

Farnham Neighbourhood Plan Review

(Regulation 15)

Basic Conditions Statement

Town and Country Planning Act 1990 (as amended) Paragraph 8(2) of Schedule 4B Statement and Paragraph 11 of Schedule A2 to the Planning and Compulsory Purchase Act 2004 Act.

Farnham Town Council

January 2019

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1. INTRODUCTION

This Basic Conditions Statement sets out how Farnham Town Council has met the legal requirements and basic conditions in producing a Neighbourhood Plan Review for Farnham.

2. LEGAL REQUIREMENTS

The Neighbourhood Plan Review is being submitted by a qualifying body

The area administered by Farnham Town Council has been designated a qualifying area (see Appendix 1 for the Waverley Borough Council designation letter) and the Town Council is a qualifying body.

What is being proposed is a Neighbourhood Development Plan

The plan review relates to planning matters and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and associated Neighbourhood Planning Regulation.

The proposed neighbourhood plan review states the period for which it is to have effect

The Plan period is stated as 2013 – 2032.

The policies do not relate to excluded development

The neighbourhood plan review proposals do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed neighbourhood plan review does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area other than the Farnham Neighbourhood Plan which is the subject of this review.

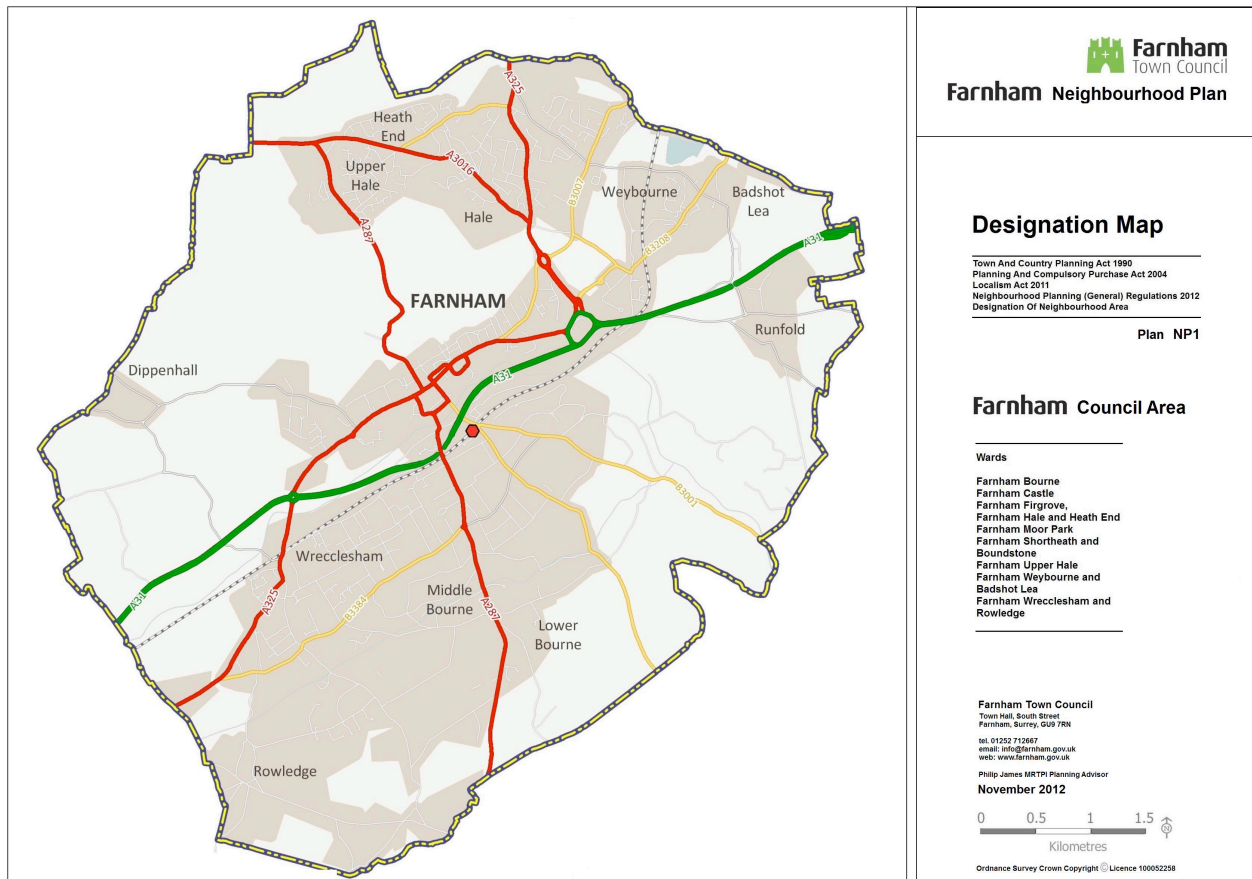
The neighbourhood plan review proposal relates to the Farnham Parish and to no other area (as shown in Map 1 below).

The neighbourhood plan review is informed by discussions with neighbouring Parish Councils regarding their aspirations and planning issues of cross-boundary importance.

It is not considered that there is any benefit in extending the area for the referendum beyond the designated Neighbourhood Plan Area.

There are no other prescribed matters.

Map 1 - Farnham Neighbourhood Plan Review Area



3. BASIC CONDITIONS

A Neighbourhood Development Plan meets the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

4. NATIONAL POLICIES AND ADVICE

The National Planning Policy Framework 2018 (NPPF, 2018) provides a framework within which local people and their accountable councils can produce their own distinctive neighbourhood plans and must be taken into account in the preparation of neighbourhood plans (paragraph 2). It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The NPPF, 2018 will apply for the purpose of examining the Farnham Neighbourhood Plan Review as the plan was submitted after 24 January 2019.

This section demonstrates that the Farnham Neighbourhood Plan Review has regard to the elements set out in the NPPF, 2018 relevant to the designated area to deliver sustainable development:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed places
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Delivering a sufficient supply of homes

The NPPF, 2018 *states Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies* (Para 29).

The NPPF, 2018 also states *To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...*(Para 59).

Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes) (Para. 61).

Neighbourhood planning groups are urged to *consider the opportunities for allocating small and medium-sized sites suitable for housing in their area* (Para. 69).

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. (Para. 70).

The Farnham Neighbourhood Plan Review sets the following housing objectives:

- To ensure an adequate supply and mix of housing to meet strategically identified needs within the identified environmental constraints of Farnham.
- To make the best and effective use of brownfield sites
- To ensure the development of greenfield sites is well integrated with the adjoining countryside by retaining and enhancing landscape features (such as woodland, hedgerows, mature trees, watercourses and ponds) and providing a good standard of amenity space and sensitive landscape edges

The Neighbourhood Plan Review sets out the following policies that aim to provide the quantum of housing identified in the adopted Local Plan through a wide choice of high quality homes:

Policy FNP 1 - Design of New Development and Conservation

Policy FNP14 – Housing Site Allocations

Policy FNP15 – Small Scale Dwellings

Policy FNP16 – Building Extensions Within and Outside the Built Up Area Boundary

The adopted Waverley Borough Local Plan Part 1: Strategic Policies and Sites signals the need for a minimum of 2780 new homes in Farnham (including homes permitted and built since April 2013 and anticipated windfall development) in the period 2013 - 2032. In accordance with the NPPF, 2018, the Farnham Neighbourhood Plan Review promotes sufficient housing development to meet the requirement set out in the strategic policies for the area and identifies the delivery of 3,005 additional dwellings during the Plan Review period:

	Net Dwellings
Sites which have already been completed (in the period 2013/14 – 2017/18)	445
Large sites with planning permission at 31 March 2018	851
Large site with planning permission granted full planning consent on appeal after 31 March 2018: Land west of Folly Hill, Folly Hill (WA/2016/1224)	96
Additional housing capacity from Neighbourhood Plan housing allocations granted full planning consent after 31 March 2018:	
• Western portion of Policy FNP14 c) Land at Little Acres Nursery and south of Badshot Lea (WA/2018/0329 for 94 dwellings superseding WA/2015/1935 for 80 dwellings)	14
• Policy FNP14 h) The Woolmead (WA/2018/0458 for 138 dwellings superseding WA/2015/2387 for 96 dwellings)	42
• Garden Style Nursery, Wrecclesham Hill, Wrecclesham (WA/2017/1778 for 72 dwellings superseding WA/2015/2163 for 65 dwellings) ¹	7
Small sites with planning permission at 31 March 2018	153
Windfall contribution	475
Allocations	922
Total	3,005

The housing supply is made up of a combination of completions since the start of the Plan period (2013), existing planning consents, allocations and windfall opportunities (justified on windfall delivery rates and expected future trends). The Neighbourhood Plan Review enables the development of suitable infill development, change of use or redevelopment to housing.

The issue of affordable housing is recognised but the strategic policy requirement rests with the Local Plan.

¹ Has resolution to permit but no decision notice issued

Small scale dwellings (1 or 2 bedrooms) are sought to meet local need and to optimise the use of land. A site to help meet the specific need for student accommodation in the town is allocated in the Regulation 15 Neighbourhood Plan Review.

Policies FNP1; FNP14 and FNP16 should ensure the quality of design of new residential development, including residential extensions.

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out clear housing policies that seek to deliver an appropriate number and mix of new high quality homes.

Building a strong, competitive economy

The NPPF, 2018 *states Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies* (Para 29).

The NPPF, 2018 also states *Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.* (Para 80).

Farnham Neighbourhood Plan Review sets the following economic objectives:

- To support a balanced local economy with a thriving town centre office sector and a range of business units (including for creative industries) with good access around Farnham
- To retain and regenerate well located existing business sites

The Neighbourhood Plan Review sets out the following policies that aim to build a strong, competitive economy consistent with existing strengths and locally appropriate opportunities:

- Policy FNP17 - Land for Business
- Policy FNP18 - Business Site Allocation - Land at Water Lane (Gross Area: 4.9ha)
- Policy FNP19 - Enterprise and Incubation Hub at the University of the Creative Arts
- Policy FNP20 - Rural Buildings for Business and Tourist Uses

These objectives and policies meet the aims of the NPPF, 2018 by allocating a new site for business use; supporting the retention, intensification and regeneration of the main clusters of business activities in Farnham; promoting an Enterprise and Incubation Hub at the University of the Creative Arts; supporting appropriate conversion and expansion of rural buildings for business, and tourist uses within and outside the built up area. Further infrastructure improvements are sought to help build a strong, competitive economy particularly in relation to transport.

The development of skills locally is enabled through expansion of the primary and secondary schools where necessary and the University of the Creative Arts.

The plan review also seeks to conserve and enhance the built and natural environment which is important for the retention of a successful tourist industry.

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out clear economic objectives and policies that seek to sustain and promote the local economy.

Ensuring the vitality of town centres

The NPPF, 2018 states *Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation* (Para. 85).

Planning policies should:

- *define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;*
- *define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;*
- *allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary; and*
- *recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.*

The Farnham Neighbourhood Plan Review sets the following economic objectives:

- To retain and enhance the attractive historic market town centre as the economic and social hub of Farnham
- To retain a range of unit sizes within the town centre to promote a variety of retailers, including independent stores, and a thriving evening economy with a range of pubs and restaurants
- To protect the clusters of shops and services at neighbourhood centres serving the local communities of Farnham

The Neighbourhood Plan Review defines the Farnham Town Centre and ten neighbourhood centres and sets out the following policies to ensure the vitality of these centres:

- Policy FNP21 - East Street, South Street and Dogflud Way
- Policy FNP22 - The Woolmead
- Policy FNP23 – Farnham Town Centre
- Policy FNP24 – Neighbourhood Centres

Policy FNP14 also allocates sites close to the town centre for higher density residential development.

These objectives and policies meet the NPPF, 2018 aims by supporting and enhancing the main cluster of business activities in Farnham Town Centre and neighbourhood centres – including two major redevelopment sites. Further infrastructure improvements are sought particularly in relation to transport and traffic management measures.

The Plan Review also seeks to ensure high quality designs within the Farnham Town Centre Conservation Area and its setting (Policy FNP 2) and appropriate shop front designs and restrained advertising in this distinctive historic central part of the town (Policies FNP3 and 4).

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out clear objectives and policies that seek to ensure the vitality of Farnham's town and neighbourhood centres.

Promoting healthy and safe communities

The NPPF, 2018 seeks to provide the social, recreational and cultural facilities and services the community needs through:

- planning positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guarding against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensuring that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- ensuring an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 92).

NPPF, 2018 states: *It is important that a sufficient choice of school places is available to meet the needs of existing and new communities* (Para.94).

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate (Para.96).

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless a number of criteria are met and planning policies should protect and enhance public rights of way and access (Paras. 97 and 98)

The Farnham Neighbourhood Plan Review sets the following objectives in relation to social, recreational and cultural facilities and services:

- To protect the cultural attractions and community buildings of the town
- To retain and enhance the attractive historic market town centre as the economic and social hub of Farnham
- To retain a range of unit sizes within the town centre to promote a variety of retailers, including independent stores, and a thriving evening economy with a range of pubs and restaurants
- To protect the clusters of shops and services at neighbourhood centres serving the local communities of Farnham
- To increase school places at all levels
- To protect and enhance public open spaces used for recreational purposes throughout the area, including links between open spaces and leisure activities, and ensure new provision in association with new development
- To improve sports provision in and around Farnham
- To protect the cultural attractions and community buildings of the town
- To ensure Farnham's extensive network of footpaths, bridleways and cycle ways is protected and where possible extended through new development to continue to provide access to local facilities and the countryside

The Plan Review identifies the provision and needs for community facilities and the policies that seek to secure future retention and provision are:

Policy FNP26 - New Outdoor Sports Facilities and other Greenspace Uses

Policy FNP27 - Public Open Space

Policy FNP28 - Indoor Sports Facilities

Policy FNP29 - Protection of Cultural Facilities and Community Buildings

Policy FNP32 - Securing Infrastructure

Policy FNP23 – Farnham Town Centre and Policy FNP24 – Neighbourhood Centres seek to focus retail and community facilities within the town centre and the town's neighbourhood centres.

The County Council expect to be able to meet the demand for new school places arising from the new development proposed in the Neighbourhood Plan Review through increasing school places on existing sites. Where capacity is not available to serve new development, contributions will be sought towards school expansion. The policy that seeks to secure such provision is:

Policy FNP32 - Securing Infrastructure

The Plan Review identifies specific needs for provision of open space and the following policies seek the retention and provision of open space (including setting standards for the provision of open space in association with residential development):

Policy FNP26 – New Outdoor Sports Facilities and other Greenspace Uses

Policy FNP27 - Public Open Space

Policy FNP32 - Securing Infrastructure

Policy FNP14 seeks specific open space provision on individual housing sites.

Policy FNP30 - Transport Impact of Development seeks the retention or enhancement of the existing local footpath and cycle network and where possible extending the network through sites as a way of promoting healthy communities.

The Plan Review identifies the provision and needs for indoor sports facilities and the policies that seek to secure future retention and provision are:

Policy FNP28 - Indoor Sports Facilities

Policy FNP32 - Securing Infrastructure

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out clear objectives and policies that seek to promote a healthy local community.

Promoting sustainable transport

The NPPF, 2018 states that: *The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health (Para.103).*

Planning policies should:

- support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;

- provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans) (Para.104).

The Farnham Neighbourhood Plan Review sets the following transport objectives:

- To ensure sufficient infrastructure capacity is provided in a timely manner, appropriate to the scale of new development
- To ensure new development is well connected to the facilities of Farnham by a range of transport modes, including walking, cycling and public transport and, where appropriate, makes suitable provision towards new sustainable transport infrastructure
- To improve air quality within the town centre
- To ensure Farnham's extensive network of footpaths, bridleways and cycle ways is protected and where possible extended through new development to continue to provide access to local facilities and the countryside

The Neighbourhood Plan Review sets out the following policies that aim to promote sustainable transport:

Policy FNP30 - Transport Impact of Development

Policy FNP 32 - Securing Infrastructure

These objectives and policies meet the NPPF, 2018 aims by enabling development proposals which would ensure sustainable transport links are provided to the principal town facilities or provision of, or a contribution towards, appropriate transport measures which assist walking, cycling, public transport and other highway improvements.

In selecting housing sites to be allocated in the Neighbourhood Plan Review, walking distance to the following facilities was assessed:

Farnham Town Centre

Neighbourhood Centre

Primary School

Secondary School

GPs/ Medical Centre

Bus stop

Farnham train station

Housing allocation Policy FNP14 and Business site allocation Policy FNP18 seek specific sustainable transport measures for individual sites.

Secure cycle storage is sought in association with neighbourhood centres (Policy FNP24).

The Neighbourhood Plan Review has identified infrastructure requirements needed to support new development. These include:

- Traffic management measures which create an enhanced pedestrian environment and improved air quality within the Town Centre
- Sustainable transport measures which assist walking, cycling and public transport including improved, sympathetically designed signage to link up the network of footpaths and other green spaces
- Road and junction improvements to ease congestion and traffic management measures

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out clear transport objectives and policies that seek to promote sustainable transport options and offer a genuine choice of transport modes.

Supporting high quality communications

NPPF, 2018 states that policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

The Local Plan covers this topic.

Making effective use of land

NPPF, 2018 states: *Planning policies ...should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land* (Para.117).

Planning policies should also give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure) (Para. 118).

Planning policies need to reflect changes in the demand for land and as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (Para. 120).

Planning policies should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it as well as the desirability of maintaining an area's prevailing character (Para. 122).

The Farnham Neighbourhood Plan Review sets the following objectives which seek to make effective use of land:

- To make the best and effective use of brownfield sites
- To retain and regenerate well located existing business sites

Policies FNP14 and 17 seek to make optimal use of all available suitable brownfield sites for housing and business uses. Policy FNP14 specifies appropriate densities which make efficient use of land whilst maintaining the character of an area with higher densities proposed for town centre and edge of centre proposals. In reviewing existing business sites, housing allocations are made on a limited number of sites where the existing use was constrained and not compatible with the residential amenity of adjoining uses. Policy FNP14m is located on the site of an underused and outmoded retail development close to the town centre.

Policy FNP20 allows the change of use of rural buildings.

Policies FNP21 and FNP22 allocate large brownfield sites within the town centre for mixed use schemes.

Achieving well-designed places

NPPF, 2018 states: *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.* (Para.124).

Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development (Para. 125).

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience* (Para.127).

The Farnham Neighbourhood Plan Review places a strong emphasis on design - interpreting the community's desire to ensure that new development responds to the local character of the Plan area's built and natural environment.

The overall vision for Farnham is to continue to thrive, meeting the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town. The Neighbourhood Plan Review objectives and policies collectively support this vision.

The Farnham Neighbourhood Plan Review sets the following design objectives:

- To ensure development is well designed and takes into account the distinctive character and heritage of each of Farnham's individual areas.
- To protect the identity and distinctive character of the different areas of Farnham and prevent the coalescence of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham

The Plan Review describes some of the distinctive characteristics of the different character areas within the town and includes reference to the Farnham Design Statement which identifies in more detail the distinctive character of different areas. Specific reference is made to the five conservation areas and the two Conservation Area Appraisals which contain detailed assessments of the character of the Farnham Town Centre and Wrecclesham Conservation Areas. Parts of the town where the landscape is the dominant visual element have been identified as the South Farnham Arcadian Areas. The Plan Review also refers to the distinctive rural character analysed in the Farnham Landscape Character Assessment, 2018. The Plan Review seeks to promote and reinforce local distinctiveness.

The policies that seek to secure good design are:

Policy FNP1 - Design of New Development and Conservation

Policy FNP2 - Farnham Town Centre Conservation Area and its setting

Policy FNP3 - Shop Fronts within Farnham Town Centre Conservation Area and its setting

Policy FNP4 - Advertisements within Farnham Town Centre Conservation Area and its setting

Policy FNP5 - Great Austins Conservation Area and its setting

Policy FNP6 - Wrecclesham Conservation Area and its setting

Policy FNP7 - Old Church Lane Conservation Area and its setting

Policy FNP8 - South Farnham Arcadian Areas

Policy FNP10 - Protect and Enhance the Countryside

Policy FNP16 - Building Extensions Within and Outside the Built Up Area Boundary

Policy FNP20 - Rural Buildings for Business and Tourist Uses

The Neighbourhood Plan Review expects new development to be designed to a high quality which responds to the local heritage and distinctive character and reflects the identity of the local context of Farnham. There are specific policies guiding appropriate development of house extensions; shop fronts and advertisements.

In addition to the above policies, Policy FNP14 - Housing Allocations sets out requirements in relation to the design, layout and landscaping of each housing allocation. Policy FNP18 – Business Site Allocation contains development guidance and the two town centre allocations (Policy FNP21 - East Street, South Street and Dogflud Way and Policy FNP22 - The Woolmead) contain specific design guidance.

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out clear design policies that are sympathetic to local character and history and seek to establish or maintain a strong sense of place.

Protecting Green Belt land

NPPF, 2018 states: *The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.* (Para. 133).

The Neighbourhood Plan does not alter the Green Belt boundary. In accordance with the NPPF, 2018 the greenfield site allocations avoid Green Belt land.

FNP10 seeks to protect the Green Belt

Meeting the challenge of climate change, flooding and coastal change

NPPF, 2018 states: *Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure* (Para.149).

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future) (Para. 155).

Whilst the NPPF, 2018 and the Borough Council's local plan are expected to set out clear policy approaches to meeting the challenge of climate change nationally and in Waverley Borough, the Farnham Neighbourhood Plan Review has had regard to climate change and flood risk at the local level.

Policy FNP1 – Design of New Development and Conservation permits development where it will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere. The allocation of sites for new housing development in the Neighbourhood Plan Review ensures that developments avoid areas at highest risk of flooding.

In allocating sites for development, the Farnham Neighbourhood Plan Review has had regard to the need for sustainable transport, thus reducing greenhouse gas emissions associated with travel to and from new development.

A number of policies seek the retention and enhancement of existing trees and landscape features which can help in carbon reduction and provide shade.

Policy FNP13 – Protect and Enhance Biodiversity seeks the protection and extension of habitat networks which can assist migration in adapting to climate change.

The Neighbourhood Plan Review recognises that Farnham is located within an area of severe water stress and Policy FNP31 - Water and Sewerage Infrastructure Capacity seeks to ensure that sufficient water capacity already exists or can be provided in time to serve new development.

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out a local approach to help meet the challenge of climate change and flooding.

Conserving and enhancing the natural environment

NPPG, 2018 states: *Planning policies... should contribute to and enhance the natural and local environment by:*

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate (Para.170).

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas...The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development⁵⁵ other than in exceptional circumstances...(Para. 172).

To protect and enhance biodiversity and geodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation...(Para.174).

Planning policies should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development (Para.180).

The Farnham Neighbourhood Plan Review sets the following objectives in relation to conserving and enhancing the natural environment:

- To protect and enhance the landscape around the town including the Surrey Hills AONB; areas of high landscape value and sensitivity; Farnham Park and its historic setting and the well wooded arcadian character of south Farnham
- To protect, enhance and improve connectivity between important green spaces of the whole town, including the strategically important Farnham Park, the Bishop's Meadow and the Wey corridor
- To maintain the integrity of all Special Protection Areas (SPAs) and SSSIs
- To retain and extend the diversity of wildlife and habitats throughout the Neighbourhood Plan area
- To improve air quality within the town centre

The Farnham Neighbourhood Plan Review has had regard to the NPPF, 2018 in the allocation of development sites, which has been informed by an analysis of:

- landscape value and sensitivity;
- green infrastructure within the town
- visual impact and coalescence;
- the integrity of the SPAs and the capacity of SANG
- existing areas of nature conservation value and potential for enhancement of biodiversity

In addition to considering the location of new development, the policies that seek to conserve and enhance the natural environment are:

Policy FNP1 - Design of New Development and Conservation
 Policy FNP8 - South Farnham Arcadian Areas
 Policy FNP10 - Protect and Enhance the Countryside
 Policy FNP11 - Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham
 Policy FNP12 – Thames Basin Heaths Special Protection Area (SPA)
 Policy FNP13 – Protect and Enhance Biodiversity
 Policy FNP27 - Public Open Space
 Policy FNP30 - Transport impact of development

Policy FNP1 expects all development to protect and sensitively incorporate natural features such as trees, hedges and ponds and not result in unacceptable levels of light, noise, air or water pollution. Other policies seek to protect and enhance open space, arcadian areas, biodiversity and the valued landscapes around the town. FNP30 states that development in areas of poor air quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level and that permission will be refused where unacceptable impacts cannot be overcome by mitigation.

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out clear objectives and policies in relation to conserving and enhancing the natural environment.

Conserving and enhancing the historic environment

The NPPF, 2018 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Para.184).

There are five conservation areas within the Farnham Neighbourhood Plan area (Farnham Town Centre; Great Austins; Wrecclesham; Old Church Lane and Waverley Abbey); some 360 listed buildings and Waverley Abbey Ancient Monument.

The overall vision for Farnham is to continue to thrive, meeting the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town. The Neighbourhood Plan Review objectives and policies collectively support this vision.

The Farnham Neighbourhood Plan Review sets the following objectives in relation to conserving and enhancing the historic environment:

- To conserve and enhance the distinctive built heritage assets of the area and their setting.
- To ensure development is well designed and takes into account the distinctive character and heritage of each of Farnham's individual areas.
- To protect the identity and distinctive character of the different areas of Farnham and prevent the coalescence of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham

The Neighbourhood Plan Review policies that seek to conserve and enhance the historic environment are:

Policy FNP 1 - Design of New Development and Conservation
Policy FNP2 - Farnham Town Centre Conservation Area and its setting
Policy FNP3 - Shop Fronts within Farnham Town Centre Conservation Area and its setting
Policy FNP4 - Advertisements within Farnham Town Centre Conservation Area and its setting
Policy FNP5 - Great Austins Conservation Area and its setting
Policy FNP6 - Wrecclesham Conservation Area and its setting
Policy FNP7 - Old Church Lane Conservation Area and its setting
Policy FNP9 - Buildings and Structures of Character
Policy FNP10 - Protect and Enhance the Countryside
Policy FNP16 – Building Extensions Within and Outside the Built Up Area Boundary

All development is expected to be designed to a high quality which responds to the heritage and distinctive character of the area. Policies for each conservation area identify, and seek the protection of, key features of significance. In relation to Buildings and Structures of Character, the effect of a proposal on the significance of Buildings of Local Merit will be taken into account in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The Neighbourhood Plan Review has had careful regard to designated and non-designated heritage assets in the allocation of development sites and Policies FNP14; FNP21 and FNP22 should have the effect of protecting and enhancing the character of conservation areas and listed buildings and their setting.

The Farnham Neighbourhood Plan Review has therefore had regard to the NPPF, 2018 in setting out clear objectives and policies in relation to conserving and enhancing the historic environment.

National Planning Practice Guidance

The Neighbourhood Plan Review has also followed updated National Planning Practice Guidance where relevant.

5 CONTRIBUTION TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

The NPPF, 2018 states that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking' (paragraph 14).

The Farnham Neighbourhood Plan Review has been subject to Sustainability Appraisal (SA), and this has helped to ensure that the principles of sustainable development have been considered throughout the plan-making process.

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The Neighbourhood Plan Review's vision for Farnham closely reflects this approach:

Our vision is for Farnham to continue to thrive, meeting the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and is supported by improved infrastructure.

Following a careful assessment of the evidence and responses from public consultation, the planning strategy for Farnham is to focus well designed development to help meet identified needs within and adjoining the built up area of Farnham whilst protecting and enhancing the heritage and character of the town and the attractive and valued countryside beyond. A built-up area boundary is defined for Farnham which seeks to enable development opportunities within the town whilst protecting its rural setting and the surrounding countryside from inappropriate development.

The Neighbourhood Plan Review contributes to the achievement of sustainable development by:

- planning positively for housing development to help meet the needs of present and future generations by identifying opportunities to meet housing need up to 2032;
- locating new development where it relates well to the existing town, incorporating sustainable transport links, and protects the high quality environmental assets of the Plan area;
- contributing to building a strong local economy and supporting the rural economy by allocating a new site for business use; supporting the retention, intensification and regeneration of the main clusters of business activities in Farnham; promoting an Enterprise and Incubation Hub at the University of the Creative Arts; focussing on the vitality of the town and neighbourhood centres and supporting the change of use or extension of rural building for business or tourist purposes;
- supporting the retention and enhancement of community and leisure facilities which are important to the social fabric of the town and the distinctive areas within it;
- protecting and enhancing the high quality natural, built and historic environment of Farnham and the surrounding countryside (including the integrity of the SPAs) by ensuring SANG capacity to serve development; encouraging high quality development that responds to the distinctive character of Farnham and protecting and enhancing the area's public open space, biodiversity, landscape quality and historic assets and
- securing the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan which can be provided in a timely manner.

6. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN FOR THE AREA

One of the basic conditions that Neighbourhood Plans must satisfy is that they are in general conformity with the strategic policies of the adopted development plan for the local area, i.e. the high-level strategic elements in the local plan that are essential to delivering the overall planning and development strategy for the local area.

Waverley Borough Local Plan Part 1: Strategic Policies and Sites, 2018

The adopted Local Plan was adopted in 2018 for the period up to 2032.

The Local Plan Part 1 sets out a vision for Waverley in 2032.

1. The high quality environment of Waverley, its distinctive character and its economic prosperity will have been maintained, whilst accommodating the growth in housing, jobs and other forms of development in the most sustainable way possible.
2. New development will have taken place in a way which takes account of the wide range of social, environmental and economic aspirations of the community and the needs of future generations. Most of the new development will be located in and around the main settlements of Farnham, Godalming, Haslemere and Cranleigh which have the best available access to jobs, services, housing, community facilities, leisure and recreation so as to minimise the need to travel and maximise the opportunities to travel by means other than the car.
3. Where needed to deliver the planned amount of new housing, new development will have taken place on the edge of the main settlements and on brownfield sites where these could be delivered in a sustainable way. This would include a new settlement of 2,600 homes at the Dunsfold Aerodrome site. Measures to improve access to public transport, and to improve and support access to facilities on foot or by cycle will have been supported.
4. An appropriate level of development will have taken place within Waverley's villages, having had regard to local needs and to the size, character and available services in each village and to landscape and other constraints.
5. Working in partnership with other service providers, there will be new and improved infrastructure to support the increased population of Waverley, and, where needed, to mitigate the impact of major developments planned outside Waverley. Support will also be given, where necessary, to the retention of existing facilities and the provision of new facilities that provide for the leisure, recreation, health and cultural needs of the community. A new Cultural Strategy for 2016-2026 has been adopted in 2017.
6. The location, type and size of new housing will have taken account of local needs, demography, the size of settlements, transport and the level of services available in the towns and villages, taking account of the Waverley Settlement Hierarchy.
7. A range of sizes, types and tenures of new housing and accommodation will have been provided, taking account of the needs across the Borough as identified in the Council's Strategic Housing Market Assessment (SHMA), particularly with regard to the accommodation needs of the older population that will have increased significantly. This will include an increase in the proportion and overall stock of subsidised affordable housing, to meet the needs of those who would otherwise not be able to afford their own home.
8. Waverley's economy will continue to have prospered without compromising the Borough's attractive character and high quality of life. The local economy and the needs of existing and new businesses in Waverley will have been supported through the provision of high quality infrastructure and a range of employment accommodation, including homes that are affordable for key workers. Important employment assets will have been retained and, where necessary, new development will have contributed to the diverse stock of employment premises. The emphasis will be on sustainable economic development, of the right type and in the right place to meet employment needs both within the towns and in the rural areas.

9. The vitality and viability of the main centres of Farnham, Godalming, Haslemere and Cranleigh will have been safeguarded in a way that takes account of their distinctive roles. This will have been achieved through carefully planned development, which meets the needs of these centres, whilst recognising the importance of preserving and enhancing their historic character. In local and village centres, shops that meet local needs will have been supported.

10. The rich heritage of historic buildings, features and archaeology in Waverley will have been conserved and enhanced. The attractive landscape of Waverley, which contributes to its distinctive character and includes the Surrey Hills Area of Outstanding Natural Beauty, will also have been protected and where possible enhanced.

11. New building will have contributed to the creation of sustainable communities, which are safe, attractive and inclusive and where the high quality design of new development makes a positive contribution to the area in which it is located. The unique and diverse character of Waverley's towns, villages and countryside will be cherished and preserved. New development will have taken account of this diverse character and of the different roles and functions of the settlements in Waverley.

12. The rich biodiversity of Waverley will have been preserved and where possible enhanced. Particular regard will be had to Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Where new development could potentially have had an adverse effect on biodiversity, measures will have been taken to ensure that the impact is either avoided or mitigated and where necessary compensated for.

13. Waverley will have become more sustainable through measures to combat the effects of climate change and secure reductions in greenhouse gas emissions. This will have been achieved by locating most new buildings in areas that reduce the need to travel and ensuring that through their design and construction, new buildings produce lower carbon emissions.

14. Measures will have been taken to adapt to the effects of climate change, which will include steps to minimise the risk of flooding and reduce demand for water and support the adaptation of buildings to cope with extremes of heat and cold in an energy efficient manner.

The Neighbourhood Plan Review is consistent with this vision where it applies to the Plan area.

In order to provide some additional clarity to the neighbourhood plan making process, the Neighbourhood Plan Review policies have been assessed for their general conformity with the policies within the Waverley Borough Local Plan Part 1: Strategic Policies and Sites which have relevance to Farnham.

Waverley Borough Local Plan Part 1: Strategic Policies and Sites.	Policy Content	Farnham Neighbourhood Plan Review Policies which are in general conformity with policy
Policy SP2: Spatial Strategy	To maintain Waverley's character whilst ensuring that development needs are met in a sustainable manner, the Spatial Strategy to 2032 is to: 1. avoid major development on land of the highest amenity and landscape value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt; 2. focus development at the four main settlements (Farnham, Godalming, Haslemere and Cranleigh)...	Planning Strategy, the site selection criteria and Policy FNP10 focus development within and at the periphery of Farnham but avoid major development on land of the highest amenity and landscape value including the AONB and inappropriate development in the Green Belt. The strategic sites allocated in the Local Plan

	<p>7. allocate other strategic sites (Policies SS1, SS2, SS3, SS4, SS5, SS6, SS8 and SS9). Additional sites will be identified and allocated through Local Plan Part 2 and neighbourhood plans; and</p> <p>8. ensure that where new infrastructure is needed, it is provided alongside new development, including funding through the Community Infrastructure Levy (CIL).</p>	<p>are all allocated, with others, in the Neighbourhood Plan Review.</p> <p>Policy FNP32 seeks to secure necessary infrastructure.</p>
Policy ALH1: The Amount and Location of Housing	<p>The Council will make provision for at least 11,210 net additional homes in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year). Each parish is allocated the following minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements, anticipated windfall development):</p> <p>Main settlements Farnham: 2,780 dwellings...</p>	<p>The strategic housing provision for Farnham in the period from 2013 to 2032 is 2,780 dwellings. The Neighbourhood Plan Review housing provision for the Plan period (2013 – 32), including allocations in Policy FNP14, is 3,005 dwellings.</p>
Policy ST1: Sustainable Transport	<p>The Council will work in partnership with Surrey County Council, neighbouring authorities, transport providers and other key stakeholders to ensure that development schemes:</p> <ol style="list-style-type: none"> 1. are located where opportunities for sustainable transport modes can be maximised, reflecting the amount of movement generated, the nature and location of the site and recognising that solutions and measures will vary from urban to rural locations; 2. make the necessary contributions to the improvement of existing, and provision of new, transport schemes that lead to improvements in accessibility and give priority to the needs of pedestrians, cyclists, users of public transport, car sharers and users of low and ultra low emission vehicles; 3. include measures to encourage non-car use such as on-site cycle parking; 4. ensure development proposals are consistent with, and contribute to the implementation of the Surrey Local Transport Plan; 5. require the submission of Transport Assessments and Travel Plans and other appropriate measures in new developments that generate significant traffic volumes or have significant impact on the Strategic Road Network; 6. contribute to transport infrastructure improvements, where appropriate and viable; 7. are consistent with the objectives and actions within the Air Quality Action Plan; 	<p>The Planning Strategy is to focus well designed development on brownfield sites within the built up area of Farnham whilst proposing further well located sites for housing development and a new business site on a range of greenfield sites. The FHLLA reviewed the accessibility of each site to a range of services. Policy FNP14 allocates a number of sites close to the town centre where a choice of modes of sustainable transport is available.</p> <p>Policy FNP30 seeks sustainable transport infrastructure and mitigation measures for sites in areas of poor air quality. Specific transport and parking requirements are set out in site allocation Policies FNP14 and FNP18.</p>

	<p>8. encourage the provision of new and improved footpaths, bridleways and cycleways, provided there would be no significant effect on SPAs and other areas of importance for nature conservation (Policies NE1 and NE3); and</p> <p>9. make appropriate provision for car parking, having regard to the type of development and its location, in accordance with local standards.</p>	
Policy ICS1: Infrastructure and Community Facilities	<p>1. Infrastructure considered necessary to support new development must be provided either on- or off-site either as a requirement of planning conditions or by the payment of financial contributions through planning obligations, and/or the Community Infrastructure Levy.</p> <p>2. On adoption of the Community Infrastructure Levy, the provision of SANG will be prioritised as items of essential Green Infrastructure to avoid the adverse impacts of development on the Thames Basin Heaths SPA and, where appropriate, the Wealden Heaths SPA. If funding of these measures is not secured, development will be refused.</p> <p>3. The Council will resist the loss of key services and facilities unless an appropriate alternative is provided or, evidence presented demonstrating that the facility is no longer required and that suitable alternative uses have been considered. A developer must provide evidence that they have consulted with an appropriate range of service providers and the community, where relevant.</p> <p>4. The Council will support the development of new services and facilities where required and may safeguard land for infrastructure if identified through the Infrastructure Delivery Plan. Where appropriate, proposals for new infrastructure should maximise the dual use of facilities, e.g. the extended use of school sites for wider community benefit.</p> <p>5. The Council will work with its partners to ensure the facilities and infrastructure set out in the Infrastructure Delivery Plan are provided in a timely and sustainable manner to support the development identified in the Local Plan. Where the delivery of development depends upon key infrastructure provision such as improvements to the road network, development will be phased to ensure the timely delivery of the infrastructure necessary to serve it.</p>	<p>Policy FNP32 seeks to secure necessary infrastructure or developer contributions.</p> <p>Policy FNP12 requires the provision of SANG.</p> <p>Policies FNP23; 24; 25 and 29 seek the provision and, where within planning control, retention of services and facilities.</p>
Policy AHN1: Affordable	The Council will require a minimum provision of 30% affordable housing on all housing	The issue of affordable housing is recognised within

Housing on Development Sites	<p>developments where at least one of the following applies:</p> <ul style="list-style-type: none"> • In designated rural areas 15 developments providing a net increase of 6 dwellings or more. • In non designated rural areas developments providing a net increase of 11 dwellings or more. • Developments that have a maximum combined gross floorspace of more than 1000 sq m. <p>On developments in rural areas where the net number of dwellings is fewer than 11 units, the contribution may be in the form of a payment equivalent to the cost of providing 30% on-site provision, commuted until after the completion of the units within the development. In all other cases, on-site provision of affordable housing will be required and</p>	the Neighbourhood Plan Review but the strategic policy requirement rests with the Local Plan.
Policy AHN3: Housing Types and Size	<p>The Council will require proposals for new housing to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).</p> <p>The Council will support the provision of new housing and related accommodation to meet the needs of specific groups that have been identified in the SHMA. Currently, this indicates specific needs for,</p> <ul style="list-style-type: none"> • older people (aged 65 and over) • families with children • people with disabilities. <p>The Council will require the provision of new developments to meet Building Regulations M4 (2) Category 2 standard: "Accessible and adaptable dwellings" to meet the needs of older people and those with disabilities. The Council will also encourage the development of specialist housing and appropriate types of older persons' housing on suitable sites.</p>	Based on evidence for Farnham in the Strategic Housing Market Assessment, Policy FNP15 encourages proposals for 1 or 2 bedroom dwellings on smaller sites within the built up area where they would fit well with the character of the area. On larger sites, proposals for residential development are permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.
Policy AHN4: Gypsies, Travellers and Travelling Showpeople Accommodation	<p>Provision shall be made for Gypsies, Travellers and Travelling Showpeople in accordance with the Waverley Traveller Accommodation Assessment.</p> <p>Specific sites to meet the identified need within the Borough will be allocated within Part 2 of the Local Plan: Site Allocations and Development Management Policies.</p>	The issue of Gypsies, Travellers and Travelling Showpeople Accommodation rests with Part 2 of the Local Plan: Site Allocations.
Policy EE1: New Economic Development	The provision of development for economic growth to meet the needs of the economy, including at least 16,000 sq m of new Use Classes B1a/b (Offices/Research and	Planning Strategy and Business Policies FNP17, 19 and 20 are compatible with the policy. Policy FNP18 allocates Land off Water

	<p>Development) floorspace, will be delivered through:</p> <p>a) The allocation of sites for additional employment floorspace:</p> <ul style="list-style-type: none"> On Land off Water Lane, Farnham in accordance with Policy SS9 of this Local Plan... <p>b) Permitting new employment development within defined settlements that meets the criteria set out in relevant saved policies of the Waverley Borough Local Plan 2002, or set out in Local Plan Part 2: Site Allocations and Development Management Policies.</p> <p>c) Permitting the sustainable redevelopment, intensification and/or expansion of sites presently used for employment uses that meets the criteria set out in relevant saved policies of the Waverley Borough Local Plan 2002, or set out in Local Plan Part 2: Site Allocations and Development Management Policies.</p> <p>d) Promoting a strong rural economy through the re-use and conversion of existing buildings and well-designed buildings for economic development and promoting the development and diversification of agricultural and other land based rural businesses.</p> <p>e) Making provision for accommodation for visitors to the Borough, both in terms of business trips and tourism related visits.</p>	<p>Lane, Farnham for business uses.</p> <p>.</p>
<p>Policy EE2: Protecting Existing Employment Sites</p>	<p>The Council will permit the change of use of existing employment sites to residential and other alternative uses where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use. Existing employment sites include sites specifically identified by saved Waverley Borough Local Plan 2002 Policies IC2 and IC3, sites identified in Local Plan Part 2: Site Allocations and Development Management Policies, as well as other existing employment sites within the B Use Classes.</p> <p>Where there is an identified need for new homes, the Council will normally approve applications for a change to residential use and any associated development from employment use subject to there being no strong economic reasons why such a development would be inappropriate.</p> <p>In considering proposals that are not consistent with this policy, the Council will take into account the extent to which the proposed new use will contribute to the economy or meet other specific economic needs and the provisions of Policy WD2 of the Surrey Waste Plan 2008 or equivalent</p>	<p>Planning Strategy and Policy FNP17 seeks the retention (where within planning control), intensification and regeneration of 16 specifically identified existing business areas which remain fit for purpose and marketable.</p>

	adopted policies in a New Surrey Waste Plan 2018-2033.	
Policy TCS1: Town Centres	<p>1. New development will be located in accordance with a sequential assessment. Applications for main town centre uses should be located in the town centres of Farnham, Godalming, Haslemere and Cranleigh. Edge of centre sites may be then be considered, and only then if suitable sites are not available, will the development of out of centre sites be given consideration.</p> <p>2. In assessing edge of centre or out of centre sites, preference will be given to those that are most accessible and well connected to the town centre, preferably within walking distance. Potential sites should be assessed for their availability, suitability and viability and for their ability to meet the full extent of assessed quantitative and qualitative needs.</p> <p>3. Development likely to lead to significant adverse impacts on existing centres will be refused.</p> <p>4. The Primary Shopping Areas will be the main focus, particularly at ground level, for A1 retail uses. Where planning permission is required, these will be protected unless it can be determined that a change of use would not have significant harmful effects on the frontage and the vitality and viability of the town centre or result in an over-concentration of non-retail uses.</p> <p>5. Outside of the Primary Shopping Area but within the wider town centres, a variety of town centre uses will be encouraged, including food and drink, leisure, and cultural uses that add to the liveliness, attractiveness, and vitality and viability of the centre.</p> <p>6. The Primary and Secondary frontages in the town centres will be defined in Local Plan Part 2: Site Allocations and Development Management Policies. Pending this, the Central Shopping Areas defined in the saved policies of the Waverley Borough Local Plan 2002 will be regarded as the primary frontages in each town centre.</p> <p>7. Measures to improve the town centres and Cranleigh village centre, including appropriate development, will be encouraged provided that this helps them to adapt and reinforce their role in meeting needs, act as the focus for a range of activities, including retailing, leisure, cultural, business and residential uses, and do not cause unacceptable levels of disturbance to the local community or damage the townscape character.</p> <p>8. The Council will encourage the promotion of town centre sites by promoting them</p>	<p>The Neighbourhood Plan Review defines Farnham Town Centre for the purposes of applying the NPPF sequential test. Policy FNP23 permits proposals where they would not result in non-A1 uses becoming the dominant uses within West Street, Downing Street and The Borough; such a concentration of non-A1 uses as to lead to a significant interruption of the shopping frontage; the loss of smaller units (150sqm); or the loss of hotel accommodation unless sufficient evidence is provided to the Council to demonstrate that the continued operation is no longer financially viable.</p> <p>Policies FNP21 and 22 allocate major sites within the defined Farnham Town Centre for town centre mixed use development,</p> <p>Policy FNP32 seeks to secure the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan including traffic management measures which create an enhanced pedestrian environment and improved air quality within the Town Centre.</p>

	through Part 2 of the Local Plan and by producing planning briefs when appropriate to give further encouragement to the development of particular sites and give additional guidance on the appropriate form development should take.	
Policy TCS3: Neighbourhood and Village Shops	<p>The Council will support the provision of small-scale local facilities to meet local needs. Where planning permission or prior approval is required, the Council will resist the loss of shops and services which are deemed to be important to the community. Proposals for the loss of shops will need to demonstrate that continuing in this use is unviable.</p> <p>The Council will respond positively to proposals for alterations to or the extension of shops which are designed to improve their viability but do not result in their loss or change of use.</p>	Policy FNP24 identifies 10 Neighbourhood Centres where the plan supports the provision of small-scale local facilities and seeks to maintain a range of shops and services.
Policy LRC1: Leisure, Recreation and Cultural Facilities	<p>1. Existing open space, outdoor leisure and recreation facilities The Council will seek to retain, enhance and increase the quantity and quality of open space, leisure and recreation facilities and to improve access to them. Development involving the loss of open space, leisure and recreation facilities, or their change of use, will be granted permission if evidence demonstrates that:</p> <ul style="list-style-type: none"> a) the existing use is no longer required; b) no other leisure or recreation provision is required or appropriate in that area; c) alternative provision of a suitable scale and type and in a suitable location can be made; or d) the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss, and it can be demonstrated that there are no reasonable alternative sites available. <p>2. New open space, outdoor leisure and recreation facilities in new developments The Council will encourage the provision of new open space, sports, leisure, and recreation facilities and the promotion of outdoor recreation and access to the countryside, taking account of the most up to date assessments.</p> <p>Proposals for new residential development will be expected to make provision for play space having regard to Fields in Trust standards as set out in Table 1.</p> <p>The Council will also seek to secure the provision of new pitches or contributions towards improvements to existing pitches taking account of the current local standards set out in Table 2, or in accordance with the</p>	<p>Planning strategy and Policy FNP27 seek to retain, and, where appropriate, enhance public open space.</p> <p>The Neighbourhood Plan public open space standards set out in Policy FNP27 are in general conformity with the Local Plan standards for play space and pitches.</p> <p>Policy FNP29 seeks the retention of cultural facilities including community halls.</p> <p>Policy FNP26 allocates land for additional sports pitches.</p> <p>Policies FNP28 and 32 seek provision of, or contributions towards, SANG, an additional area for allotments of some 0.5 hectares, additional areas of sports pitches at Runfold and at Weydon Lane (Brambleton Park) and indoor sports facilities.</p>

	<p>most up to date assessment/ strategy to ensure that there is adequate provision made in the Borough.</p> <p>Extensions, new buildings or facilities to complement the use of open space or other existing facilities will be supported, provided that they comply with other policies in the Local Plan.</p> <p>Where a need arises for new or improved facilities as a direct result of development then appropriate contributions of on-site provision will be sought in accordance with Policy ICS1.</p> <p>The Council will support positive measures and co-operative action to secure appropriate public access for water-based and waterside recreation, provided it does not conflict with nature conservation interests.</p> <p>3. Existing indoor sports, leisure, recreation and cultural facilities</p> <p>Development involving the loss of indoor leisure, recreation and cultural facilities, or their change of use, will be granted permission if evidence demonstrates that:</p> <ul style="list-style-type: none"> a) the existing use is no longer required; b) no other leisure, recreation or cultural provision is required or appropriate in that area; c) alternative provision of a suitable scale and type and in a suitable location can be made; or d) the development is for alternative leisure, recreation or cultural provision, the needs for which clearly outweigh the loss, and it can be demonstrated that there are no reasonable alternative sites available <p>4. New indoor sports and cultural facilities and new developments</p> <p>The Council will encourage the provision of new indoor sports, and cultural facilities taking account of the most up to date assessments to ensure that there is adequate provision made in the Borough.</p> <p>Where a need arises for new facilities as a direct result of development then appropriate contributions of on-site provision will be sought in accordance with Policy ICS1.</p>	
Policy RE1: Countryside beyond the Green Belt	<p>Within areas shown as Countryside beyond the Green Belt on the Adopted Policies Map, the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.</p>	<p>The Neighbourhood Plan Review Planning Strategy defines a built up area boundary (incorporating allocation sites) to provide a definition of 'countryside beyond the Green Belt' and Policy FNP10 seeks to give priority to protecting the countryside from inappropriate development.</p>

Policy RE2: Green Belt	<p>The Metropolitan Green Belt as shown on the Adopted Policies Map will continue to be protected against inappropriate development in accordance with the NPPF. In accordance with national planning policy, new development will be considered to be inappropriate and will not be permitted unless very special circumstances can be demonstrated.</p> <p>Certain forms of development are considered to be appropriate in the Green Belt. Proposals will be permitted where they do not conflict with the exceptions listed in national planning policy.</p> <p>No changes to the Farnham Green Belt are made in this Plan.</p>	<p>Planning Strategy; housing allocations and Policy FNP10 avoid inappropriate development in the Green Belt.</p> <p>The boundary of the Green Belt is a strategic matter for the Local Plan.</p>
Policy RE3: Landscape Character	<p>New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located.</p> <p>i. Surrey Hills Area of Outstanding Natural Beauty</p> <p>The protection and enhancement of the character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB) that is of national importance will be a priority and will include the application of national planning policies together with the Surrey Hills AONB Management Plan. The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB.</p> <p>ii. The Area of Great Landscape Value</p> <p>The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV), which will be retained for its own sake and as a buffer to the AONB, until there is a review of the Surrey Hills AONB boundary, whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation.</p> <p>iii. The Farnham/Aldershot Strategic Gap</p> <p>Pending a more focused review in Local Plan Part 2, the Farnham/Aldershot Strategic Gap will continue to be protected by resisting inappropriate development in accordance with Policy RE1: Countryside beyond the Green Belt. Within the Strategic Gap the Council will promote:</p> <ul style="list-style-type: none"> • measures to enhance the landscape and the conservation of wildlife sites; and • improved public footpaths and bridleways for informal recreation. <p>iv. The Area of Strategic Visual Importance</p> <p>Pending a review of the detailed boundaries in Local Plan Part 2, the Areas of Strategic</p>	<p>Policy FNP10 seeks to give priority to protecting the countryside from inappropriate development outside the Built up Area Boundary. The policy seeks to conserve and enhance the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting – including those Areas of Great Landscape Value under consideration for designation as AONB.</p> <p>Policy FNP11 seeks to prevent the coalescence of Farnham and Aldershot.</p> <p>Areas of Strategic Visual Importance are a local designation developed during the Local Plan Brief of 1981 and Local Plan 1984. The main issues and values the designation seeks to address are: land which is vulnerable to development pressure; strategic visual importance; preservation of the character of the locality and preventing coalescence. The Waverley Borough Council Local Landscape Designation Review, 2014, re-examined the areas designated around Farnham and concluded that not all met the criteria for designation. The continued designation of these areas around parts of Farnham therefore appears to conflict</p>

	<p>Visual Importance will be retained. The appearance of the ASVI will be maintained and enhanced. Proposals for new development within the ASVI will be required to demonstrate that the development would not be inconsistent with this objective.</p> <p>vi. Historic Landscape</p> <p>The Council will seek to conserve the distinctive historic landscape character and archaeological features of the Areas of Special Historic Landscape Value, through continued application of Policy HE12 of the Waverley Borough Local Plan (2002).</p>	<p>with the Designation Review. The designation also appears to be in conflict with the up to date planning status of some of the sites within the designated area. For example, planning consent has been granted for 120 dwellings on land at Crondall Lane and Land off Water Lane has been allocated in the Neighbourhood Plan Review and the Local Plan as a business site allocation. For these reasons, the ASVI designation is not considered up to date and is not included in the Neighbourhood Plan Review.</p> <p>The Neighbourhood Plan Review seeks to retain the landscape character of, and not to have a detrimental impact on, areas having high landscape value and sensitivity. These areas are based on more up to date evidence: the Farnham Landscape Character Assessment, 2018. The Neighbourhood Plan Review also seeks to retain the landscape character of the historic landscape of Old Park which is of high landscape sensitivity with the eastern half also being of high landscape value. (Farnham Landscape Character Assessment, 2018). Thus, whilst the Local Plan Areas of Great Landscape Value designation would appear not to be up to date, the Neighbourhood Plan Review seeks to protect the landscape character of those parts of the countryside which have high landscape or historic value and high landscape sensitivity for which there is recent evidential and public support.</p>
Policy TD1: Townscape and Design	<p>The Council will ensure that the character and amenity of the Borough are protected by:</p> <p>1. Requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of</p>	<p>Planning Strategy and Policy FNP1 place great wait on high quality design. Policies FNP2, 5, 6, 7, 8, 9, 10, 16 and 20 also seek to meet the</p>

	<p>the area in which it is located. Account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.</p> <p>2. Ensuring that new development is designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.</p> <p>3. Encouraging and supporting the preparation and adoption of local town and village design statements and Neighbourhood Plans.</p> <p>4. Promoting a high quality public realm including landscaping, works to streets and public spaces.</p> <p>5. Maximising opportunities to improve the quality of life and health and well-being of current and future residents, for example the provision of:</p> <ul style="list-style-type: none"> - private, communal and public amenity space; - appropriate internal space standards for new dwellings; - on site playspace provision (for all ages); - appropriate facilities for the storage of waste (including general refuse, garden, food and recycling); - private clothes drying facilities. 	<p>general approach outlined in the adopted policy.</p>
Policy HA1: Protection of Heritage Assets	<p>The Council will ensure that the significance of the heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by:</p> <p>1. Safeguarding and managing Waverley's rich and diverse heritage. This includes all heritage assets, archaeological sites and historic landscapes, designated and non-designated assets, and their setting in accordance with legislation and national policy.</p> <p>2. Understanding and respecting the significance of the assets.</p> <p>3. Undertaking further Conservation Area Appraisals and producing and implementing related Management Plans.</p> <p>4. Facilitating and supporting the identification and review of heritage assets of local historic, architectural and archaeological significance in accordance with the Council's agreed procedures.</p>	<p>Policies FNP2, 5, 6, 7, 9 and 10 seek to meet the general approach outlined in the adopted policy.</p>

	<p>5. Supporting appropriate interpretation and promotion of the heritage assets throughout the Borough.</p> <p>6. Targeting for improvements, those heritage assets identified at risk or vulnerable to risk.</p>	
Policy NE1: Biodiversity and Geological Conservation	<p>The Council will seek to conserve and enhance biodiversity within Waverley. Development will be permitted provided that it:</p> <p>a. Retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features.</p> <p>b. Ensures any adverse impacts are avoided, or if unavoidable, are appropriately mitigated. Particular regard will be had to the following hierarchy of important sites and habitats within the Borough -</p> <p>(i) Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites (international designations)</p> <p>...Where new development is proposed that would result in a net increase in residential accommodation within 400m of the boundary of ...Frensham Commons (Wealden Heaths Phase I) SPA and Wealden Heaths Phase II SPA, the Council will need to be satisfied that there will be no significant adverse effects on the ecological integrity of the SPA through a project level Habitats Regulations Assessment (HRA).</p> <p>(ii) Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (national designations)</p> <p>(iii) Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs), Local Geological Sites and other Ancient Woodland, Ancient and Veteran Trees; or any other Priority habitats not identified within (ii) above (local designations)</p> <p>Within locally designated sites, development will not be permitted unless it is necessary for appropriate on site management measures or can demonstrate no adverse impact to the integrity of the nature conservation interest. Development adjacent to locally designated sites will not be permitted where it has an adverse impact on the integrity of the nature conservation interest.</p> <p>Outside of these areas, and especially within and adjacent to the Biodiversity Opportunity Areas (BOAs), new development will, where appropriate, be required to contribute to the protection, management and enhancement of biodiversity. This may include the restoration and creation of Priority habitats and the recovery of Priority species</p>	<p>Planning Strategy and Policy FNP12 seeks to protect the integrity of the Thames Basin Heaths Special Protection Area (SPA). Policies FNP1 and FNP13 seek to protect and sensitively incorporate natural features such as trees, hedges and ponds within development and to protect and enhance biodiversity by protecting Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife Sites, protected species, ancient woodland, veteran or aged trees, and species-rich hedgerows; preserving and extending ecological networks and promoting biodiversity enhancements.</p> <p>Policy FNP13 protects and enhances biodiversity by preserving and extending identified ecological networks, to assist the migration and transit of flora and fauna, including within the built up area of Farnham; and by promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas where appropriate.</p> <p>Policies FNP 14 and 18 seek to protect, sensitively incorporate and enhance site-specific natural features such as trees and hedges within the sites allocated for development.</p> <p>Policy FNP32 expects any development permitted to ensure provision of the necessary green infrastructure needed to support the proposed development, or the additional infrastructure</p>

	populations. Within BOAs, enhancements should relate directly to their specific objectives and targets. New development should make a positive contribution to biodiversity in the Borough, through provisions mentioned above. The Council will seek to retain and encourage the enhancement of significant features of nature conservation value on development sites.	identified in the Neighbourhood Plan which includes SANG sites; restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas; an additional area for allotments and additional areas of sports pitches,
Policy NE2: Green and Blue Infrastructure	<p>The Council will seek to protect and enhance benefits to the existing river corridor and canal network, including landscaping, water quality or habitat creation. This will be partially achieved, on development sites, by retaining or creating undeveloped buffer zones to all watercourses of 8 metres for main rivers and 5 metres for ordinary watercourses. In accordance with the Water Framework Directive¹¹, development will not be permitted which will have a detrimental impact on the visual quality, water quality or ecological value of existing river corridors and canals.</p> <p>In addition to the measures mentioned in NE1 above, new development should make a positive contribution to biodiversity by creating or reinforcing habitat linkages between designated sites, in order to achieve a connected local and regional ecological network of wildlife corridors and green infrastructure.</p> <p>The Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.</p>	<p>Policy FNP27 seeks to retain, and, where appropriate, enhance public open space.</p> <p>Policies FNP1, 8, 10, 14 and 18 seek to retain and enhance existing trees, woodland and hedgerows.</p> <p>Policy FNP13 protects and enhances biodiversity by preserving and extending identified ecological networks, to assist the migration and transit of flora and fauna, including within the built up area of Farnham; and by promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas where appropriate.</p> <p>Policy FNP32 expects any development permitted to ensure provision of the necessary green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan which includes SANG sites; restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas; an additional areas for allotments and sports pitches,</p>
Policy NE3: Thames Basin Heaths Special Protection Area	New residential development which is likely to have a significant adverse effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such	Planning Strategy and Policy FNP12 seeks to protect the integrity of the Thames Basin Heaths Special Protection Area (SPA) and requires the provision of SANG.

	<p>measures must be agreed with Natural England.</p> <p>Within the 400m 'exclusion zone' of the SPA boundary, no net new residential development will be permitted, as mitigation measures are unlikely to be capable of protecting the integrity of the SPA.</p> <p>New residential development which the Council considers that either alone or in combination is likely to have a significant adverse effect on the SPA beyond 400m and within 5 km of the SPA boundary (in a straight line) must provide:</p> <ul style="list-style-type: none"> • Appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) identified by the Council; or • A bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and • A financial contribution towards wider Strategic Access Management and Monitoring (SAMM) <p>Proposals for large scale development (50 dwellings or more) between 5 km and 7 km from the edge of the SPA should be assessed on an individual basis. Where appropriate a full appropriate assessment may be required to ascertain whether the proposal could have an adverse effect on the SPA.</p> <p>All mitigation measures shall be agreed with Natural England and be provided prior to occupation of the development and in perpetuity.</p> <p>Where mitigation is provided in the form of SANG, the following standards and arrangements will apply:</p> <ul style="list-style-type: none"> • A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants. • Developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings. <p>The mechanism for this policy is set out in the TBH Delivery Framework by the TBH Joint Strategic Partnership Board.</p>	
Policy CC1: Climate Change	Development will be supported where it contributes to mitigating and adapting to the impacts of climate change, including measures that -	Whilst the NPPF and the Borough Council's local plan are expected to set out strategic policy approaches to

	<ol style="list-style-type: none"> 1. use renewable and low carbon energy supply systems; 2. provide appropriate flood storage capacity; 3. address issues of flood risk through the application of Policy CC4; 4. provide high standards of sustainable design and construction with built-in resilience to climate change (e.g. from flood risk, storms, higher temperatures and drought); or 5. use green infrastructure and SuDS to help absorb heat, reduce surface water runoff and support habitat networks. 	<p>meeting the challenge of climate change nationally and in Waverley Borough, the Farnham Neighbourhood Plan Review has had regard to climate change and flood risk at the local level.</p> <p>Policy FNP1 – Design of New Development and Conservation permits development where it will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere. The allocation of sites for new housing development in the Neighbourhood Plan Review ensures that developments avoid areas at high risk of flooding.</p> <p>A number of policies seek the retention and enhancement of green infrastructure, trees and landscape features.</p>
Policy CC2: Sustainable Construction and Design	<p>The Council will seek to promote sustainable patterns of development and reduce the level of greenhouse gas emissions by:</p> <ol style="list-style-type: none"> 1. ensuring all new development, including residential extensions, include measures to minimise energy and water use through its design, layout, landscape and orientation; 2. encouraging the use of natural lighting and ventilation; 3. being designed to encourage walking, cycling and access to sustainable forms of transport; 4. building at higher densities where appropriate and supporting mixed-use development; 5. incorporating measures that protect and, where possible, enhance the biodiversity value of the development; 6. minimising construction and demolition waste and promoting the reuse and recycling of building materials; or 7. requiring the design of new development to facilitate the recycling and composting of waste;. 8. ensuring that new dwellings shall meet the requirement of 110 litres of water per person per day; and 9. requiring that all new buildings are provided with the highest available speed broadband infrastructure. 	<p>Whilst the NPPF and the Borough Council's local plan are expected to set out strategic policy approaches to sustainable construction nationally and in Waverley Borough, the Farnham Neighbourhood Plan Review has incorporated measures to encourage walking, cycling and access to sustainable forms of transport (Policy FNP30 seeks sustainable transport infrastructure and specific requirements are set out in site allocation Policies FNP14 and FNP18). In addition, higher densities and mixed-use development is proposed within or close to the town centre (Policies FNP14, 21 and 22). Policy FNP13 protects and enhances biodiversity by preserving and extending identified ecological networks.</p>
Policy CC3: Renewable	Renewable energy development should be located and designed to avoid significant	The NPPF and the Borough Council's local plan are

Energy Development	<p>adverse impacts on landscape, wildlife, heritage assets and amenity. Appropriate steps should be taken to mitigate any adverse impacts, such as noise nuisance, flood risk, shadow flicker and interference with telecommunications, through careful consideration of location, scale, design and other measures. The Council particularly encourages applications from community-led projects.</p> <p>Development in the Green Belt will be considered in accordance with advice in the NPPF.</p>	<p>expected to set out strategic policy approaches to renewable energy development.</p>
Policy CC4: Flood Risk Management	<p>Flood Zones in Waverley are defined as contained within National Planning Practice Guidance and the Council's Level 2 Strategic Flood Risk Assessment.</p> <p>In order to reduce the overall and local risk of flooding in the Borough:</p> <ol style="list-style-type: none"> 1. Development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed. In locations identified as being at risk of flooding, planning permission will only be granted, or land allocated for development, where it can be demonstrated that: <ol style="list-style-type: none"> a. where sequential and exceptions tests have been undertaken and passed, any development that takes place where there is a risk of flooding will need to ensure that flood mitigation measures, including a site specific flood evacuation plan, are integrated into the design both on-site and off-site, to minimise the risk of property and life should flooding occur; b. through a sequential approach, it is located in the lowest appropriate flood risk location in accordance with the NPPF and the Waverley Strategic Flood Risk Assessment (SFRA); and c. it would not constrain the natural function of the flood plain, either by impeding flood flow or reducing storage capacity. 2. Sustainable drainage systems (SuDS) will be required on major developments (10 or more dwellings or equivalent) and encouraged for smaller schemes. A site-specific Flood Risk Assessment will be required for sites within or adjacent to areas at risk of surface water flooding as identified in the SFRA. There should be no increase in either the volume or rate of surface water runoff leaving the site. <p>Proposed development on brownfield sites should aim to reduce run off rates to those on greenfield sites where feasible. There should be no property or highway flooding, off site, for up to the 1 in 100 year storm</p>	<p>Policy FNP1 – Design of New Development and Conservation permits development where it will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere. The allocation of sites for new housing development in the Neighbourhood Plan Review ensures that developments avoid areas at high risk of flooding.</p>

	return period, including an allowance for climate change.	
Policy SS1: Strategic Housing Site at Coxbridge Farm, Farnham	Land at Coxbridge Farm, Farnham, as identified on the Adopted Policies Map and on the plan below, is allocated for around 350 homes subject to the following: a) Safeguard and enhance the setting of the adjoining heritage assets at Coxbridge Farm. b) The maintenance of, or provision of, appropriate landscaped buffers, including trees and hedgerows, particularly on the western boundary of the site where it meets open countryside. c) The achievement of satisfactory access arrangements to the development, including from West Street. d) Built development should be focused on the parts of the site at lowest risk of flooding (Flood Zone 1). A Flood Risk Assessment will be required given that part of the site lies within an area of identified high and medium flood risk.	The strategic sites allocated in the Policies SS1 and SS2 are both allocated, with others, in Policy FNP14. The site capacities and site requirements set out in the plan are compatible with Policy FNP14. The Woolmead site has now been granted planning consent including 138 dwellings (WA/2018/0458) the net increase of 42 dwellings from the previous planning consent 96 dwellings (WA/2015/2387) is included as a specific row in the Table on Page 50 of the Regulation 15 Farnham Neighbourhood Plan Review.
Policy SS2: Strategic Housing Site at Land West of Green Lane, Farnham	Land to the west of Green Lane, Farnham, as identified on the Adopted Policies Map and on the plan below, is allocated for 105 homes subject to the following: a) The achievement of satisfactory access arrangements to the development from Green Lane and from the development to the adjoining footpath. b) Associated highway improvements, for example at the junction of Green Lane with Lower Weybourne Lane to mitigate the effects of the development and to promote the use of Green Lane for walking and cycling only. c) The potential for the incidental reuse or working of any underlying mineral resource during the development of the site should be satisfactorily demonstrated.	
Policy SS3: Strategic Mixed Use Site at The Woolmead, Farnham	The Woolmead in Farnham Town Centre, as identified on the Adopted Policies Map and on the plan below, is allocated for a mix of uses including around 100 homes and 4,200 sq m of replacement retail floorspace subject to the following: a) Redevelopment of the main part of this 'Gateway' site to create a landmark scheme. b) A built form that responds to the historic context of the area, protecting and enhancing the setting and significance of adjacent heritage assets including the Conservation Area to the west of the site. c) A built form that responds appropriately to neighbouring development, including that permitted upon the adjacent East Street site.	

	d) An initial desk-based assessment of the archaeological value of the site and, where necessary, a field evaluation in accordance with paragraph 128 of the NPPF.	
Policy SS9: Strategic Employment Site on Land off Water Lane, Farnham	Land off Water Lane, Farnham, as identified on the Adopted Policies Map and on the plan below, is allocated for Class B employment uses subject to the following: a) The achievement of satisfactory access arrangements to the development, for example from the adjacent roundabout on B3208. b) The maintenance of a buffer screen along Monkton Lane. c) The appropriate mitigation being undertaken for any contamination which may be found on the site.	The strategic site allocated in the Local Plan is allocated in Policy FNP18. The site requirements set out in the plan are compatible with Policy FNP18.

The analysis of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites policies above illustrates that the Farnham Neighbourhood Plan Review is in general conformity with the strategic policies of the adopted Local Plan.

The Waverley Borough Local Plan, 2002

The Waverley Borough Local Plan was adopted in 2002 for the period up to 2006. It was produced under legislation which preceded the new planning system heralded by the Planning and Compulsory Purchase Act 2004, and the Localism Act 2011. It also preceded the NPPF. The Local Plan was prepared in the context of Regional Planning Guidance for the South East (RPG9) published in March 1994 although it is consistent with the overall thrust of this revised Regional Planning Guidance for the South East (RPG9), March 2001, which preceded the South East Plan (2010).

The Local Plan contains the following Keynote Policy:

The Council, through the Local Plan, will seek to help 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. This means 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.

As well as implementing the Structure Plan aims, the Local Plan has four specific aims:

Aim 2: To maintain and enhance the distinctive character of the Borough, and the main environmental assets including natural and cultural resources.

Aim 3: To ensure that development minimises the consumption of non-renewable resources and energy and does not create demands for movement, infrastructure and services which cannot be met in an environmentally acceptable manner.

Aim 4: To make provision for development, infrastructure and services which meet the needs of the local community in a way which minimises impacts on the environment.

Aim 5: To help to achieve a healthy local economy in a way which conserves and enhances the quality of the Borough's environment and infrastructure.

The Neighbourhood Plan Vision and Objectives accord well with the keynote policy and aims of the adopted Local Plan.

A number of policies from the 2002 Local Plan were saved under the provisions of the Planning and Compulsory Purchase Act 2004, though not all of these would be considered strategic and some have been replaced by policies in the adopted Part 1 of the Local Plan. The residual saved strategic policies relevant to the Farnham Neighbourhood Plan are not highlighted in the Local Plan and the following policies are assumed to represent the strategic approach to development in the 2002 Local Plan.

Adopted Waverley Borough Local Plan Policy	Adopted Policy Content	Farnham Neighbourhood Plan Policies which are in general conformity with adopted policy
POLICY D1 - Environmental Implications of Development	<p>The Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of:-</p> <ul style="list-style-type: none"> (a) loss or damage to important environmental assets, such as buildings of historical or architectural interest, local watercourses, important archaeological sites and monuments and areas of conservation, ecological or landscape value; (b) harm to the visual character and distinctiveness of a locality, particularly in respect of the design and scale of the development and its relationship to its surroundings; (c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration; (d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance; (e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances; <p>The Council will seek, as part of a development proposal, to resolve or limit environmental impacts. This may include the submission of a flood-risk/run-off assessment to determine the potential flood risk to the development, the likely effects of the development on flood risk to others, whether mitigation is necessary, and if so, whether it is likely to be effective and acceptable. The Council will also seek remedial measures to deal with existing problems such as land contamination.</p>	Planning Strategy and Policies FNP1, 2, 5, 6, 7, 8, 9, 10, 16, 20, 30 and 31 seek to meet the general approach outlined in the adopted policy
POLICY D4 – Design and Layout	The Council will seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should:-	Planning Strategy and Policies FNP1, 2, 5, 6, 7, 8, 9, 10, 16, 20, 30 and 31 seek to meet the general approach outlined in the adopted policy.

	<p>(a) be appropriate to the site in terms of its scale, height, form and appearance;</p> <p>(b) be of a design and materials which respect the local distinctiveness of the area or which will otherwise make a positive contribution to the appearance of the area;</p> <p>(c) not significantly harm the amenities of occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts;</p> <p>(d) pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings;</p> <p>(e) protect or enhance the appearance of the street scene and of attractive features such as landmark buildings, important vistas and open spaces;</p> <p>(f) incorporate landscape design suitable to the site and character of the area, of a high standard and with adequate space and safeguards for long-term management;</p> <p>(g) provide adequate amenity space around the proposed development; and</p> <p>(h) provide safe access for pedestrians and road users and, where appropriate, servicing facilities and parking for motor vehicles and bicycles.</p>	
POLICY C4 – Farnham/Aldershot Strategic Gap	<p>The Council will:-</p> <p>(a) protect the Strategic Gap between Farnham and Aldershot, as shown on the Proposals Map, by resisting inappropriate development in accordance with Policy C2;</p> <p>(b) promote the enhancement of the landscape, and conservation of wildlife sites;</p> <p>(c) promote improved public footpaths and bridleways for informal recreation.</p>	<p>The Neighbourhood Plan Review Planning Strategy defines a built up area boundary to provide a definition of countryside and Policy FNP11 seeks to prevent coalescence between Farnham and Aldershot. Policy FNP10 defines much of the area as an area of high landscape value and sensitivity where it is appropriate to retain the landscape character and enhance the landscape value of the countryside.</p>
POLICY C5 – Areas of Strategic Visual Importance	<p>The Council will seek to ensure that the appearance of Areas of Strategic Visual Importance, as shown on the Proposals Map, is maintained and enhanced. Development inconsistent with this objective will not be permitted.</p>	<p>Areas of Strategic Visual Importance are a local designation developed during the Local Plan Brief of 1981 and Local Plan 1984. The main issues and values the designation seeks to address are: land which is vulnerable to development pressure; strategic visual importance; preservation of the character of the locality and preventing coalescence. The Waverley Borough Council Local Landscape Designation</p>

		<p>Review, 2014, re-examined the areas designated around Farnham and concluded that not all met the criteria for designation. The continued designation of these areas around parts of Farnham therefore appear to conflict with the Designation Review. The designation also appears to be in conflict with the up to date planning status of some of the sites within the designated area. For example, planning consent has been granted for 120 dwellings on land at Crondall Lane and Land off Water Lane has been allocated in the Neighbourhood Plan Review and the Local Plan as a business site allocation. For these reasons, the designation is not considered up to date and is not included in the Neighbourhood Plan Review.</p>
POLICY BE1 – Important Green Spaces Within Settlements	<p>Within settlements, the Council will seek to retain green spaces which are important for their visual amenity, recreational or ecological value. The loss or reduction in size of such Important Green Spaces will not be permitted, other than for the essential needs of suitable outdoor sport and recreation. The enhancement of such spaces will be encouraged through appropriate management schemes.</p>	<p>Planning Strategy and Policy FNP27 seek to retain and enhance identified public open space.</p>
POLICY BE6 – Low Density Residential Areas: Great Austins, Farnham;	<p>The Council will seek to retain the character of low density residential areas in older well established areas by:-</p> <ul style="list-style-type: none"> (a) ensuring that where an application is made for the demolition and redevelopment of an existing property, the footprint and mass is no greater than the existing property; (b) resisting further infilling of plots where it would be detrimental to the character of the area; (c) ensuring that the conversion of a house to flats does not adversely affect the exterior of the house and its setting; (d) ensuring where further development is acceptable in principle that :- <ul style="list-style-type: none"> (i) trees, hedges and boundary walls are retained; (ii) adequate space is provided around boundaries in order to ensure that such further development is compatible with the character of the area. 	<p>Policy FNP5 - Great Austins Conservation Area and its setting covers a wider area than the low density residential area designation and is related to a heritage asset recognised by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, 2012. Although the Neighbourhood Plan Review policy has different statutory origins, it has the same objectives as the adopted Local Plan and seeks designs of a high quality which preserve and enhance the verdant and spacious character of the conservation area and its setting; the grid pattern layout and is set back from the road; would not appear cramped on the site and would fit</p>

		unobtrusively with the house, surrounding garden and the character of the street; retains those buildings and other features, including trees and hedges, which make a significant contribution to the character of the conservation area; and where appropriate, makes provision for enhancement measures to the Conservation Area.
POLICIES HE1; HE2; HE3; HE4; HE5; HE8 and HE12	Policies protect Listed Buildings; Buildings of Local Architectural or Historic Interest; the special character and appearance of Conservation Areas and their settings and the distinctive historic landscape character and archaeological features of the Areas of Special Historic Landscape Value (Farnham Park).	<p>Policy FNP1 seeks to protect and enhance heritage assets and their setting and Policy FNP9 ensures proposals take account of Buildings and Structures of Character.</p> <p>Policies FNP2, 3, 4, 5, 6 and 7 relate to the preserving and enhancing the specific character of the four conservation areas in the Plan area.</p> <p>The Area of Special Historic Landscape Value identified within the Plan area (Farnham Park) is recognised in the Neighbourhood Plan Review and protected in part by FNP2 and by Policy FNP10 (as the area is defined as having high landscape value and sensitivity).</p> <p>The historic Old Park which forms part of the setting of Farnham Park is also protected by Policy FNP10.</p>
POLICY HE9 – Historic Parks and Gardens	<p>The following policy applies to Farnham Park within the Plan area:</p> <p>The Council will seek to ensure that any proposed development within or conspicuous from a historic park or garden, including those identified in the English Heritage Register of Historic Parks and Gardens as shown on the Proposals Map, does not detract from its setting, character, appearance, layout or structures.</p> <p>The Council will seek to ensure that unsympathetic sub-division of a park or garden is prevented and any particular landscape architectural or heritage features are protected.</p>	<p>Farnham Park is recognised in the Neighbourhood Plan Review for its historic value and is protected in part by FNP2 and by Policy FNP10 (as the area is defined as having high landscape value and sensitivity).</p> <p>The historic Old Park which forms part of the setting of Farnham Park is also protected by Policy FNP10.</p>
Housing Allocations	No housing allocations were made in the adopted Local Plan.	The Local Plan was developed to cover the period to 2006. The Neighbourhood

		Plan Review has a plan period to 2032 and Policy FNP14 allocates sites for housing development.
<p>POLICY IC2 – Safeguarding Suitably Located Industrial and Commercial Land</p> <p>POLICY IC3 – Well Established Industrial and Commercial Land</p>	The loss of suitably located industrial and commercial land will be resisted and well-established industrial and commercial land over 0.4 hectares shown on the Proposals Map will be resisted (principally near the town centre or Farnham Trading Estate).	Planning Strategy and Policy FNP17 seeks the retention (where within planning control), intensification and regeneration of 17 specifically identified existing business areas which remain fit for purpose and marketable.
POLICY IC7 – Coxbridge, Farnham	This site is suitable for development for new industrial and commercial uses.	The site has been developed and is now covered by Neighbourhood Plan Review Policy FNP17 which supports the retention, intensification and regeneration of this site.
POLICY TC3 – Development within Town Centres	The Council will encourage investment in town centre uses within the Town Centre Areas	<p>Planning Strategy seeks to maintain and enhance the role of Farnham town centre. Policy FNP 23 enables new town centre uses within Farnham town centre. The policy also resists non-A1 uses becoming the dominant uses within West Street, Downing Street and The Borough and such a concentration of non-A1 uses as to lead to a significant interruption of the shopping frontage.</p> <p>Policies FNP21 and FNP22 allocate sites for mixed town centre uses.</p>
POLICY TC10 – Farnham Green Envelope	New development will be resisted within the areas shown as Green Envelope on the Proposals Map and, where inappropriate buildings already exist, the Council will seek to restore the land to open space.	The area is generally identified as part of Farnham's Green Infrastructure which is protected as public open space and as part of an ecological network by Policy FNP27 and Policy FNP13 respectively.
<p>POLICY M5 : Provision for Cyclists</p> <p>POLICY M6: Farnham Cycle Network</p>	The Council, in conjunction with the County Council and other organisations, will seek to improve conditions for cyclists by a range of means including developing a cycle network in Farnham.	Policy FNP30 seeks sustainable transport infrastructure and specific requirements are set out in site allocation Policies FNP14 and FNP18.

The analysis of the 2002 Local Plan policies above (some of which may not be strategic or up to date) illustrates that the Farnham Neighbourhood Plan Review is in general conformity with the strategic policies of the adopted Local Plan.

7. EU OBLIGATIONS

The Neighbourhood Plan Review has been the subject of a Sustainability Appraisal (SA) incorporating the provisions of Strategic Environmental Assessment (SEA) required by European law.

An SA Scoping Report was submitted to the statutory environmental bodies (Historic England, Natural England and the Environment Agency) as well as Waverley Borough Council and neighbouring Parish Councils and was made available to local people.

Comments from statutory and non-statutory consultees were taken into account in adjusting the scope of the SA. A final Sustainability Appraisal report together with a non-technical summary is submitted in support of the Regulation 15 Farnham Neighbourhood Plan Review.

The Habitat Regulation Assessment for the Farnham Neighbourhood Plan Review concludes that an adequate policy framework will be in place to ensure no adverse effects of the Regulation 15 Neighbourhood Plan Review on the integrity of the Thames Basin Heaths SPA or any other European sites.

The Farnham Neighbourhood Plan Review is considered to be compatible with EU obligations.

8. CONCLUSION

The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 and are considered to be met by the Farnham Neighbourhood Plan Review. It is therefore respectfully suggested to the Examiner that the Farnham Neighbourhood Plan Review complies with Paragraph 8(1)(a) of Schedule 4B of the Act and Paragraph 11 of Schedule A2 to the Planning and Compulsory Purchase Act 2004 Act.

Area Designation Decision Letter

Jenny to add WBC letter

This Basic Conditions Statement has been prepared on behalf of Farnham Town Council by

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