers and other interested parties are invited to submit sites for housing, or Suitable Alternative Natural Greenspace (SANGs) within the Farnham Town Council area only.
- Where submitting a site for housing development, please ensure it is at least 0.2ha in size before completing this form;
- All SANG sites must be perceived as semi-natural spaces where it must be possible to complete a circular walk of 2.3 – 2.5 km;
- You must give your name and address for your submission to be considered;
- A separate form must be completed for each individual site;
- All submissions must be accompanied by a map at a scale of 1:1,250 or 1:2,500 showing precise boundaries of the site and the area suitable for development.

Sites located within the following designated areas are not considered to have potential for development and as a result, will be excluded from the revised Farnham Land Availability Assessment (FLAA), in line with the Farnham LAA Methodology:

- Sites lying wholly within a Site of Special Scientific Interest (SSSI);
- Sites lying wholly within a European Nature Conservation Site (Special Areas of Conservation (SAC) and Special Protection Areas (SPA) including the Thames Basin Heaths SPA);
- Sites lying wholly within the 400m buffer zone of the SPA cannot be considered for residential development. (However, use for SANG will be considered on an individual basis provided there is no conflict with the SPA).
- Sites lying wholly within Flood Zone 3b – functional flood plain;
- Sites within the Green Belt as shown in the recently adopted Waverley Local Plan, 2018

Please return both the completed Form A and accompanying site map as attachments in an email to Farnham Town Council at – neighbourhood.plan@farnham.gov.uk.

The closing date for responses is **Friday 23 March 2018 at 23:59 hours.**

Please refer to Farnham's Neighbourhood Plan and the Waverley Borough Council Proposals map in order to establish relevant planning policies and designations including the Thames Basin Heaths Special Protection Area and its 400m buffer zone.

Waverley Borough Council's Local Plan Proposals maps are available at
www.waverley.gov.uk/downloads/file/355/local_plan_proposals_map_-_farnham_inset.

Farnham's Neighbourhood Plan is available at:
<https://farnham.gov.uk/wp-content/uploads/2017/03/Final-Neighbourhood-Plan-low-resolution.pdf>.

I. Your Details						
Title and name						
I am demonstrating interest as a: (please indicate with a cross 'x')	Developer		Consultant		Housing Association	
	Statutory Organisation		Site Landowner		Site Partial Landowner	
	Other (please specify)					
Organisation (if applicable)						
Representing (if applicable)						
Contact address and postcode						
Daytime contact telephone number						
Email						

DATA PROTECTION STATEMENT AND FREEDOM OF INFORMATION ACT 2000

The information in this response form will be used by Farnham Town Council to inform the 2018 FLAA study. This page of Form A will be kept confidential but the information given on the following pages may be made available to the public in the FLAA reports which will be published on Farnham Town Council's and Waverley Borough Council's websites. By submitting Form A you are giving permission for Farnham Town Council and Waverley Borough Council to hold your details on their respective databases .

2. Site Details		
Site Address		
Site postcode		
What is the estimated area of the site? (hectares)	Entire site area	
	Area suitable for development	
Please attach an up-to-date Ordnance Survey based map at 1:1250 or 1:2500, accompanying your completed Form A. This must outline the precise boundaries of the site in its entirety and the part that may be suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.		

3. Ownership of Site		
Are you/your client the landowner of the site?		
YES (x)		NO (x)
If YES are you/your client...		If no, please provide name(s) and address(es) of all the other owners below (if known)
Sole Owner (x)	Part owner (x)	
If you/your client are part owner please provide name(s) and address(es) of all the other owners below		

4. Current Use of the Site	
Please state the current use of the site. If the site is vacant please advise its historic use	
Is the site Greenfield, Brownfield (previously developed land) or a mix? If it is a mix, please provide the approximate area that is Brownfield land (hectares)	
Is there a use on site that would need retaining or relocating elsewhere?	
YES (x)	NO (x)
If yes, what is this use?	
What is the number of existing dwellings located on the site, if any?	

5. Proposed Use of Site - Residential						
Where a residential use is being suggested for the site, so long as it is 0.2ha or greater please provide details below (if known)						
Housing, consisting of (please tick all that apply)	Proposed housing Type	(x)	Estimated number of dwellings proposed on site	Proposed housing Type	(x)	Estimated number of dwellings proposed on site
	Market housing			Affordable housing		
	Self-build			Starter homes		
	Sheltered housing			Residential institutions with care (C2 use)		
	Gypsy and traveller pitches			Live / work units		
	Student accommodation			Other: Please specify:		
Overall total estimated no. of dwellings proposed						

6. Proposed Use of Site - SANG			
What use are you suggesting for the site? Please put a cross (x) next to all that apply			
Suitable Alternative Natural Greenspace (SANG)			
Estimated space available	SANGs		ha
	Not known at this stage.		

9. Phasing				
Please indicate when the proposed development is estimated to be completed, with number of dwellings included (if known)				
Timescale	Housing		SANGs	
	(x)	No. of dwellings	(x)	Capacity ha
First 4 year period (April 2018 – March 2022)				
5-10 years (April 2022 to March 2027)				
10-15 years (April 2027 to March 2032)				

10. Possible Constraints	
To the best of your knowledge, are there any specific constraints that may prevent or restrict the suitability, availability or achievability of development on the site? Please provide details in the relevant sections below.	
Suitability	
Constraint	Please provide an explanation for all constraints identified:
Access	Is there safe vehicular and pedestrian access to the site? Where is the site access located?
Physical constraints	Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?
Neighbouring uses	Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry, etc)?
Flooding	Is the site subject to flooding / surface water issues? Y/N
Contamination/ pollution	Is the site contaminated or potentially contaminated from a previous or nearby use?

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Any other key constraints	Please provide details:

Does the site have access to the following utilities / infrastructure provision? Please indicate with a cross (x) where there is known access			
(x)	Type of provision	(x)	Type of provision
	Mains water supply		Mains sewerage
	Electrical supply		Gas supply
	Landline telephone		Broadband internet
	Other (please specify)		

Availability	
Constraint	Please provide an explanation for all constraints identified below:
Legal or ownership issues	Are there any legal/ownership constraints on the site that might prohibit or delay development of the site (e.g. third party access rights, unresolved multiple ownerships or covenants)?
Land acquisition	Must land off-site be acquired to develop the site?
Relocation of uses	Are there any current uses which need to be relocated?
Ownership status	Is the site owned by a developer or is the owner willing to sell?

Achievability
Is there a realistic prospect that the site would come forward for the proposed use?
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)?
Does the site require significant new infrastructure investment to be suitable for development?
Are there any issues that may influence the economic viability or timing of the development?

II. Additional Information
Please provide details of any other information that it is useful to make us aware of (please continue on separate sheet if required).

Please return this form to neighbourhood.planning@farnham.gov.uk or by post to Farnham Town Council, South Street, Farnham GU9 7RN.

Telephone: 01252 712667