



# **Farnham Neighbourhood Plan Review (Regulation 15)**

**January 2019**

## **ACKNOWLEDGEMENTS**

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## SECTION 1: INTRODUCTION

The Farnham Neighbourhood Plan is a new type of planning document produced in Farnham. It is part of the Government's new approach to planning which aims to give local people more say about what goes on in their area. This is set out in the Localism Act that came into force in April 2012.

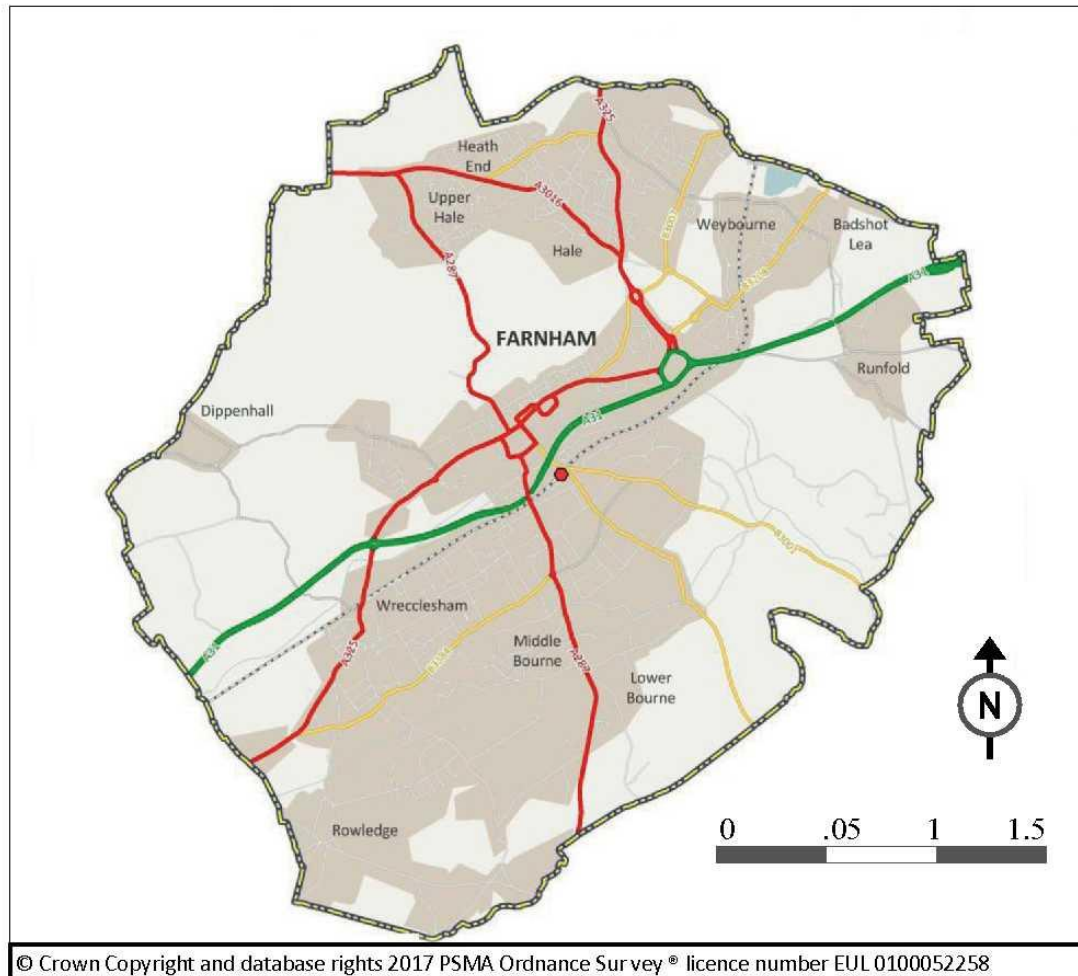
- I.01 Following an independent examination and local referendum where the Farnham Neighbourhood Plan attracted the support of 88% of those voting, the Neighbourhood Plan was 'made' (or adopted) by Waverley Borough Council on 28 July 2017. The Waverley Borough Local Plan Part 1: Strategic Policies and Sites was adopted on 20 February 2018 and included the provision of an additional 450 dwellings at Farnham in the period up to 2032 - in part to meet the unmet needs from Woking. The Secretary of State has stated in recent appeals at Farnham that he considers that the publication of the Local Plan does not undermine the Neighbourhood Plan in relation to housing requirement and supply even though, in the light of the increase in housing need identified in the Local Plan, the Neighbourhood Plan does not currently fully meet the local housing requirement and further sites will have to be identified in due course. Farnham Town Council has therefore carried out an early partial review of its recently made Neighbourhood Plan primarily to identify provision for an additional 450 dwellings. The Secretary of State considers this plan-led process to be an appropriate approach.
- I.02 If passed at a local referendum, the Neighbourhood Plan Review will be adopted by Waverley Borough Council as the plan which must be used in law to determine planning applications in the area covered by Farnham Town Council. It will become part of the Development Plan alongside the Borough Council's Local Plan.
- I.03 The Plan therefore provides the local community with a powerful tool to guide the long term future of Farnham and its surrounding countryside for the period 2013 to 2032.
- I.04 The Plan contains a vision for the future of Farnham and sets out clear planning policies to realise this vision.
- I.05 In order to develop the Neighbourhood Plan, Farnham Town Council set up a Neighbourhood Plan team which comprises four Town Councillors supported by a number of local volunteers.
- I.06 Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area specific and apply only to the relevant areas illustrated on the associated Map. Nevertheless, in considering proposals for development, the Town and Borough Councils will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole and cross-referencing between Plan policies has been minimised.
- I.07 The Plan should also be read in conjunction with the National Planning Policy Framework, Waverley Borough Council's Local Plan and the Neighbourhood Plan evidence documents.

### **Which Area Does the Neighbourhood Plan Review Cover?**

- I.08 The Farnham Neighbourhood Plan Review relates to the designated area covered by Farnham Town Council. In preparing the Plan, there has been dialogue with the adjoining parish councils (Alfold Parish Council; Cranleigh Parish Council; Chiddingfold Parish Council and Seale and Sands Parish Council and Haslemere Vision) as well as with Waverley Borough Council, Hart District Council and Rushmoor Borough Council. The neighbourhood plan



designation was approved by Waverley Borough Council on 19 February 2013 and in undertaking a review of the Neighbourhood Plan there is no requirement to re-designate the area. The area to which the Plan applies is shown on the Farnham Neighbourhood Plan Designation Map.



### Designation Map

Town and Country Planning Act 1990  
 Planning and Compulsory Purchase Act 2004  
 Localism Act 2011  
 Neighbourhood Planning (General) Regulations 2012  
 Designation of Neighbourhood Area

### Farnham Council Area

#### Wards

Farnham Bourne  
 Farnham Castle  
 Farnham Firgrove  
 Farnham Hale and Heath End  
 Farnham Moor Park  
 Farnham Shortheath and Boundstone  
 Farnham Upper Hale  
 Farnham Weybourne and Badshot Lea  
 Farnham Wrecclesham and Rowledge

## Involvement in the Neighbourhood Plan Process

- I.09 The Neighbourhood Plan team has followed the necessary legal steps to create the Neighbourhood Plan Review. Importantly the team has ensured extensive engagement with the people of Farnham and others with an interest in the area. Details of the consultation to date have been recorded in the Consultation Statement which is available to download from the Farnham Town Council website at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham) or to view at the Town Council offices.
- I.10 The process is set out in Figure 2 – Farnham Neighbourhood Plan Process with the opportunities for local involvement highlighted in grey. The timetable is partly dependant on the responses received to the Plan, and the number of issues to be considered by the independent examiner and council decision making process.

Figure 2 – Farnham Neighbourhood Plan Process

|                                  |   |
|----------------------------------|---|
| April 2012                       | Neighbourhood Planning Regulations published  |
| February/March and November 2012 | The first exploratory workshops   |
| May and November 2013            | Workshops on drafting the plan  |
| Spring/summer 2014               | Data and evidence collections and interpretation<br>Options Creation  |
| November/December 2014           | Draft Neighbourhood Plan Pre -Submission consultation – testing proposals for the future development of Farnham and surrounding area        |
| Spring 2015 / Spring 2016        | Review consultation; further evidence gathering<br>Plan amendment and finalisation  |
| Summer 2016                      | Submission consultation (current stage)<br>6 weeks  |
| Autumn 2016                      | Examination – An independent Examiner will test the plan  |
| May 2017                         | Referendum: 88% of the people who voted, voted 'Yes'  |
| July 2017                        | Adoption - Neighbourhood Plan given full weight by WBC to determine planning applications   |
| February 2018                    | Adoption - Waverley Borough Local Plan Part I   |
| Spring/ Summer 2018              | Data and evidence collections and interpretation<br>Options Creation  |
| Summer 2018                      | Draft Neighbourhood Plan Review Pre -Submission consultation – testing proposals for the future development of Farnham and surrounding area |
| Autumn / Winter 2018             | Review consultation<br>Plan amendment and finalisation  |
| Start of 2019                    | Submission consultation (current stage)<br>6 weeks  |
| Spring 2019                      | Examination – An independent Examiner will test the Neighbourhood Plan Review   |
|                                  | Referendum only if the Examiner has decided that the modifications proposed in the Review change the nature of the plan                     |
| Spring 2019                      | Adoption - Neighbourhood Plan Review given full weight by WBC to determine planning applications  |

## **How the Neighbourhood Plan Review fits into the planning system**

- I.11 Although the Government's intention is for local people to decide what goes on in their area, all Neighbourhood Plans must be in line with higher level planning policy.
- I.12 This means that, within the constraints imposed by national guidance and local policy, neighbourhoods should develop plans that support the strategic development needs set out in Local Plans - promoting no less development than is required in the Local Plan. Neighbourhood Plans must comply with European Regulations on strategic environmental assessments and habitats, take into account the National Planning Policy Framework, 2018 (NPPF) and generally conform to the strategic policies in the adopted Local Plan (Waverley Borough Local Plan Part 1, 2018). In addition, a number of policies in the 2002 Local Plan will be retained until replaced by Local Plan Part 2, although these are not all strategic policies.

## **What is in the Neighbourhood Plan Review?**

- I.13 Although deciding where new housing and new employment should go is an important part of the Plan, it is about much more than this. The Plan is for Farnham as a whole and looks at a wide range of issues, including:
- Achieving high quality development which fits well with the location
  - Protecting open space within the town and providing new open space alongside development
  - Preventing coalescence of the distinctive parts of Farnham as well as between Farnham and Aldershot
  - Ensuring new development complies with the European directive in relation to Thames Basin Heaths Special Protection Area and protects and enhances other biodiversity interests
  - Promoting local businesses in Farnham town centre and neighbourhood centres as well as on other business sites around the town
  - Ensuring the necessary infrastructure is in place to support development.

## **What period does the Neighbourhood Plan Review cover?**

- I.14 The Farnham Neighbourhood Plan Review covers the Plan period from 2013 – 2032.

## **Sustainability Appraisal**

- I.15 To ensure that the policies and proposals set out in the Neighbourhood Plan Review contribute to sustainable development, it has been tested to see how well it performs against economic, social and environmental objectives.
- I.16 In order to assess the sustainability impacts of different plan and policy options, an appraisal framework (known as a Scoping Report) was prepared, with input from statutory consultees. This has helped in developing the Plan's vision and objectives, the overall planning strategy and individual policies that work towards achieving sustainable development, offering economic, social and environmental benefits. At each stage in the Neighbourhood Plan preparation, an assessment has been undertaken and recommendations made as to how the sustainability of the Plan might be improved.
- I.17 The Sustainability Appraisal Report presents the appraisal of the Neighbourhood Plan Review and demonstrates how the Policies of the Neighbourhood Plan Review meet the sustainability objectives of Farnham. The majority of the policies proposed in the Neighbourhood Plan Review have a positive impact on Farnham's environmental, social and economic wellbeing. Taken as a whole, the policies of the Plan have no net negative impact, and therefore no

additional mitigation is required. The overall effect of the implementation of the Plan will contribute to the objectives of sustainable development at Farnham.

## **Habitat Regulations Assessment (HRA)**

- I.18 A Habitat Regulations Assessment (HRA) screening is required under the European Directive 92/43/EEC for plans that may have an impact on European (Natura 2000) Sites.
- I.19 The HRA screening has assessed the impacts of implementing the Neighbourhood Plan on local Special Area of Conservation (SAC) sites. Its purpose is to consider the impacts of the plan against the conservation objectives of the sites and to examine whether it would be likely to have a significant adverse effect on the integrity of the site. The HRA screening states that it cannot be concluded that no likely significant effects are expected as a result of the Regulation 15 Farnham Neighbourhood Plan without mitigation measures and recommends that the Neighbourhood Plan Review be subject to an Appropriate Assessment. The Assessment concludes that, primarily as a result of SANG provision, an adequate policy framework will be in place to ensure no adverse effects of the Neighbourhood Plan Review on the integrity of the Thames Basin Heaths SPA and Wealden Heaths Phase I SPA or any other European sites.

## **How this Plan Review is organised**

### **The Plan Review is divided into six sections:**

#### **Section 2:**

Farnham Now: a brief description of the town and surrounding countryside today and the key issues that have influenced the Plan.

#### **Section 3:**

Farnham Future: a vision over the next 15 years.

#### **Section 4:**

Farnham Neighbourhood Plan Review Strategy: the broad planning approach for Farnham and how this conforms to higher level planning policy.

#### **Section 5:**

Neighbourhood Plan Review Policies: which set out policies to support the overall vision, including site specific allocations for new development.

Policies are arranged in the following themes:

- Environment
- Housing
- Business
- Farnham Town Centre and Neighbourhood Centres
- Leisure and Wellbeing
- Local infrastructure

#### **Section 6:**

Monitoring and Review: refers to how the Neighbourhood Plan Review will be monitored and reviewed.

## SECTION 2: FARNHAM NOW

A wide range of issues have been considered in producing the Neighbourhood Plan Review.

These are grouped under six themes:

- Environment
- Housing
- Business
- Farnham Town Centre and Neighbourhood Centres
- Leisure and Wellbeing
- Local infrastructure

The key issues for these six themes are set out overleaf.

The main issues have been identified from research along with issues raised by local people at the various consultation events. The background reports used to help prepare the Neighbourhood Plan Review are referred to in more detail in Section 5.

A full report of issues raised during consultation is set out in the Consultation Statement.

### Environment

- 2.01 Residents are justly proud of Farnham. The historic centre is designated as a Conservation Area for its special architectural and historic character and combines with an additional ten distinct character areas, generally of more recent development, around the town. Within these areas there are four smaller Conservation Areas at Great Austins, Wrecclesham, Waverley Abbey and Old Church Lane. There is a high incidence of heritage assets – Historic England's register has some 360 listed buildings within Farnham. At Farnham, the settlement and transport routes are concentrated in the valleys of the Wey which bisect the town. To the north and south, the land rises into hills and ridges.
- 2.02 The Surrey Hills Area of Outstanding Natural Beauty extends into the Plan area - to the south east of The Bourne and Moor Park areas, with the latter well-wooded areas providing an important part of the setting of the AONB and a densely landscaped transition into the town. Natural England are assessing whether the AONB boundary should be extended to encompass further areas incorporating the River Wey as it enters the town from the south (up to the A31) and areas to the south of Rowledge (up to the Long Road). The landscape forms a backdrop which contributes to the attraction of Farnham as a place to live and work, and plays a vital role in maintaining the health and wellbeing of the population. There are a number of areas of high landscape value and sensitivity around the town including to the north of Hale, Heath End and Weybourne in the narrow gap with Aldershot. Farnham Park and the Old Park are of landscape and historic value.
- 2.03 The underlying geology of the Weald of Kent, Sussex and Surrey is exposed in a very small area and the result is an exceptionally diverse landscape comprising chalk grassland, flood meadows, sandy heathland and woodland, some of it ancient in origin. These varied habitats support a wide range of flora and fauna of conservation interest including several UK Biodiversity Action Plan (BAP) priority species. As a result there are many areas within and around the town which are afforded international, national and local protected status.
- 2.04 Farnham is within the buffer zone of two European Special Protection Areas (SPAs) - sites of international importance: Thames Basin Heaths and Wealden Heaths.

- 2.05 Open green spaces, such as Farnham Park (a Grade II listed Historic Park and Garden), the Bishop's Meadows and the corridor along the A31 give the town a spacious setting, although the gap between Farnham and Aldershot is now narrow and there are concerns about coalescence. The River Wey corridor, running through Farnham from Wrecclesham Road in the west to Waverley Abbey in the east, is recognised as an important natural asset which fulfils a number of landscape, biodiversity and recreation functions. These special sites, together with other natural open spaces such as woodland, meadows along the streams of the Wey and other publicly owned land (such as playing-fields, cemeteries and parks and gardens) contribute to the green infrastructure of the town; support the resident urban wildlife and allow the migration of plants and animals through the built-up area.
- 2.06 An Air Quality Management Area has been designated in Farnham extending either side of the A325 through the town centre due to nitrogen dioxide emissions mainly from traffic. The capacity of the local transport network and impacts on local air quality are potential limitations to significant development within and beyond the Plan area.
- 2.07 Flooding has been experienced in the past and, although a major scheme along the River Wey and its tributaries implemented in the early 1970s has so far proved generally effective, any future development must take account of potential flood risks and displacement to other sites.
- 2.08 Without careful planning, the distinctive character, valued areas of open space, accessibility to the countryside and sensitive landscape and ecology are under threat from significant and inappropriately located or designed development.

## **Housing**

- 2.09 Farnham's population has grown by 25,000 in the last century to around 40,000 (2011) and will continue to grow. The census tells us that in 2011 Farnham had 16,707 dwellings (16,050 households) with a predominance of family housing (68% of homes having 3 bedrooms or more). 11,961 (74% of households are owned outright or with a mortgage or loan, with 1,903 (11.8 %) available for social rent, 1,829 (11.4%) private rent and 153 (1%) shared ownership.
- 2.10 The National Planning Policy Framework states that neighbourhoods should not promote less development than set out in the strategic policies for the area.
- 2.11 The adopted Waverley Borough Local Plan Part 1: Strategic Policies makes provision for at least 11,210 net additional homes within the Borough in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year). Each parish is allocated a minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements such as Farnham, anticipated windfall development): Farnham's share of this provision is 2,780 dwellings (Policy ALH1: The Amount and Location of Housing).
- 2.12 The Strategic Housing Market Assessment (2015) has identified a need to achieve a range of house sizes at Farnham including smaller homes to meet demand from new and older downsizing households as well as younger families. Addressing the housing needs of older people will be particularly important in Farnham given the ageing population, with 18.7% of the population being aged over 65 (2011 census). In addition, the presence of the University for the Creative Arts means there is a demand for student accommodation.
- 2.13 The Neighbourhood Plan should plan positively to help accommodate identified strategic housing need. Residents are keen to ensure that development is absorbed within the environmental constraints identified and can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents. When planning new development it

is important to understand the characteristics of each area of the town and designs should protect and enhance attractive areas and improve those which are less attractive.

## **Local Economy**

- 2.14 In the 2011 census, 20,140 residents were economically active, many of whom were working outside of Farnham.
- 2.15 There are over 30 hectares of employment space for light and general business units and residents are keen that Farnham retains a thriving local economy rather than becoming a dormitory town. The market for town centre office space is strong. Other space has good access, parking and services and could be regenerated over the Plan period.
- 2.16 Changes to the planning system mean that there is increasing freedom for businesses to change between different uses but the strong local demand and good condition of business premises and sites is likely to mean that the majority of existing business premises are retained. However, some sites are small-scale, out of date, poorly serviced and limited by their location. Outmoded employment land should be considered for housing development but there is a perceived shortage of high quality modern business accommodation and there may be a need to identify further land for modern workshop space. There is also support for small businesses and agricultural diversification.
- 2.17 Tourism plays an important part in the local economy and is based on visitors to the historic centre and local cultural attractions. Tourist accommodation is available within the town and the countryside beyond.

## **Farnham Town Centre and Neighbourhood Centres**

- 2.18 Farnham Town Centre plays a major role in the local economy. The attractive historic centre is the focus for the shopping centre, offices, hotels and cultural facilities. Farnham is the most important of the four town centres in Waverley Borough with the greatest quantum of businesses and range of comparison shopping together with a good range of convenience shops and services including restaurants, cafes and public houses. There are not many empty retail units within the town centre and there remains a wide range of independent shops, though these are under threat from high rents.
- 2.19 As local population and spending increases in Farnham there will be a need to retain and create additional retail floorspace mostly for comparison goods. Changes to the planning system mean that there is increasing freedom for businesses to change between different town centre uses and consequently the neighbourhood plan is likely to have more limited control over the precise mix of town centre uses.
- 2.20 There is a mixed use development planned for East Street and the Woolmead (a secondary retail provision built in the 1970s) is being redeveloped. Both could provide opportunities to enhance the mix of town centre uses, particularly retail, and the quality of the environment.
- 2.21 There are 10 neighbourhood centres within the Plan area and one just within Aldershot serving the Badshot Lea area. These comprise a cluster of shops, community services or public open space which serve local communities such as those in The Ridgway, Rowledge, the Bourne and Weybourne. These provide accessible services within the town's discrete communities and help reduce the need to travel by car.

## **Leisure and wellbeing**

- 2.22 Sport contributes to community life and wellbeing in Farnham and there is a range of sports clubs within the town. The Borough's Open Space, Sport and Recreation Study (2012) reviews the quantity and quality of a wide range of open space together with its accessibility. It concludes that residents in Farnham generally have good access to open space with the exception of natural/semi-natural greenspace; football, cricket and rugby pitches; allotments and children's open space for which there is a current shortfall which will increase over time. There is also a shortage of swimming-pool facilities. Farnham has a public sports centre, community halls and fitness clubs and reasonable access to informal open space and the countryside. It will be important that new development is supported not only by Suitable Alternative Natural Greenspace where appropriate but also local amenity space and other types of open space to serve new residents.
- 2.23 Cultural and entertainment facilities also play an important role in the wellbeing of residents of Farnham.
- 2.24 Farnham Hospital provides a range of services and Frimley Park and the Royal Surrey Hospitals provide emergency cover in close and moderate proximities. There are several GP practices and a range of therapies available in the town.

## **Infrastructure**

- 2.25 A main purpose of this Neighbourhood Plan Review is to ensure any new development is supported by adequate infrastructure development. The draft Regulation 14 Neighbourhood Plan Review was discussed in detail with the following infrastructure providers to test whether proposed development can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents:
- Surrey County Council in respect of the local schools and transport network
  - South East Water in respect of water supply
  - Thames Water in relation to waste water treatment
  - Natural England in respect of SANG
  - Waverley Borough Council in respect of recreation (including the swimming pool) and open space provision
- 2.26 Future development in and outside Farnham has the potential to exacerbate existing infrastructure issues and it is important that there is existing and future capacity to serve the new development proposed in the Neighbourhood Plan Review.

## **Roads and Transport**

- 2.27 There is high car ownership in Farnham; 49.5% of households have access to two or more cars but 12.2% have no access to a car (Census 2011). There is a limited bus service throughout the town with services in the evening or at weekends very limited or non-existent. There is a good rural cycle network but there are few cycle lanes within the town. Surrey County Council has prepared a plan showing existing on and off-road cycle routes and desire lines. A scheme of works is proposed to improve cyclist safety at junctions and crossings on major routes. There is an extensive network of Public Rights of Way across Farnham and long distance footpaths – St Swithun's Way, Blackwater Valley Footpath and the North Downs Way – run through the Plan area.
- 2.28 Heavy volumes of traffic on major routes and passing through Farnham town centre cause congestion at peak times and contribute to climate change, air pollution, loss of amenity and



create safety issues. Congestion on the B3001 (Waverley Lane); Tilford Road and the A31 is exacerbated by the operation of the level crossing at the railway station.

- 2.29 The historic town centre suffers from congestion on its narrow roads and through traffic (including HGVs) on the A287 and A325 passes right through the town causing additional congestion and pollution. The narrow, historic routes create challenges for promoting public transport and a safe environment for pedestrians and cyclists. Nevertheless, the poor environment for pedestrians and cyclists in the town centre needs to be improved. These are matters for the County Council and relate to the management of the highway. As such they do not relate to the development of land and are beyond the scope of neighbourhood planning.
- 2.30 Parental choice over school places in the town adds to the congestion as parents drive longer distances to access a school place for their child often in other boroughs.
- 2.31 There are issues related to high traffic volumes and large vehicles on country roads in Upper Hale, Weybourne and Badshot Lea. These will be exacerbated by significant developments in neighbouring boroughs.
- 2.32 The town is bisected by the A31 Guildford to Alton road which currently forms a barrier to pedestrian movement between north and south Farnham.
- 2.33 There is a single rail link to London Waterloo and peak-hour trains are over-crowded. Rail commuters to London and elsewhere need to travel to the station by car, as there are no evening buses and thousands of workers drive between neighbouring boroughs on a daily basis.
- 2.34 The Neighbourhood Plan needs to ensure that the impact of new proposals can be accommodated within the highway network and that more sustainable travel options are introduced as a result of new proposals.

### **Education**

- 2.35 One of the reasons people move into the town is to access good schools. Farnham has several good schools, which are over-subscribed, and South Farnham School remains the best state primary school in the country, according to OFSTED.
- 2.36 The popularity of local schools puts pressure on school places for the current and predicted populations. All primary schools have undergone expansion and at secondary level Weydon School is undergoing an expansion programme.
- 2.37 At Weydon School, student numbers are projected to rise from the current number of 1,316 to 1,568 by 2021.
- 2.38 There remains a strong desire to expand further and provide a sixth form on the site, and the latest application to do this is currently with the Department for Education. If successful, it is anticipated that a further 300 students will attend the sixth form by 2021.
- 2.39 The school has developed the Weydon Sports Park in recent years which includes a number of all-weather pitches and state of the art facilities for sporting activities within the school and for use by the wider community.

- 2.40 Birth rates in the Farnham area are showing a decreasing trend following a peak in 2015. Surrey County Council expects to be able to meet the demand for new school places arising from the new development proposed in the Neighbourhood Plan through increasing school places on existing sites.
- 2.41 There is a thriving sixth form college and Farnham is home to the University for the Creative Arts which has expansion plans.

### **Sewage Capacity**

- 2.42 Thames Water's five-year plan 2015 – 2020 does not contain any proposals to improve the capacity of sewage treatment works at Farnham and there is concern that the works will be able to accommodate the development proposed in the Neighbourhood Plan Review.
- 2.43 Thames Water have stated that they intend to carry out odour improvement works at Farnham Sewage Treatment Works (STW) in the current business plan period 2015 – 2020. It is anticipated that this work will focus on the most odorous elements of the treatment process, with the covering of the inlet works, and abstraction of odorous air for treatment in an Odour Control Unit. Over the same period, Thames Water is also planning to end the sludge liming operations at the STW.
- 2.44 Thames Water have indicated that additional wastewater network infrastructure reinforcement may be required in respect of some individual developments to ensure that there are no adverse environmental impacts or increased risk of sewer flooding. Farnham, being in the south east of England, is classified as being in an area of severe water stress. Water is supplied by South East Water and their Water Resources Management Plan (WRMP) sets out how they intend to maintain the balance between increasing demand for water and available supplies over the next 25 years up to 2040. The plan takes into account planned housing growth as well as the potential impact of climate change. The area of Farnham lies within South East Water's resource zone 5. The WRMP indicates that, with planned reductions in demand from the customer metering programme and enhanced water efficiency, this resource zone will remain in surplus for average demands for the plan period. However, for peak demands a deficit is forecast from 2020 onwards, at which time additional schemes are scheduled to be delivered which will satisfy demand.

### **Water**

- 2.45 Farnham's water zone is considered to be highly vulnerable to climate change and there are future proposals to transfer water into the zone from the south by 2040. Future development is likely to create increased pressure on water resources in Farnham and in neighbouring areas and there is a need to ensure that there will be sufficient capacity to serve the need.
- 2.46 South East Water have indicated that proposed development would need a small amount of local reinforcement to supply the additional demand at specific sites.

## SECTION 3: Farnham Future

### The Vision for Farnham

The following vision has strong support from the residents and businesses of Farnham.

**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.**

- 3.01 The following is a portrait of how we hope Farnham will feel in 2032. Not all of the aspects of this portrait will rely on the Neighbourhood Plan Review, but represent a wider vision for the future of the whole town of Farnham and surrounding countryside:
- 3.02 Farnham remains a most attractive place to live. The distinctive areas of the town have retained their individual characteristics and the town continues to enjoy a green and spacious setting.
- 3.03 The town centre and shops and businesses are flourishing. The cinema remains popular and the Maltings retains its reputation as one of the finest Arts Centres in the south-east. Shop fronts have been refurbished to a very high standard and hanging signs have been replaced or refurbished along the town centre's streets and have become such a feature of the town that they are included in the list of visitor attractions. The Conservation Area enhancement measures set out in the Management Plan and an enhanced pedestrian environment are being implemented with support from all local stakeholders. More innovative traffic controls in the town and the removal of Heavy Goods Vehicles have improved traffic flows and air quality.
- 3.04 There is a thriving evening economy with a good range of successful pubs and restaurants, both in the town centre and throughout the whole town.
- 3.05 Farnham remains rich in cultural activities. The museum, pottery, amateur dramatic groups, opera societies and musical groups of all kinds continue to thrive. The new performance building is well supported.
- 3.06 Farnham Castle and its wider setting remains one of the main features in the town and the character of Castle Street has been protected and enhanced.
- 3.07 New development has merged well with the existing character of Farnham and its distinctive areas and, where located at the edge of the town, is well integrated into the countryside.
- 3.08 The areas of high landscape value and sensitivity and the countryside separating distinctive parts of the built up area remain unchanged. Farnham Park and the Old Park area, Bishop's Meadow and Bourne Wood have been protected from inappropriate change and remain beautiful, natural green spaces for all to enjoy. The importance of the town's green infrastructure in contributing to the character of the town and its landscape setting, for the health of the community, providing sustainable transport links and for wildlife and climate change benefits has been fully recognised.
- 3.09 The combination of public open spaces, the inclusion of green space in new development and the protection of trees particularly in areas where they form part of the character of an area, have resulted in the reinforcement and extension of a successful green infrastructure.

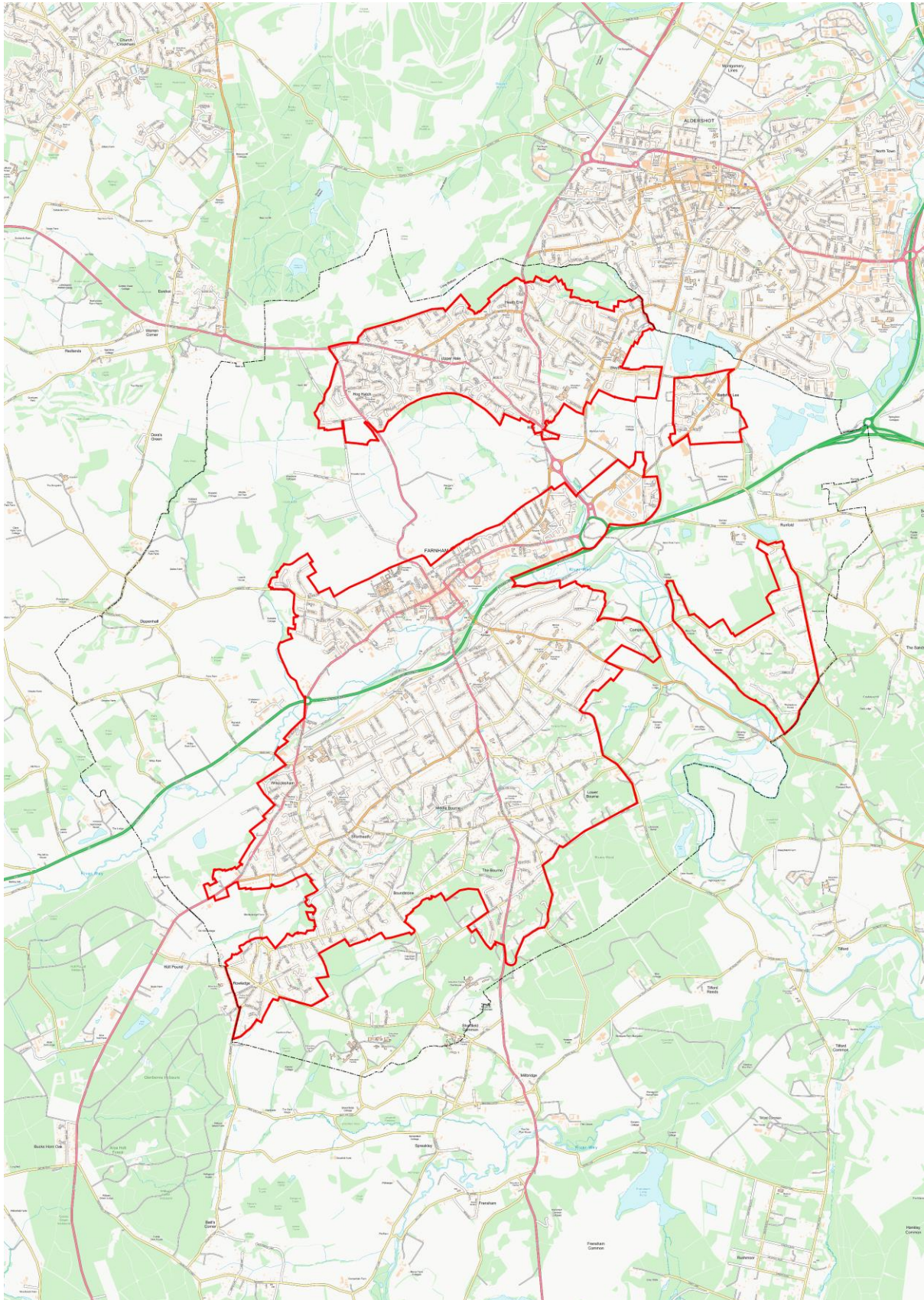
- 3.10 The catchment-wide approach to addressing degradation of the water environment, in conformity with the EU Water Directive and taken by the Wey Landscape Partnership, welcomed and supported by the town, has resulted in many enhancements, designed to improve the natural functioning of the River Wey and associated wetland habitats. A number of specific enhancement projects have been initiated including improved fish passage at Waverley Abbey and in Bishop's Meadow, and a fresh wetland habitat at Snailslynch. The extensive network of footpaths and bridleways has been preserved and enhanced by the provision of fresh paths and cycle ways in new development. Access to long-distance walks, converging on the town, has been improved by a safe route across the A31 near the BP petrol station.
- 3.11 The A31 town centre by-pass has been extensively planted and improvements made at Hickley's Corner. Traffic flows have been made more efficient between the two roundabouts at Coxbridge and the Shepherd and Flock and there is improved connectivity between the two parts of the town located either side of the bypass.
- 3.12 The sewage plant improvements are complete, reducing the problem of smells across parts of north Farnham and improving the water quality in the river.
- 3.13 There are more sports facilities for young and old and enhanced green spaces across the town for recreational use.
- 3.14 Sufficient school places are available locally at all levels.

## SECTION 4: Neighbourhood Plan Review Strategy

**Farnham has continued to thrive by adapting and evolving since the construction of its 11th century Norman castle and the 12th century when the outline of the existing town plan was recognisable. The town needs to continue to evolve over the next two decades and the Neighbourhood Plan looks to set out a planning strategy appropriate for the town and its surrounding countryside up to 2032.**

- 4.01 The Neighbourhood Plan Review strategy is well aligned with the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The plan positively seeks opportunities to help meet the strategic development needs of the area whilst recognising specific policies in the NPPF and retained South East Plan (Policy NRM6). These indicate where development should be restricted and seek to minimise any adverse impacts which development may cause to the locally-valued distinctive characteristics of the area.
- 4.02 Following a careful assessment of the evidence and responses from public consultation, the planning strategy is to focus well designed development on brownfield sites within the built up area of Farnham whilst proposing further sites for housing development and a new business site on a range of greenfield sites.
- 4.03 In accordance with the NPPF, the greenfield sites avoid areas at high risk of flooding; the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty (and potential extensions to the AONB). New proposals have been kept away from areas of high landscape value and sensitivity and avoid increasing coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Rowledge and Boundstone and Rowledge and Frensham.
- 4.04 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 Built Up Area Boundary is proposed to be extended around the allocated housing and business sites to indicate the acceptance of development of these areas. It has also been extended around planning consents at Green Lane Farm and Folly Hill which were granted on Appeal since the Neighbourhood Plan was made. The new Farnham Built Up Area Boundary is shown on Map A.





MAP A: Farnham Built Up Area Boundary 2019

4.05 Within the Built Up Area Boundary the Plan seeks high quality designs which respond to the distinct character of the individual areas of Farnham. The Plan will preserve and enhance the character of the five conservation areas and their setting. The distinctive landscape dominated character of the southern arcadian areas of Farnham is protected and the Neighbourhood Plan

seeks to preserve and extend the network of green spaces across the area including parks, recreation grounds, sports pitches, rivers, streams and footpaths, allotments, cemeteries and woodland.

- 4.06 New housing development at Farnham must take into account the Special Protection Areas (SPAs) at Thames Basin Heaths and Wealden Heaths which provide habitats for birds which are protected under the Birds and Habitats Directives. Adopted regional policy clearly states that priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures.
- 4.07 In summary, this would mean that housing development should be directed away from Farnham. Nevertheless, the Plan has taken a pragmatic approach which recognises the broad regional policy but also seeks to meet the strategic housing requirement of the adopted Waverley Borough Local Plan Part 1: Strategic Policies. Even so, housing sites within the area between 400m and 5km of Thames Basin Heaths Special Protection Area (most of Farnham) must make provision for Suitable Alternative Natural Greenspace (SANG). SANG capacity is provided at Farnham Park; Tongham Road, Runfold and in the longer term Runfold South Quarry Site.
- 4.08 The Neighbourhood Plan Strategy aims to ensure that Farnham does not become a dormitory town by retaining and enhancing the town centre as a vibrant social and economic hub during the day and evening. The Plan looks to protect and enhance the historic character of the town centre, with special attention given to shop fronts and advertisements. The Plan also proposes the retention, intensification and regeneration of existing business areas which remain fit for purpose and marketable.
- 4.09 The Neighbourhood Plan recognises the importance of community facilities and services and seeks to protect local centres throughout Farnham together with other community and leisure facilities which are important to the social fabric of the town.
- 4.10 Outside the revised Built up Area Boundary, priority will be given to protecting the countryside from inappropriate development and the Plan seeks to allow only limited development outside the revised boundary. In addition to residential extensions, it allows the retention, intensification and regeneration of existing suitable business sites together with conversions, extensions or new buildings for business or tourist uses. All development within the countryside is expected to be of a high design quality.
- 4.11 The Neighbourhood Plan also seeks to protect and enhance biodiversity by protecting designated sites, protected species and ancient woodland and enhancing Biodiversity Opportunity Areas.
- 4.12 This Plan Review has been discussed with the infrastructure providers to test whether proposed development can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents. Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development.

## **SECTION 5: Neighbourhood Plan Review Policies**

### **Environment**

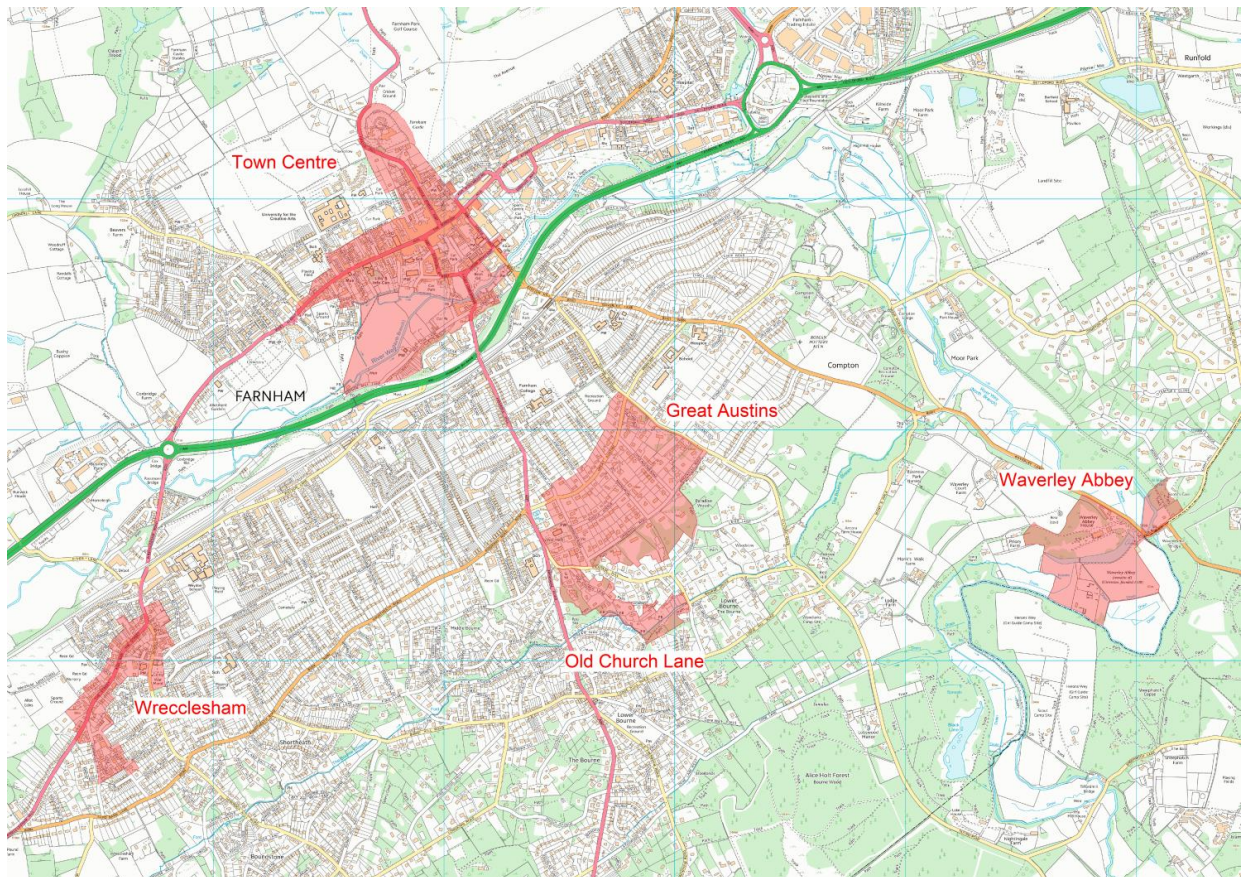
#### **Objectives**

- 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
- 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 retain and extend the diversity of wildlife and habitats throughout the Neighbourhood Plan area
- To maintain the integrity of all Special Protection Areas (SPAs) and SSSIs

#### **High Quality Design**

- 5.01 The NPPF states that good design is a key aspect of sustainable development, creating better places in which to live and work. Sustainable development involves achieving positive improvements in the quality of the built, natural and historic environment. Plans should 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. The NPPF states that Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.
- 5.02 Waverley Borough Council's adopted Local Plan attaches great importance to the quality of design in new development. The Borough Council has also adopted the Farnham Design Statement as a material consideration ([www.farnham.gov.uk/designstatement](http://www.farnham.gov.uk/designstatement)).
- 5.03 Through evaluation, there is a good understanding of the distinctive character of the whole of the Farnham Neighbourhood Plan area including the special character of the conservation areas, the distinctive character of the different parts of the town and the surrounding landscape setting.





MAP B (i): Farnham Conservation Areas

## Heritage

- 5.04 The historic centre of Farnham, together with four smaller areas at Great Austins, Wrecclesham, Waverley Abbey and Old Church Lane, are designated as Conservation Areas for their special architectural and historic character.
- 5.05 Farnham is often quoted as the finest Georgian town in the country and it has at its heart a number of tightly knit streets lined with listed buildings. The Farnham Town Centre Conservation Area Appraisal (CAA) sets out in detail the special character of the streets, yards, open spaces and landscape that make up the Conservation Area ([www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)). Given the quality of the environment and the importance of the town centre to the whole of Farnham and visitors beyond, the Neighbourhood Plan Review contains a specific policy to preserve and enhance the special character of the Farnham Town Centre Conservation Area and its setting (Policy FNP2).
- 5.06 Great Austins Conservation Area in south Farnham is a residential area comprising a verdant and spacious grid pattern development. Wrecclesham Conservation Area comprises four streets of differing distinctive characters (The Street, School Hill, Beales Lane and Pottery Lane). Old Church Lane Conservation Area contains some of the oldest cottages in the town set amongst a well-wooded valley. Waverley Abbey Conservation Area comprises two contrasting rural scenes: first, the open and spacious grounds of Waverley Abbey House set in well landscaped grounds and Waverley Abbey Ruins and, second, the tightly grouped dwellings centred around Waverley Mill Bridge.
- 5.07 The Neighbourhood Plan Review contains a specific policy to preserve and enhance the special character of four of these areas: Great Austins Conservation Area and its setting (Policy FNP5); Wrecclesham Conservation Area and its setting (Policy FNP6) and Old Church

Lane Conservation Area and its setting (Policy FNP7). Extensive new development in the Waverley Abbey Conservation Area would be inappropriate and its preservation should be ensured by guidance within the NPPF, together with Waverley Local Plan Part I (Policies RE2 and RE3) and Neighbourhood Plan Policies FNPI and FNPI0.

- 5.08 The Planning (Listed Buildings and Conservation Areas) Act 1990 empowers the local authority to pay particular attention to proposed development within, and affecting the setting of, a Conservation Area and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements.
- 5.09 The NPPF also seeks the protection of the character and setting of listed buildings. Historic England's register has some 360 listed buildings within Farnham. In addition, 350 Buildings of Local Merit (buildings and structures recognised as locally important heritage assets) are also listed.
- 5.10 The heritage of the town provides an important context for new development.

### **Distinctive Character Area**

- 5.11 A key feature of the town is the ten distinct character areas located outside the town centre conservation area. The NPPF states that plans provide a framework for creating distinctive places, with a consistent and high quality standard of design.
- 5.12 Each of Farnham's areas has an individual character ranging from the verdant character of South Farnham (Waverley) with single houses in large gardens with mature trees and hedges laid out along roads with wide green verges and street trees - to the small workers' flint and red brick cottages along narrow, winding lanes in Hale and Heath End.
- 5.13 The Farnham Design Statement identifies the distinctive character of each of these areas and was adopted as a material consideration by Waverley Borough Council in 2010.
- 5.14 New development should respond to the distinctive character of the area within which it is located and reflect the identity of the local context of Farnham.



MAP B (ii): Farnham Character Areas

## **Landscape**

- 5.15 Each area outside of the town's Built Up Area Boundary has its own distinct rural character. The Farnham Landscape Character Assessment, 2018 (available at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)) includes further information on each.
- 5.16 The Surrey Hills Area of Outstanding Natural Beauty extends into the Plan area - to the south east of The Bourne and Moor Park areas. Areas of Outstanding Natural Beauty have the highest status of protection in relation to landscape and scenic beauty. The AONB Management Plan (available at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)) seeks to ensure that the natural beauty, special character and the vitality of its communities are recognised, maintained and strengthened. Natural England is assessing whether the AONB boundary should be extended to encompass further areas incorporating the River Wey and areas to the south of Rowledge. These areas are identified as Areas of Great Landscape Value in the adopted Local Plan.
- 5.17 The Farnham Landscape Character Assessment, 2018 indicates further areas of high landscape value and sensitivity at Farnham Park and to the north of Hale, Heath End and Weybourne in the narrow gap with Aldershot. The historic landscape of Old Park is also identified as a sensitive landscape.
- 5.18 New development must be well integrated into this existing townscape and landscape through designs sensitive to their context.
- 5.19 The Neighbourhood Plan Review contains a specific policy to protect and enhance the character of the Farnham landscape (Policy FNPI0).

## **Design of New development and Conservation**

- 5.20 The Neighbourhood Plan Review attaches great importance to preserving and enhancing the character of the five Conservation Areas, together with other heritage assets and their setting. It also attaches great importance to the distinctive character of other built up areas within the town.
- 5.21 Development should respect the natural contours of a site and sensitively incorporate natural features such as trees, hedges and ponds within the development. Landscape proposals should form an integral part of a planning application and be in scale with the proposed development.
- 5.22 The height, scale, density, layout, orientation, materials and design of buildings should reflect the context of the surrounding area. Development should result in an attractive and safe public realm. Roads and car parking areas should not dominate the area and boundary treatment to properties such as hedges or walls should reflect that used in the surrounding area.
- 5.23 Farnham has a history of flooding and, after a particularly serious incident in 1968, flood measures were introduced which along with a maintenance scheme have improved the situation. Nevertheless, the Borough Council's Strategic Flood Risk Assessment and Natural England data indicate that both the River Wey and River Blackwater are at some risk of flooding along their full length and some sections are at high risk of flooding. One of the effects of climate change in Farnham will be the frequency and severity of flooding. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Flood zones 2, 3a and 3b (the

functional floodplain) apply to parts of the Neighbourhood Plan area and the Neighbourhood Plan Review seeks to avoid development in areas with the highest risk of flooding.

- 5.24 The design and layout of specific sites and residential extensions is also considered in the Housing Chapter of the Neighbourhood Plan Review but Policy FNPI applies to all types of development within the Neighbourhood Plan area and sets out the quality of development that will be expected for the area.

### **Policy FNPI**

#### **Design of New development and Conservation**

New development in accordance with the Neighbourhood Plan Review will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) - Conservation Areas and Character Areas, by way of:
  - i. height, scale, density, layout, orientation, design and materials of buildings,
  - ii. boundary treatment,
  - iii the scale, design and materials of the public realm (highways, footways, open space and landscape);
- b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan;
- c) Protects and enhances heritage assets and their setting;
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;
- e) Is well integrated into the landscape by existing and new landscape buffers;
- f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere; and
- g) Will not result in unacceptable levels of light, noise, air or water pollution.

#### **Monitoring indicators:**

Number of objections to the design of development from the Town Council.

#### **Targets:**

No design objections from the Town Council to proposed developments.

### **Farnham Town Centre Conservation Area**

- 5.25 The Farnham Town Centre Conservation Area Appraisal (CAA) identifies the special character of the streets, yards and open spaces that make up the Conservation Area and was adopted by Waverley Borough Council as a supplementary planning document in 2005.
- 5.26 Farnham is one of the earliest planned medieval towns in the region. Today there is little to be seen of the medieval town itself, other than the surviving street plan (including the wide market street - Castle Street) and property boundaries. The timber-framed properties which would have lined the main streets were rebuilt or refaced with new red brick symmetrical



Georgian red brick town houses which dominate the town centre today. The continuous urban frontages indicate a high density, although many properties have large rear gardens with high walls, often associated with a network of passages and yards providing gaps which give intriguing views from the main roads. Over the past 200 years the centre has generally successfully assimilated Victorian, Arts and Crafts, half-timbered mock Tudor and modern buildings. In addition, the yards of these buildings, such as Lion and Lamb Yard, Borelli Yard and St George's Yard mainly in West Street and The Borough, are important to the character of the conservation area and form a very distinctive element of the town centre.

- 5.27 In contrast to the tightly knit streets and yards a number of open spaces, often with substantial groups of trees, are very important to the character of the Conservation Area. A number of these are linked to the town by interesting alleyways or passages.
- 5.28 The green spaces include:
- Gostrey Meadow
  - Library Gardens
  - Museum Garden
  - St. Andrew's Churchyard
- 5.29 The town centre streets in Farnham have an almost fully developed frontage, providing little space for tree planting with the trees that do exist really standing out in the street scene, magnifying their importance to the character of the conservation area.
- 5.30 The water meadows beside the River Wey comprise almost a third of the conservation area. This green space forms part of the view of the historic town centre from the Farnham Bypass and from the public footpaths that cross the meadows. The rural setting for the historic centre is a very important part of the character of the conservation area and complements the rural setting of Farnham Park on the north side of the town centre (although the latter is not located within the conservation area).
- 5.31 The Farnham Town Centre Conservation Area Management Plan (FCAMP) seeks to provide clear guidance as to how to preserve and enhance this special character and for the enhancement and improvement of the area. The FCAMP was adopted by the Borough Council in 2012 as a material planning consideration and contains proposals for environmental enhancements to the public realm which may be funded through Section 106 money and the community infrastructure levy (CIL).
- 5.32 These enhancement proposals are important to the centre of the town and are included as part of the infrastructure requirements identified in the Neighbourhood Plan Review and sought through Policy FNP32 – Securing Infrastructure.
- 5.33 The quality of the environment and the importance of the town centre to the whole of Farnham and its visitors mean that it is vital to preserve and enhance the character of the Town Centre Conservation Area and its setting.
- 5.34 In addition to Policy FNPI - Design of New Development and Conservation, development in the Farnham Town Centre Conservation Area will be expected to comply with Policy FNP2 - Farnham Town Centre Conservation Area and its setting.

## **Policy FNP2**

### **Farnham Town Centre Conservation Area and its setting**

New development within the Farnham Town Centre Conservation Area, as defined on Map B(i), and its setting will be permitted where it:

- a) Is designed to a high quality and preserves and enhances the character of the conservation area and its setting;
- b) Retains those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;
- c) Protects open spaces and views important to the character and setting of the area;
- d) Maintains alleyways or passages and yards and incorporates them into new development;
- e) Follows guidance set out the Farnham Town Centre Conservation Area Appraisal and Management Plan;
- f) Where appropriate, makes provision for the enhancement measures included within Farnham Town Centre Conservation Area Management Plan and the Farnham Design Statement; and
- g) Does not lead to substantial harm to or total loss of significance of a designated heritage asset.

### **Shop Fronts within Farnham Town Centre Conservation Area and its Setting**

- 5.35 The town's principal shopping streets are located within the Farnham Town Centre Conservation Area, or form part of its setting. Today the 'shop front' may provide the entrance to uses other than a shop such as a café, restaurant or bank and the policy applies to all types of premises in the Conservation Area. The Conservation Area contains many fine traditional and modern shop fronts that are an important element in the townscape. A shop front photographic survey in 2011 concluded that the majority of shop fronts within the Conservation Area respected the character of the Conservation Area in terms of design, colour and signage. However, vigilance is needed to protect and enhance the character of the Conservation Area whilst recognising the importance of the continuing commercial role of the town centre.
- 5.36 Within the Conservation Area and its setting, priority will be given to the retention of architecturally or historically interesting traditional shop fronts. Adapting new shop fronts to modern needs can be achieved through sensitive design. Proposals for replacing existing shop fronts will only be allowed where the existing shop front has no particular architectural or historic quality in itself or does not contribute to the character of the Conservation Area. Where replacement is allowed, the design should respect not only the building but also the overall character of that part of the Conservation Area in which it is situated.
- 5.37 All elements of the shop front are important including the pilasters (defining the shop width), the fascia with signage and, potentially, the cornice (defining the top of the shop front) and the stall riser (providing a solid base).
- 5.38 Standard corporate images may need to be adapted to meet particular circumstances and to respect the character and appearance of the building and the surrounding area.

- 5.39 The choice of materials to be used for a shop front should normally reflect the materials of the building in which it is situated. Use of local materials is preferred, including brick, tiles and plaster, with stained or painted wood. Plastic is generally inappropriate.
- 5.40 Mid-18th century shop fronts were painted in a relatively restricted range of colours, using the pigments then available and such colours remain appropriate in reflecting the historic character. A shop front colour scheme should always be selected to harmonise with the upper floors of the building and the general street scene. A single colour is usually most appropriate but details might be picked out in a contrasting colour.
- 5.41 Shop front window and door patterns should reflect the traditional design of the area. The method of window subdivision should suit the character of the shop front and building. Smaller-paned designs are appropriate to 18th and early 19th Century buildings, such as those in Castle Street, and larger glass areas are more appropriate to late Victorian and Edwardian styles, though subdivision may still be appropriate.
- 5.42 Internally illuminated signs above shop fronts are generally out of character in the Conservation Area, or if attached to listed buildings. However, in some cases it may be considered appropriate to illuminate a sign with a small spotlight or some other subtle method of illumination. Painted fascia boards, particularly in wood, are preferred.
- 5.43 One of the attractive characteristics of Farnham town centre is the proliferation of brackets for hanging signs. Some of these are in use - many are not, but many remain. In the 19th century they took the form of realistic trade symbols to identify the trade within. Some examples remain and using these existing brackets is encouraged. Hanging signs need to be carefully designed, to be correct in scale, with appropriate colours and lettering used, while still being easy to read.
- 5.44 They should be safely positioned above the fascia of the shop front. Proposals will be assessed against the criteria of the shop fronts policy and also against Policy FNP2 – Farnham Town Centre Conservation Area and its setting. Additional shop front guidance can be found within the adopted Farnham Conservation Area Appraisal (2005).

### **Policy FNP3**

#### **Shop Fronts within Farnham Town Centre Conservation Area and its setting**

Within Farnham Town Centre Conservation Area, as defined on Map B(i), and its setting, proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where:

- a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest;
- b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part, except in cases where the building itself is architecturally incompatible with the character of the area;
- c) The proposal would be in sympathy with the predominant architectural style and materials of the surrounding area;
- d) The shop front would be related to the width of the property or a logical vertical subdivision created by the upper storey; and
- e) Where a fascia is to be applied, it would not be internally illuminated and would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level.

**Monitoring indicators:**

Number of traditional shop fronts in the Town Centre Conservation Area.

**Targets:**

No traditional shop fronts lost in the Town Centre Conservation Area.

**Advertisements**

- 5.45 Whilst the Farnham Town Centre Conservation Area contains retail and related uses, in most cases, the level of advertising is restrained.
- 5.46 Advertisements and signs, by their very nature, need to be visible in order to attract attention and convey information. However, if insensitively designed or positioned they can appear as overly dominant or incongruous features within the street scene and therefore require careful control.
- 5.47 In exercising such control over advertisements the interests of amenity and public safety are the two principal tests which will be applied.
- 5.48 Proposals for large, dominant signs will in most cases be at variance with the character of the buildings and of the Conservation Area. Similarly, a box sign (including internally illuminated signs) will usually be out of character due to its shape, lack of intricacy and detail, and use of unsympathetic materials.
- 5.49 Standard corporate designs may need to be adapted to meet particular circumstances whilst the positioning of advertisements above ground floor level (other than hanging signs) may not be acceptable as the majority of buildings in the Farnham Town Centre Conservation Area have retained their domestic appearance at upper floor levels.
- 5.50 Excessive advertising defeats its own objective by creating a clutter of signs and destroying the common asset of an attractive, historic environment.
- 5.51 Given the important role of Farnham town centre it is reasonable to permit some form of advertising, provided this can be incorporated without detriment to the visual amenities and character of the building or the area.
- 5.52 Proposals will be assessed against the criteria of the advertisements policy and also against Policy FNP2 – Farnham Town Centre Conservation Area and its setting. Additional guidance can be found within the adopted Farnham CAA (2005).

**Policy FNP4****Advertisement Control**

Within the Plan area, proposals for an advertisement will be permitted where:

- a) It would not be obtrusive in appearance, cause visual clutter or lead to a proliferation of signs, appear dominant or overbearing in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of its siting, size, design, construction or materials;



- b) The level of illumination would cause no significant harm to residential amenity and
- c) It would not endanger highway or public safety.

### **Great Austins Conservation Area**

- 5.53 Great Austins Conservation Area in south Farnham is a residential area built in the early 1900s on a plateau. Most of the houses were completed by 1930. The area comprises a grid pattern development on the lines of a garden suburb, with wide, straight and tree-lined streets. Houses are set well back from the roads and the area has a spacious character. Gardens and roads were planted extensively, with many trees and the distinctive laurel hedging giving a verdant character to the area.
- 5.54 Harold Falkner, one of Farnham's most famous architects, used the opportunity to build his distinctive style of houses and created twenty in all, in styles including Queen Anne, Wren and Arts and Crafts. In addition to Policy FNPI - Design of New Development and Conservation, development in the Great Austins Conservation Area will be expected to comply with Policy FNP5 - Great Austins Conservation Area and its setting.

### **Policy FNP5**

#### **Great Austins Conservation Area and its setting**

New development within the Great Austins Conservation Area, as defined on Map B(i), and its setting will be permitted where it:

- a) Is designed to a high quality and preserves and enhances the verdant and spacious character of the conservation area and its setting;
- b) Protects the grid pattern layout and is set back from the road and respects the relatively regular building line,
- c) Would not appear cramped on the site and would fit unobtrusively with the house, surrounding garden and the character of the street;
- d) Retains those buildings and other features, including trees and hedges, which make a significant contribution to the character of the conservation area; and
- e) Where appropriate, makes provision for enhancement measures to the Great Austins Conservation Area.

### **Wrecclesham Conservation Area**

- 5.55 The Conservation Area Appraisal for Wrecclesham identifies the special character of the Conservation Area and was adopted by Waverley Borough Council as a supplementary planning guidance in 2002.
- 5.56 Wrecclesham Conservation Area comprises four streets of differing distinctive characters (The Street, School Hill, Beales Lane and Pottery Lane). One of the key features of the Conservation Area and its setting is its location on a hillside overlooking the Wey Valley. Existing buildings are generally small scale and two storeys, with red brick or render finish with small plain or slate roof tiles. Some are original farm buildings. Details such as chimneys, window design and brick detailing also contribute to the character. Farnham Pottery is located within the Conservation Area. The workshops and yards, which characterise much of the Conservation Area, could benefit from sympathetic development and improved landscaping

and further development along The Street should include hedge boundaries and additional trees, where possible.

- 5.57 Hedges and trees are particularly important in roads such as School Lane and Pottery Lane and should be retained and further planting encouraged elsewhere in the Conservation Area as a condition of future development. Other older boundary walls and railings form part of the local character and should be retained.
- 5.58 In addition to Policy FNPI - Design of New Development and Conservation, development in the Wrecclesham Conservation Area will be expected to comply with Policy FNP6 - Wrecclesham Conservation Area and its setting.

## **Policy FNP6**

### **Wrecclesham Conservation Area and its setting**

New development within the Wrecclesham Conservation Area, as defined on Map B(i), and its setting will be permitted where it:

- a) Is designed to a high quality and preserves and enhances the character of the street within the conservation area in which it is located and its setting;
- b) Retains those buildings and other features, including trees, hedges and walls, which make a significant contribution to the character of the conservation area;
- c) Follows guidance set out the Wrecclesham Conservation Area Appraisal; and d) Where appropriate, makes provision for the enhancement measures included within Wrecclesham Conservation Area Appraisal and the Farnham Design Statement.

### **Old Church Lane Conservation Area**

- 5.59 Old Church Lane Conservation Area contains some of the oldest cottages in the town which are nationally and locally listed. The cottages in this area are varied, which reflects the history of the agricultural workers, who built them dotted among the trees on the hillside leading down from Vicarage Hill. There are white rendered examples with hanging tiles; brick cottages and some with stone and flint detail. The well-wooded spaces around the buildings should be maintained and the built environment should not dominate the hillsides.
- 5.60 The nature of the well-wooded valley and the relationship of the dwellings to the lane should be maintained. Old Church Lane, itself, becomes a footpath as it drops down to the Bourne Stream. Parking is difficult in the narrow lanes and careful consideration should be given to this when development is proposed. Vine Cottage is a Grade II listed building and dates from 1800 and is mainly red brick with a slate roof. It was the home of George Sturt, who captured the character of the Bourne in the books he wrote about life in the area.
- 5.61 In addition to Policy FNPI - Design of New Development and Conservation, development in the Old Church Lane Conservation Area will be expected to comply with Policy FNP7 - Old Church Lane Conservation Area and its setting.

## **Policy FNP7**

### **Old Church Lane Conservation Area and its setting**

New development within the Old Church Lane Conservation Area, as defined on Map B(i), and its setting will be permitted where it:

- a) Is designed to a high quality and preserves and enhances the character of the conservation area and its setting;
- b) Retains those buildings and other features, including trees and woodland, which make a significant contribution to the character of the conservation area;
- c) Maintains the well-wooded spaces around the buildings and ensures that the built environment does not dominate the hillsides; and
- d) Where appropriate, makes provision for enhancement measures to the Old Church Lane Conservation Area.

### **Waverley Abbey Conservation Area**

- 5.62 This Conservation Area is unlike the other four Conservation Areas in Farnham, which all sit almost entirely within the Built Up Area Boundary. The area lies to the south east of the town outside the Built Up Area Boundary in a tranquil setting along the river. It was designated a Conservation Area in 1989.
- 5.63 The Conservation Area has an attractive and distinctive character which comprises two contrasting rural scenes: first, the open and spacious grounds of Waverley Abbey House set in well landscaped grounds and Waverley Abbey Ruins and, second, the tightly grouped dwellings centred around Waverley Mill Bridge.
- 5.64 The ruined abbey itself is a scheduled Ancient Monument of national importance. It is the earliest Cistercian house in Britain, dating from 1128 and boasts the most extensive standing remains of any of the Surrey religious houses. The abbey sits on a flood plain and the ruins are surrounded by the buried foundations of the rest of the monastic complex bordered to the south and east by the River Wey and to the north by the remains of the precinct wall. The abbey has a beautiful setting on the loop of the River Wey and against the wooded hillsides. The impressive Waverley Abbey House (1723), a grade II\* listed building of yellow stock brick on a stone plinth with slate roof, is set on a long, wide terrace and looks out to the abbey ruins on the south side over a long artificial lake which is spanned by a plain stone bridge. The western terrace is planted with mature trees grouped with an effect of a series of glades. The park is a fine example of landscape tree planting, and is of exceptional beauty in itself. Some minor late C19 additions have been made to the east service court, including a clock tower.
- 5.65 In contrast, a cluster of tightly grouped dwellings sits around Waverley Mill Bridge. Two of these cottages, Waverley Mill Cottage and Stella Cottage are grade II listed buildings. The buildings are of smaller scale and comprise a mix of materials including whitewashed brick, tile hanging and plain tiled roofs.
- 5.66 Extensive new development in the Waverley Abbey Conservation Area would not accord with Policy FNPI0. In addition, its preservation should be ensured by guidance within the NPPF, together with Waverley Local Plan Part I (Policies RE2 and RE3) and Neighbourhood Plan Policy FNPI).

## **South Farnham Arcadian Areas**

- 5.67 Certain parts of the town exhibit strong Arcadian characteristics where the landscape is the dominant visual element. The well-wooded parts of The Bourne and Moor Park areas provide an important part of the setting of the AONB and a densely landscaped transition into the town.
- 5.68 The NPPF states that plans provide a framework for creating distinctive places, with a consistent and high quality standard of design. The extensive landscape also forms part of the town's green infrastructure and provides habitats for wildlife. The areas were previously designated within the Waverley Borough Local Plan 2002 (Policy BE3 – South Farnham Area of Special Environmental Quality).
- 5.69 Large individually designed detached houses are set well back from the road and are well screened and generally have a minimal impact on the street scene. For example, in laying out Moor Park in the 1930s, plot sizes were set at a minimum of one acre and were mostly in the range of two to four acres.
- 5.70 The narrow, often undulating or winding lanes in these areas are enclosed by hedges and substantial numbers of mature trees, often arching across the road to add to the sense of enclosure. Hedges and trees about the lanes and development is generally well hidden by vegetation and narrow entrances. The verdant edges, discrete development and the informal highway layout, often without footpaths or kerbs, create an informal rural character to the lanes. The character of the lanes is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings. Mature trees are also prevalent between and behind buildings forming the backdrop and setting for development.
- 5.71 The dispersed nature of development leads to pressure to develop parts of the large gardens within the area and to subdivide existing plots or redevelop existing properties. In addition, there may be pressure for large areas of car parking or garages but in judging such proposals the impact of any proposal on the character of front boundaries, gardens or the street scene should be carefully assessed. In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.
- 5.72 Policy FNPI - Design of New Development and Conservation seeks to ensure high quality development which responds to the character of the distinctive area of Farnham by way of height, scale, density, layout, orientation, design and materials of buildings and the scale, design and materials of the public realm (highways, footways, open space and landscape. In the South Farnham Arcadian Areas any proposal, including extensions and garages, will also be expected to comply with Policy FNP8 - South Farnham Arcadian Areas.

### **Policy FNP8**

#### **South Farnham Arcadian Areas**

New development in the South Farnham Arcadian Areas, as defined in Map C, will be permitted where it:

- a) Would maintain the informal rural character and the well-wooded appearance of the area;
- b) Would retain and reinforce trees and hedged boundaries which are important to the character of the area; and
- c) Demonstrates that the design, layout and siting of the proposal will not have any adverse effect upon the setting and amenities of adjoining residential properties and the wider residential character of the area.



## **Policy FNP9**

### **Buildings of Local Merit (undesigned heritage Assets)**

The effect of a proposal on the significance of Buildings of Local Merit will be taken into account to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

## **Protect and Enhance Countryside outside the Town's Built up Area Boundary**

5.77 The NPPF states that planning policies should recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. The planning strategy for Farnham is generally to focus development within the defined Built up Area Boundary (which includes new site allocations) and to restrict further large scale development in the countryside in order to recognise the intrinsic character and beauty of the countryside around Farnham and protect the Green Belt; the Surrey Hills Area of Outstanding Natural Beauty and its setting; landscape of high value and sensitivity; the historic setting of Farnham Castle; the gaps between Farnham and Aldershot and between the distinct areas within the town; formal and informal recreational amenities as well as biodiversity. Outside the Built up Area Boundary priority will be given to protecting the countryside from inappropriate development and the Plan seeks to allow only limited development in the countryside consistent with supporting the rural economy.

## **Landscape Protection**

5.78 The landscape forms an intrinsic part of the character and setting of the town and provides informal and formal recreational opportunities for the community and visitors alike. Public engagement in the preparation of this Plan has indicated that the landscape around Farnham is highly valued and is identified as one of the town's assets.

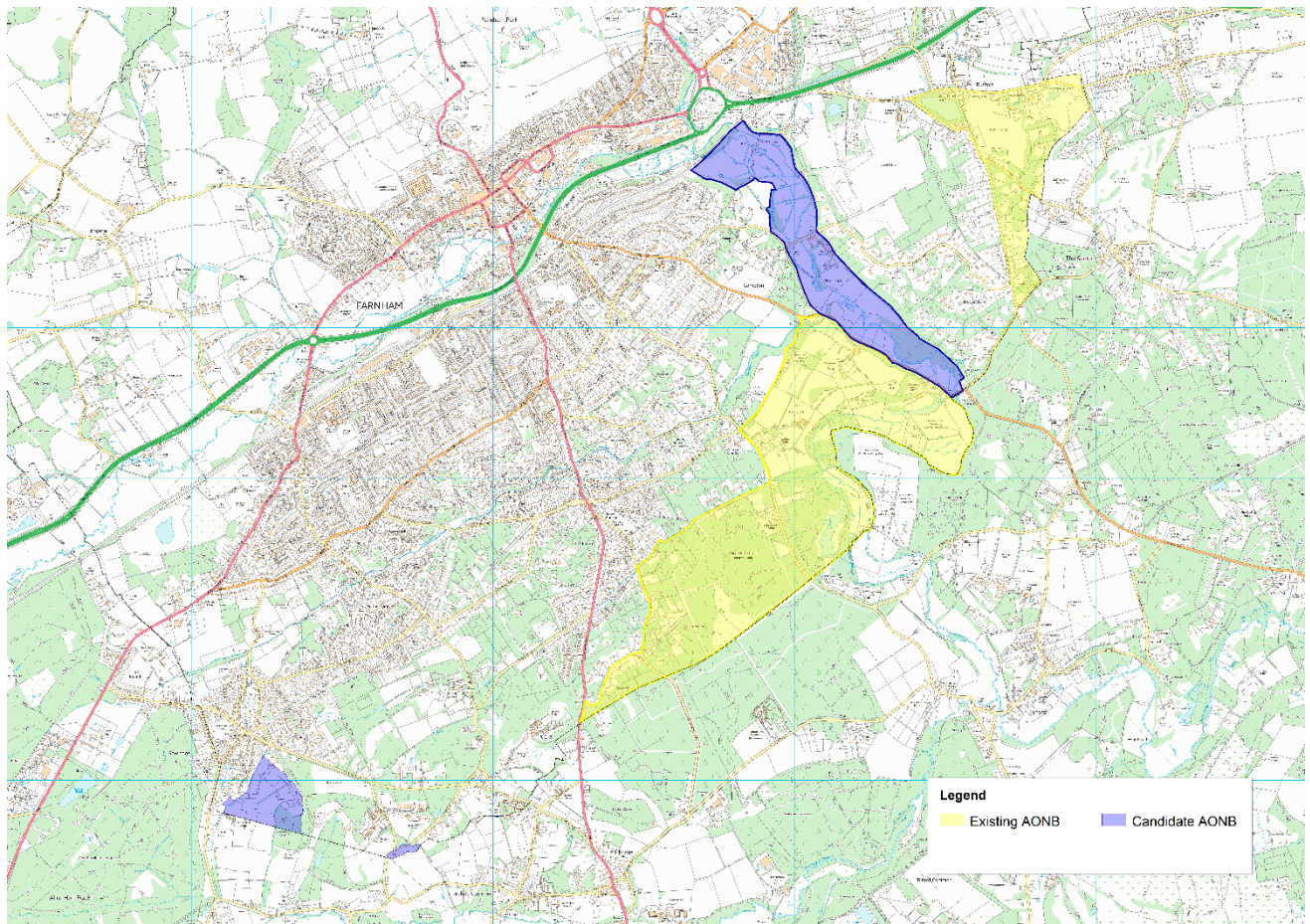
5.79 The Surrey Hills Area of Outstanding Natural Beauty extends to the south and east of Farnham within and beyond the Neighbourhood Plan boundary. Great weight should be given to conserving and enhancing the landscape, scenic beauty and cultural heritage in this area which has the highest status of protection in the country. The NPPF states that planning permission should be refused for major developments in the AONB other than in exceptional circumstances and locally there is no need to allocate land for development within this area. The Surrey Hills Area of Outstanding Natural Beauty Management Plan (2014-2019) sets out ways that the countryside will be protected and enhanced by, for example, protecting the distinctive character of the landscape and managing and enhancing the natural features which contribute to this character. In addition it has the aim for new development to enhance local character and the environmental quality of the AONB's nationally important setting.

5.80 The NPPF states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes.

5.81 Natural England are assessing whether the AONB boundary should be extended to encompass further areas incorporating the River Wey as it enters the town from the south (up to the A31) and areas to the south of Rowledge (up to the Long Road). The AONB Candidate Areas (see Map D) are identified as Areas of Great Landscape Value (AGLV) in the adopted Local Plan and as areas of high landscape value which form part of the setting of the AONB (and potentially will become part of the AONB itself), their landscape character should continue to be conserved and enhanced.



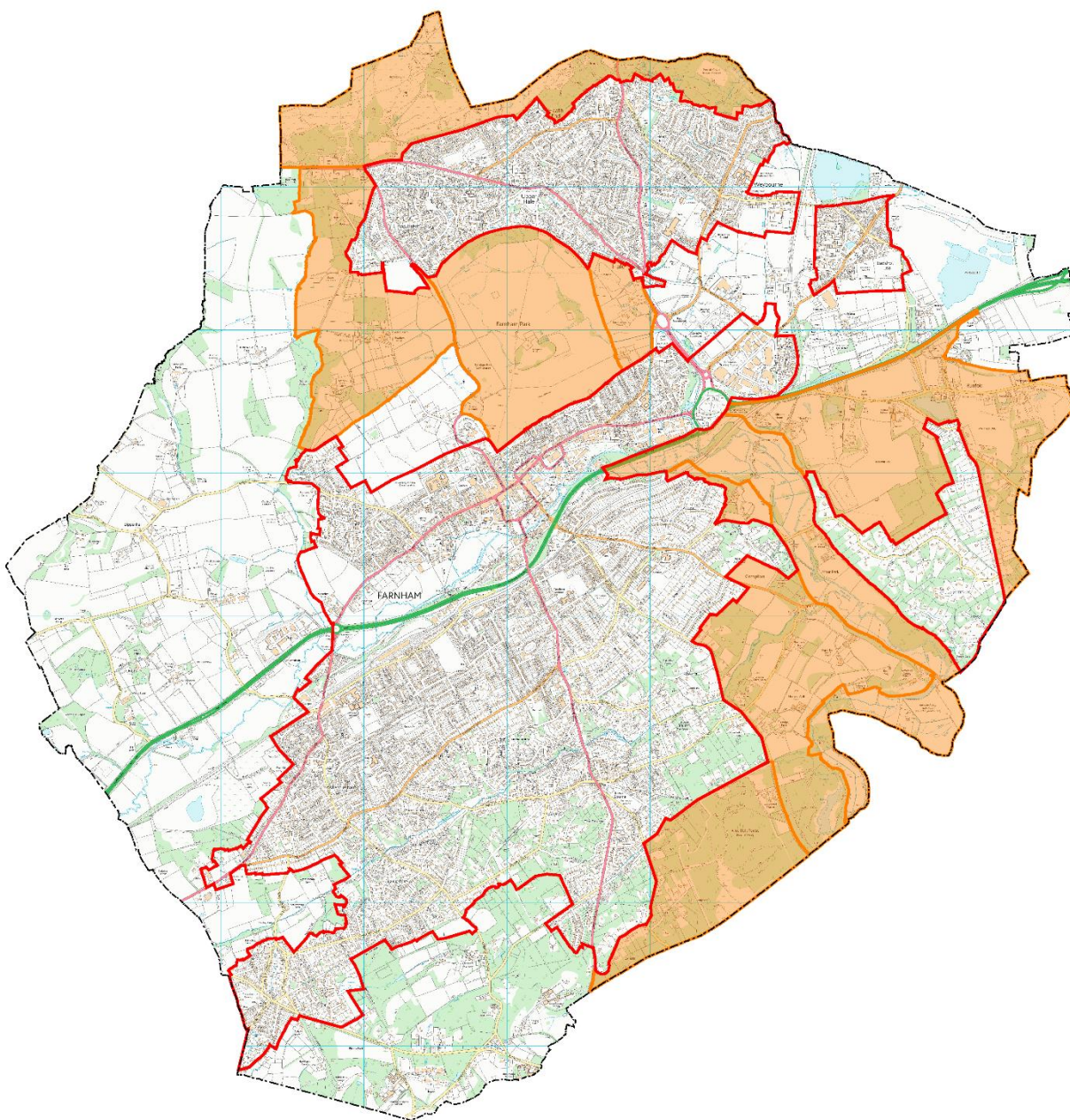
- 5.82 There is strong support for an extension of the AONB into these areas as part of the consultation on the Neighbourhood Plan. Pending the AONB boundary review, the AGLV should be retained for the AONB Candidate Areas and subject to similar protection as the AONB.






MAP D: Potential extensions to the AONB

- 5.83 The Farnham Landscape Character Assessment, 2018 provides the most up to date assessment of the landscape character, value and sensitivity of detailed segments of the countryside around the town (available at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)).
- 5.84 The Study indicates that as well as the high landscape value and sensitivity of the areas to the south of the town being considered for AONB designation, there are also areas of high landscape value and sensitivity at and adjoining Farnham Park and to the north of Hale, Heath End and Weybourne in the narrow gap between Farnham and Aldershot. Much of these areas form part of the adopted Local Plan's Areas of Great Landscape Value.
- 5.85 The Neighbourhood Plan Review seeks to retain the landscape character of the areas of high landscape value and sensitivity, as shown on Map E, and to avoid allocating sites for development in these areas.





**Legend**

-  Landscape Areas
-  Farnham Parish Boundary
-  Built Up Area Boundary

Map E: Farnham Landscape Character Assessment, 2018



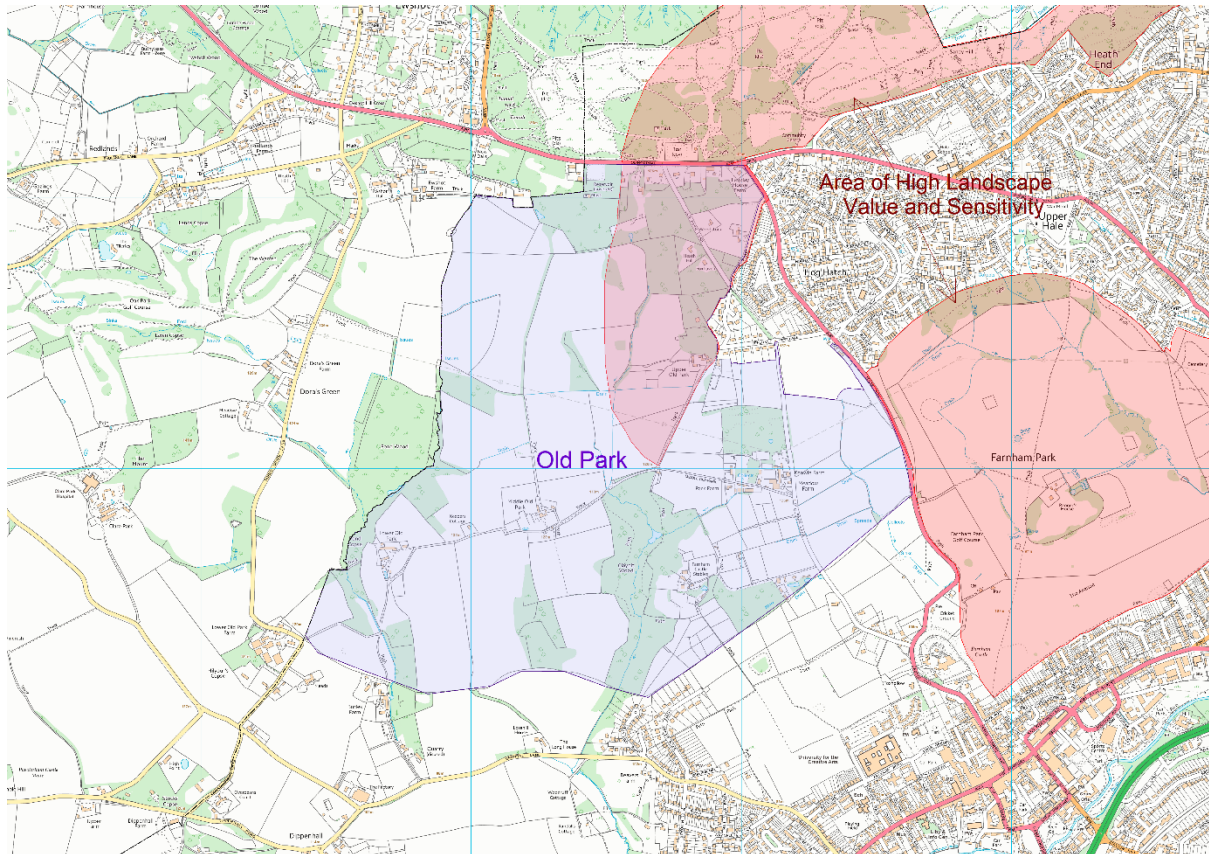
## **Farnham Castle and Park**

### **Farnham Castle**

- 5.86 It is impossible to exaggerate the influence of the castle and its setting on the town of Farnham. The impressive building has gazed out across the town for over eight hundred years and its long history lives on in local place names. The refurbished Keep is a scheduled ancient monument and the complex of buildings around the Bishop's Palace, including the Great Hall, the Norman Chapel and Waynflete's or Fox's Tower are Grade I listed buildings, with a Grade II listed stable block nearby. In addition, the Gatehouse and outer curtain wall, which are medieval in origin, are also Grade I listed buildings.
- 5.87 The castle has always been surrounded by beautiful parkland. Though this has inevitably changed over the long history of such an important building, it still retains the character of open countryside and features of the historic landscape.

### **Old Park**

- 5.88 The historic Farnham Old Park was located to the west of Folly Hill and has historic significance as the original Deer Park for the castle before the existing (new) Park. The origin of Old Park cannot be dated precisely but it is likely to have come about by 1138 when Bishop Henry of Blois built his castle. The hunting of deer provided for the Bishop's larder and King John, a great hunter, visited the castle no less than eighteen times. The park also provided timber, clay for pottery and tiles (from what is now Clay Pit Wood) and osier beds (west of Old Park Lane) providing osiers for the basket making industry at Crondall.
- 5.89 The landscape of Old Park still provides many reminders of its origin. The original boundary can mostly be traced today, generally marked by road (Folly Hill and Odiham Road – now the A287) or a continuous hedge (in some cases ancient species-rich hedgerows) often running alongside a stream or ditch. The northern and western boundaries (southern portion) are strongly wooded. Clay Pit Wood, and other copses around it, are designated Ancient Woodland and provide a strong landscape feature through the centre of the Old Park. Streams rise in the Old Park and flow south through the landscape bordered by woodland and hedgerows to the River Wey. Bridleways such as Old Park Lane and Middle Old Park and footpaths cross the former park with St. Swithun's Way following the course of an ancient track way used for pilgrimages to Winchester bordered by an ancient hedgerow. The landscape comprises a patchwork of fields bounded by hedges and trees with swathes of dense woodland and is of high landscape sensitivity with the eastern part within the Old Park also being of high landscape value. (The Farnham Landscape Character Assessment, 2018).
- 5.90 As well as contributing to an historic landscape, the ancient woodlands and hedgerows, copses and streams provide habitats for wildlife and form a strong central wildlife corridor through the landscape.
- 5.91 There has been a small incursion of residential development into this historic landscape west of Folly Hill along Old Park Lane/Heathyfields Road and new development has been permitted on appeal. Nevertheless, the rural character of the remaining Old Park is characteristic of North West Farnham (Farnham Design Statement, 2010) and should be retained for its historic interest; its high landscape value and sensitivity; its contribution to the setting of the collection of Grade I and 2 listed buildings at the castle; its recreational value and biodiverse habitats. This area forms part of the adopted Local Plan's Area of Great Landscape Value. The Neighbourhood Plan Review seeks to avoid allocating sites for development in this area.



MAP F: Old Park

### Farnham Park

5.92 The New or Little Park, as Farnham Park was originally known, is a 320 acre medieval deer park, with tree-lined avenues, hidden dells, hills, valleys, ponds and streams. It is designated a Site of Nature Conservation Importance and an area of high landscape value and sensitivity. It is also a Local Nature Reserve and is designated as a Grade II listed Historic Park and Garden.

5.93 Large scale development on greenfield sites should avoid the AONB (and the AONB Candidate Areas) and its setting together with landscape of high value and sensitivity and the sensitive historic landscape of Old Park. There remains a need for appropriate development to recognise the intrinsic character and beauty of the countryside through sensitive designs in terms of scale, height, layout, density, materials and landscape.

## Policy FNP10

### Protect and Enhance the Countryside

Outside of the Built up Area Boundary, as defined on Map A, priority will be given to protecting the countryside from inappropriate development. A proposal for development will only be permitted where it would:

- a) Be in accordance with Policies FNP16, FNP17 and FNP20 in the Neighbourhood Plan Review or other relevant planning policies applying to the area,
- b) Protect the Green Belt
- c) Conserve and enhance 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,

- d) Retain the landscape character of, and not have a detrimental impact on, areas shown on Map E as having high landscape value and sensitivity and Map F Old Park as having high landscape sensitivity and historic value; and
- e) Enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.

### **Monitoring indicators:**

Landscape value and sensitivity identified in the AONB Management Plan and Landscape Character Assessment.

### **Targets:**

No deterioration in the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting or areas of high landscape value and sensitivity elsewhere.

## **Preventing Coalescence**

### **Farnham and Aldershot**

- 5.94 Protecting the separate identity of Farnham is a key objective of the Neighbourhood Plan Review. The gap between the built up areas of Farnham (at Badshot Lea and Weybourne) and Aldershot to the north and north east is already very narrow. This countryside comprises an area of high landscape value and sensitivity. Any intensification of development in the narrow gap beyond the defined Built Up Area Boundary would have the effect of reducing the separate identity of the two distinct settlements and increasing the coalescence between them and would be inappropriate. The remaining gap between Farnham and Aldershot should be retained to prevent the neighbouring towns merging into one another; to check the unrestricted sprawl of the two large built-up areas; to assist in safeguarding the countryside from encroachment in this environmentally sensitive location and to preserve the setting and special character of Farnham.
- 5.95 Even limited new development could contribute to a cumulative undermining of the effectiveness of the Built Up Area Boundary which has been designated with the protection of open countryside and the prevention of coalescence in this area. The separation with Aldershot is supported by residents. The emerging Waverley Local Plan Part 2 defines the gap between Farnham and Aldershot as a Strategic Gap.

### **Other Distinct Town Areas (Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham)**

- 5.96 The residents of other distinct areas within the town are also keen to ensure the retention of the separate identity of these areas. Badshot Lea and Weybourne are separated by the railway line. There is also a single field gap on Lower Weybourne Lane which breaks the built up frontage of the two settlements. Whilst currently not of high landscape value, this remaining gap has an important role in separating these two distinct areas of Farnham.
- 5.97 The southern part of Wrecclesham marked by the linear development along Echo Barn Lane is separated from Rowledge by an attractive valley occupied by the Bourne Stream and comprising woodland, trees, hedgerows and pasture. The valley has a high landscape sensitivity meaning it is unlikely to be able to accommodate change without extensive degradation of character and value.

- 5.98 The gap from Rowledge to Boundstone between Switchback Lane and Gardeners Hill Road is occupied by farmland and woodland (including Ten Acre Wood) with a small stream running through the centre.
- 5.99 The gap between Rowledge and Frensham is located partly within the Plan area and partly in Hampshire to the south. Most of this area is being assessed by Natural England to determine whether the AONB boundary should be extended. The area is identified as an Area of Great Landscape Value in the adopted Local Plan. As an AONB Candidate Area already identified as an Area of Great Landscape Value in the adopted Local Plan and as an area which forms part of the setting of the AONB (and potentially will become part of the AONB itself), its landscape character should continue to be conserved and enhanced.
- 5.100 The Neighbourhood Plan Review has defined a distinct edge to the Built Up Area Boundary (Map A). Any intensification of development in the gaps beyond the defined Built Up Area Boundary which would have the effect of reducing the separate identity of distinct areas of Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge and Frensham and Rowledge and increasing the coalescence between them would be inappropriate. Even limited new development could contribute to a cumulative undermining of the effectiveness of the Built Up Area Boundary which has been designated with the protection of open countryside and the prevention of coalescence in mind.

#### **Policy FNPII**

##### **Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham**

Development proposals outside the Built Up Area Boundary, as defined on Map A – Farnham Built Up Area Boundary, will be assessed in terms of their potential impact upon the visual setting and landscape features of the site and its surroundings, and the potential impact upon the biodiversity of the area and other relevant planning considerations, such as the impact of traffic and noise. Proposals which either fail to demonstrate that these impacts can be satisfactorily addressed or which clearly lead to the increased coalescence of settlements within the Plan area and beyond will not be supported.

#### **Monitoring indicators:**

Number of buildings developed outside the Built up Area Boundary between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge; Frensham and Rowledge.

#### **Targets:**

No new buildings outside the Built up Area Boundary as defined in the Neighbourhood Plan Review between Farnham and Aldershot; Badshot Lea and Weybourne; Wrecclesham and Rowledge; Boundstone and Rowledge and Frensham and Rowledge that increase coalescence.

## **Biodiversity**

5.101 The NPPF states that in order to protect and enhance biodiversity, planning policies should:

- identify and map components of the local 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 local partnerships for habitat restoration or creation.
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify and pursue opportunities for securing measurable net gains for biodiversity.

5.102 Farnham incorporates a network of green infrastructure across the Plan area including parks, recreation grounds, river, streams and footpaths, allotments, cemeteries, woodland and arcadian areas with large gardens (Map C). Map H shows the hierarchy of international, national and locally designated sites of importance for biodiversity and Biodiversity Opportunity Areas (BOAs).

## **European Special Protection Areas**

5.103 Farnham is within the buffer zone of two European Special Protection Areas (SPAs) - sites of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

5.104 The Thames Basins Heaths SPA is located in the northern most part of the Neighbourhood Plan area. Retained South East Plan Policy NRM6 clearly states that priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. In order to comply with this policy, housing to meet the strategic housing need of the Borough will need to be directed away from Farnham.

5.105 If, after directing development away from the sphere of influence of the Thames Basin Heath SPA some development is to be located at Farnham, the South East Plan places limitations on such development.

5.106 Policy NRM6 states that within 400m of the perimeter of the SPA, the impact of additional residential development on the SPA is likely to be such that it is not possible to conclude no adverse effect on the SPA and therefore residential development would be inappropriate.

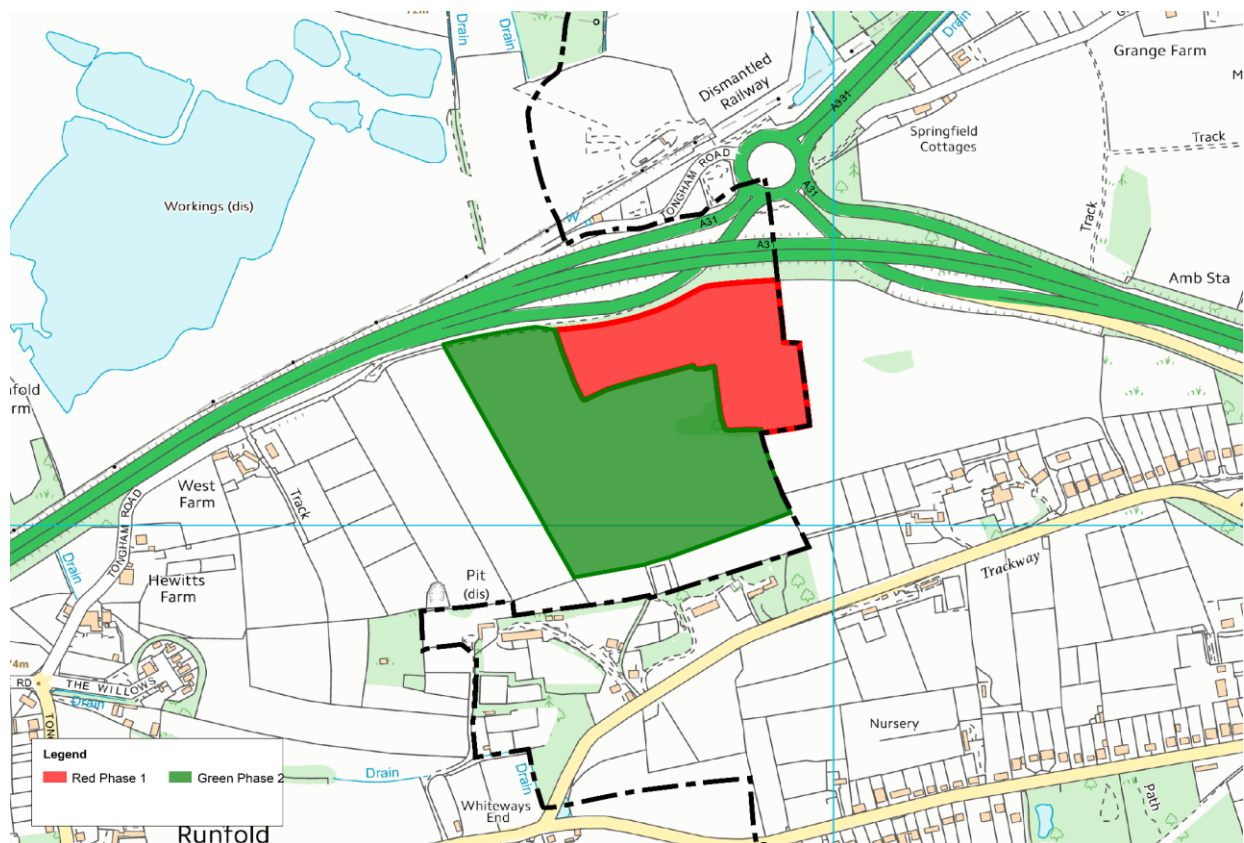
5.107 Where development is proposed within a 400m to 5km zone, mitigation measures will be delivered prior to occupation and in perpetuity. It adds that these measures will be based on a combination of access management of the SPA and provision of Suitable Alternative Natural Greenspace (SANG). The Policy NRM6 standard of SANG provision is 8 hectares per 1000 population. Such measures must be agreed with Natural England.

5.108 As the zone of influence of the Thames Basin Heaths SPA extends 5km from its perimeter, the designation affects most of Farnham. Farnham Park is the first designated SANG serving Farnham and its capacity is limited. As at 31 March 2018, the remaining SANG capacity was sufficient to accommodate a further 990 dwellings. The Neighbourhood Plan enables the development of 3005 new homes for the Farnham area but, taking account of sites that have already been completed or have planning permission (at 31 March 2018), a site with its own SANG and sites outside the 5km catchment, a further 415 dwellings are expected to need to be served by SANG in accordance with the Thames Basin Heaths Delivery Framework

formula (8 ha of SANG per 1000 new residents). As this is beyond the Farnham Park SANG capacity, further SANG will be required to serve approximately 415 dwellings.

5.109 It is important that there is a reasonable prospect of the provision of suitable SANG to serve the identified housing development at Farnham in a timely manner.

5.110 Since the Farnham Neighbourhood Plan was made, planning consent has been granted for a SANG within the Plan area and straddling the boundary with Guildford Borough at Tongham Road, Runfold. The SANG is to be developed in two phases. In part, Phase 1 is intended to serve a permitted housing development of 254 dwellings at Guildford and is proposed to be provided within the next 3 years. Nevertheless, this leaves a surplus capacity to mitigate some additional 270 dwellings. In addition, Phase 2 of the permitted SANG has an additional capacity to mitigate approximately 300 additional dwellings and its provision would be led by demand. The landowner has confirmed that the spare capacity could be available to sites in the Farnham area subject to the necessary agreements. The site with planning consent is shown on Map G. Only the part of the site within the Farnham Neighbourhood Plan area can lawfully be allocated in this plan although, as the whole site has a potential catchment of 4km, Natural England have confirmed there is potential for it to serve development within the central and eastern parts of the Plan area.



Map G: Part of SANG site at Tongham Road, Runfold, showing Farnham boundary

5.111 The Borough Council undertook an assessment of potential opportunities for new SANG in the Farnham area (Analysis of Potential SANG Sites for Farnham for the Thames Basin Heaths SPA Avoidance and Mitigation Strategy, April 2015). In addition, the Town Council issued a call for potential SANG sites as part of a call for housing sites exercise which preceded this Regulation 14 Neighbourhood Plan Review.

- 5.112 In accordance with the Thames Basin Heaths Special Protection Area Avoidance Strategy, individual SANG sites should meet a number of criteria. For example, it should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG. SANGs must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use. All SANGs larger than 12ha must aim to provide a variety of habitats for users to experience. Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- 5.113 A total of 45 sites were assessed against the site quality criteria for an individual SANG and the Runfold South Quarry (also known as Runfold South Sandpit) site was considered suitable with good potential to be brought forward as strategic SANG to serve Farnham. The site is 41.6ha in size and is presently owned by SUEZ (formerly) SITA UK who have confirmed the future use of part of the site for SANG. The Sandpit has come to the end of its operational life and is subject to restoration to agricultural land with some level of public access. Restoration is due to be completed in 2021, followed by 5 years of aftercare. The site contains footpaths. As this site is effectively a blank canvas, it has potential to be used as SANG for Farnham following extensive habitat creation and the provision other facilities such as car parking in order to comply with SANG criteria. Natural England have confirmed that the site has potential to provide appropriate SANG in principle. Should the whole site be made available, it could provide SANG for 5200 people or 2167 new dwellings although, due to the provision of sports pitches, the maximum capacity is unlikely to be reached. As a result of site restoration, habitat creation and the provision of facilities the site would not be available for SANG until later in the Neighbourhood Plan period. Policy FNP26 allocates Runfold South Sandpit Site, as shown on Map Q, as a site for New Outdoor Sports Facilities and Other Greenspace Uses. Such green space uses should include a suitable SANG.
- 5.114 As an alternative to the provision of strategic sites, developers may offer their own bespoke solution to mitigate against any adverse effects on the Thames Basin Heaths SPA. Such mitigation measures will need to be agreed by Natural England.
- 5.115 The Wealden Heaths SPAs are less of a constraint because Natural England does not demand the level of mitigation required in relation to Thames Basin Heaths.
- 5.116 In essence, this is because the overall development pressure is less, there is a wider choice of alternative space, and therefore the habitats themselves are less vulnerable. Nevertheless, certain developments, depending on size and distance, may impact the Wealden Heaths SPAs and therefore mitigation may be required. This will need to be assessed on a case by case basis. Where mitigation is deemed to be necessary, it will only be required for developments where mitigation has not already been provided for the Thames Basin Heaths SPA.
- 5.117 New residential development which is likely to have a significant adverse effect on the ecological integrity of the 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 measures must be based on the Thames Basin Heaths Special Protection Area Avoidance Strategy, 2016 and agreed with Natural England. In accordance with Policy NRM6, developments of fewer than 10 dwellings are not required to be within a specified distance of a SANG.

## **Policy FNPI2**

### **Thames Basin Heaths Special Protection Area (SPA)**

Within 400m 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.

New residential development which is likely to have a significant adverse effect on the SPA beyond 400m and within 5km of the SPA boundary (in a straight line) must provide:

- i) appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) at Farnham Park; Tongham Road, Runfold or Runfold South Quarry Site or
- ii) a bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and
- iii) a financial contribution towards wider Strategic Access Management and Monitoring (SAMM).

Such mitigation measures shall be agreed with Natural England and be provided prior to occupation of the development and in perpetuity. Where mitigation takes the form of provision of SANG the following standards and arrangements will apply: A minimum of 8 hectares of SANG land (after discounting to account for any existing capacity) should be provided per 1,000 new occupants. The SANG should be readily accessed from, and well connected to, the development it serves including by sustainable modes of transport so that it is able to divert or intercept trips from the proposed housing development to the Thames Basin Heaths SPA.

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.

### **Other Sites**

5.118 There are two SSSIs in the Plan area at Heath Brow (Pleistocene Gravel) and at Moor Park (which is designated for its rare alder wet woodland habitat). In addition there are several sites designated locally as Sites of Nature Conservation Importance including Farnham Park.

5.119 There are many ancient woodland sites in the vicinity such as Vanners Copse, Moor Park Wood, Monks Wood, Edgeborough Wood, Black Lane Wood and Clay Pit Wood as well as many mature and veteran trees. The Surrey Biodiversity Opportunity Areas (BOAs) falling partially within the Neighbourhood Plan area include:

- River Wey and tributaries
- Farnham heaths
- Puttenham and Crooksbury
- North Downs Scarp: Hog's Back
- River Blackwater

5.120 BOAs identify the most important areas for wildlife conservation remaining in Surrey and each include a variety of habitats, providing for an 'ecosystem approach' to nature conservation across and beyond the county.

5.121 By working with larger, more dynamic ecosystems, it will be possible to create a wider range of habitats and their variants, which will in turn increase the ability of the landscape to support the largest variety of species. BOAs are those areas where targeted maintenance, restoration



and creation of UK Biodiversity Action Plan (BAP) priority habitats will have the greatest benefit.

5.122 Climate change is likely to have a major impact on the biodiversity around Farnham over the plan period and beyond and the network of green spaces should be maintained and enhanced to help wildlife adapt to climate change and facilitate the migration of species.

5.123 In addition, incorporating and enhancing existing landscape features such as hedgerows and trees into new development provides important habitats integral to important corridors for wildlife and therefore attempts to exploit opportunities to incorporate biodiversity within and around developments is encouraged.

### **Policy FNPI3**

#### **Protect and Enhance Biodiversity**

Proposals should protect and enhance biodiversity by:

- a) Protecting Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife Sites (Sites of Nature Conservation Importance), protected and priority species, ancient woodland, veteran or aged trees, and species-rich hedgerows;
- b) Preserving and extending ecological networks, in particular those defined on Map H – Green Infrastructure, to assist the migration and transit of flora and fauna, including within the built up area of Farnham; and
- c) Promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas where appropriate.

### **Monitoring indicators**

Biodiversity value.

### **Targets**

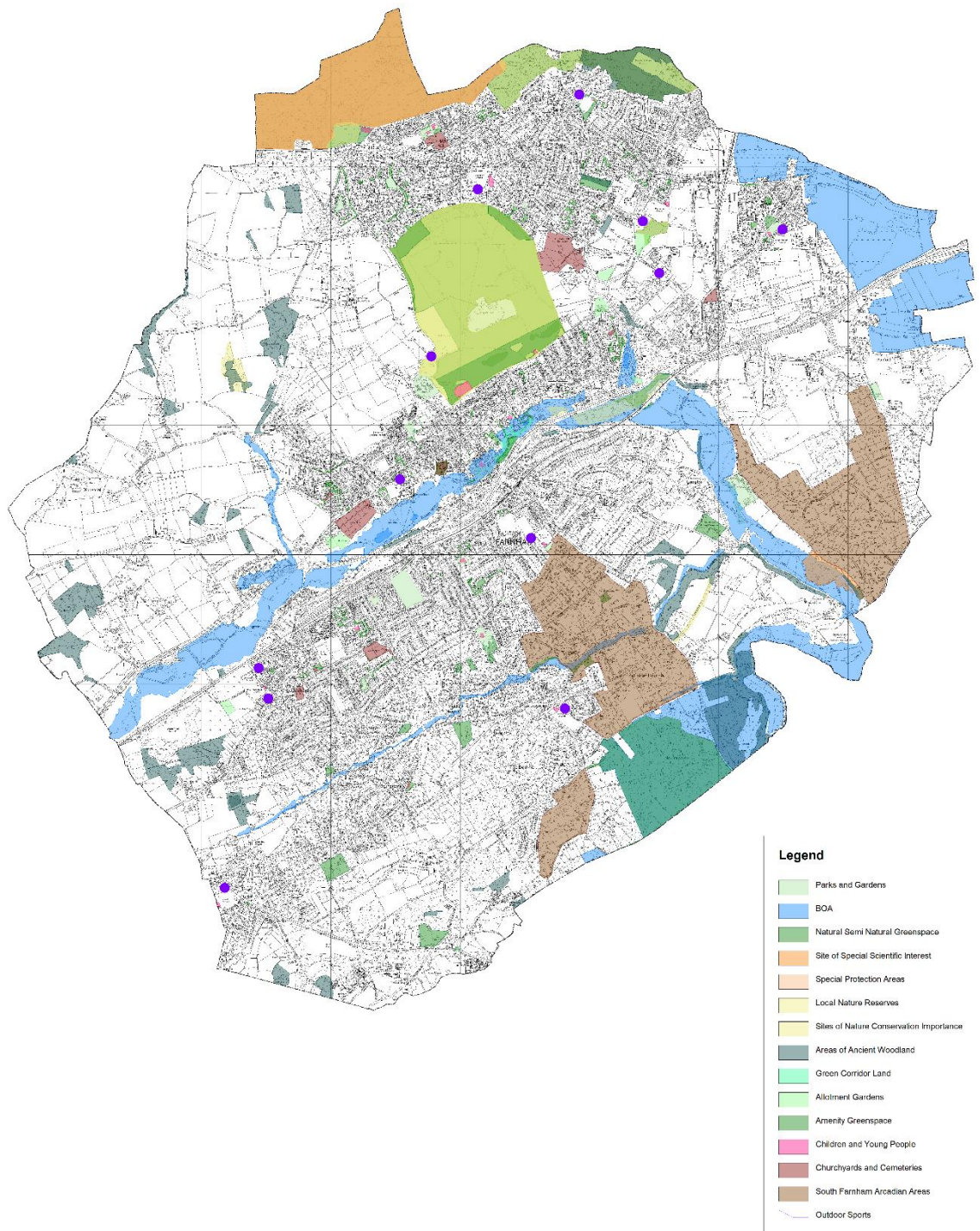
No net new residential development within 400m of the Thames Basin heaths SPA boundary.

All new residential development which is likely to have a significant adverse effect on the SPA beyond 400m and within 5km of the SPA boundary (in a straight line) provides appropriate Suitable Alternative Natural Greenspace (SANG).

No deterioration in the habitats of Special Protection Areas, Sites of Special Scientific interest, and Local Wildlife Sites in the Farnham Neighbourhood Plan area.

No loss of ancient woodland, veteran or aged trees and species rich hedgerow.

Number of hectares of re-created priority habitats.



MAP H: Green Infrastructure

## 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

### Farnham Housing Stock

5.124 The 2011 census indicates that Farnham had 16,707 dwellings (16,050 households). There is a predominance of family housing (68% of homes having 3 bedrooms or more). There is an emphasis on owner occupied homes with 11,961 (74% of households) owned outright or with a mortgage or loan, 1,903 (11.8 %) available for social rent, 1,829 (11.4%) private rent and 153 (1%) shared ownership.

### Housing Requirement

- 5.125 The National Planning Policy Framework states that neighbourhoods should not promote less development than set out in the strategic policies for the area.
- 5.126 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.
- 5.127 In relation to the Farnham Neighbourhood Plan area, there are specific regional and national policies which indicate development should be restricted.
- 5.128 Farnham is within the buffer zone of two European Special Protection Areas (SPAs) - sites of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. The retained South East Plan Policy NRM6 states that priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. In order to comply with this policy, housing to meet the strategic housing need of the Borough will need to be directed away from Farnham.
- 5.129 After directing development away from the sphere of influence of the Thames Basin Heaths SPA, some development is to be located at Farnham, and the retained South East Plan policy and NPPF places limitations on such development. Policy NRM6 states that within 400m of the perimeter of the SPA, the impact of additional residential development on the SPA is likely to be such that it is not possible to conclude no adverse effect on the SPA and therefore residential development would be inappropriate.
- 5.130 Where development is proposed within a 400m to 5km zone, mitigation measures will be delivered prior to occupation and in perpetuity. It adds that these measures will be based on a combination of access management of the SPA and provision of Suitable Alternative Natural Greenspace (SANG). The Policy NRM6 standard of SANG provision is 8 hectares per 1000 population. Such measures must be agreed with Natural England. SANG provision to serve future housing is set out in the Environment section of this Plan.

5.131 Consultation on the Neighbourhood Plan has shown that residents are keen to see development absorbed within the environmental constraints identified and can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents. When planning new development it is important to understand the characteristics of each area of the town and designs should protect and enhance attractive areas and improve those which are less attractive. Within the constraints operating in the Borough, the Neighbourhood Plan Review plans positively to help accommodate identified strategic housing need.

## **Housing Supply**

### **Housing Completions**

5.132 The Neighbourhood Plan Review period is from 2013–2032. There were 445 housing completions in the years 2013/14 to 2017/18 and therefore these form part of the Plan's housing land supply.

### **Sites with Planning Permission**

5.133 Farnham had large sites with planning permission for 851 dwellings (net) at 31 March 2018.

5.134 Some of the housing allocations included within the made Neighbourhood Plan have since come forward and been granted planning permission by the Borough Council in the period up to 31 March 2018. Of the 10 housing sites allocated in the made Neighbourhood Plan (FNPI4a) – j)) the following have since been granted planning consent in this period:

- Western portion of Policy FNPI4 c) Land at Little Acres Nursery and south of Badshot Lea (Planning Application Ref. WA/2015/1935 - 80 dwellings)
- Policy FNPI4 f) Coal yard, The Street, Wrecchesham Hill (Planning Application Ref. WA/2016/1264 – 9 dwellings)
- Policy FNPI4 h) The Woolmead (Planning Application Ref. WA/2015/2387 – 96 dwellings)
- Policy FNPI4 j) Part of Farnham College (Tennis Courts) – (Planning Application Ref. WA/2014/2119 - 14 dwellings)

5.135 In addition, full planning permission was granted after 31 March 2018 for 94 dwellings on the western part of Land at Little Acres Nursery and south of Badshot Lea (superseding the previous outline consent for 80 dwellings) – representing an additional capacity of 14 dwellings over that which was already permitted at 31 March 2018. Similarly, full planning permission was granted after 31 March 2018 for 138 dwellings at the Woolmead site as part of a mixed use scheme. This would provide an additional 42 residential units over that which was already permitted at 31 March 2018.

5.136 One large site at Folly Hill has been granted planning permission on appeal since 31 March 2018 for 96 net additional dwellings which now forms part of the housing land supply in the Plan area.

5.137 Finally, Farnham had a large number of small sites with planning permission for 153 dwellings (net) at 31 March 2018.

### **Windfall Sites**

5.138 As set out in the Planning Strategy, housing development is expected to come forward within the Farnham Built Up Area Boundary subject to meeting the policies of the Neighbourhood Plan Review. Over the past 15 years, small sites of less than 5 dwellings have made a regular contribution towards the housing land supply in the Neighbourhood Plan area. Using the windfall definition of the NPPF, 2018, a total of 342 dwellings have been completed over this

period at an average of 22.8 dwellings per annum. However, the Neighbourhood Plan Review threshold for site allocations is 0.2ha (equating to 6 dwellings at a density of 30 dwellings per hectare or 10 dwellings at 50 dwellings per hectare). By using the Waverley Borough Council estimate there is therefore a potential to underestimate the contributions from small sites. This is particularly the case as permitted development rights (prior notifications) are extended to allow the change of use from a greater number of uses to residential development. There is a danger if the capacity of windfall sites is underestimated that the demand for SANG from this type of small scale sustainable development would not be taken into account – so frustrating the development of suitable, often brownfield, sites within the Built Up Area Boundary.

5.139 There remain opportunities for small scale changes of use, redevelopment and infill development as windfall developments over the remainder of the Plan period, if developed in accordance with Policy FNPI - Design of New Development and Conservation. For these reasons the Neighbourhood Plan Review estimates that sites of below 0.2ha will generate an average of 25 dwellings per annum. Since sites below 0.2ha are not allocated in the Neighbourhood Plan Review, it is reasonable to expect this rate to continue during the Plan period from 2021/22. Prior to this date there is a risk of double counting the windfall sites with planning permission and these early years have therefore been excluded. Small scale windfall sites are therefore expected to contribute 275 dwellings over the Plan period.

5.140 It is difficult to capture all land owners' intentions for the long term and, whilst every effort has been made to allocate suitable sites over 0.2ha, this is based on current known land owners' intentions. Based on the average windfall development on large sites of 50.1 dwellings over the last 15 years, the Town Council has calculated a net windfall allowance of 200 dwellings at Farnham on large sites towards the end of the Plan period.

5.141 A total windfall supply of 475 dwellings is therefore anticipated at Farnham up to 2032.

## Summary

5.142 In total Farnham is already committed to 2,083 dwellings (31 March 2018).

|  | <b>Net Dwellings</b> |
|--|----------------------|
| 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 FNPI4 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 FNPI4 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) <sup>1</sup>                         | 7                    |
| Small sites with planning permission at 31 March 2018  | 153                  |
| Windfall contribution  | 475                  |
| <b>Total</b>   | <b>2,083</b>         |

<sup>1</sup> Has resolution to permit but no decision notice issued

## Housing Allocations

- 5.143 In planning positively to help accommodate identified strategic housing need within the environmental limitations of the Plan area (particularly from new households, younger families, older downsizing households as well as the specialist needs of older people and students), further sites have been identified.
- 5.144 The made Neighbourhood Plan allocates 10 housing sites (FNPI4a) – j) which have been approved following examination and referendum. Of these, the sites listed in Paragraph 5.134 have since been granted planning consent prior to 31 March 2018 and have been removed from the allocations to avoid double counting with the remaining allocations renumbered accordingly.
- 5.145 All the other site allocations remain suitable, available and achievable and are retained in the Neighbourhood Plan Review.
- 5.146 The Farnham Housing Land Availability Assessment, 2018 (FHLAA) appraises a range of sites not allocated in the made Neighbourhood Plan and put forward by landowners for their suitability, availability and achievability – including sites promoted through a recent Call for Sites exercise by the Town Council. Only sites of at least 0.2 hectares are considered as potential allocations as other smaller sites can come forward as windfall sites in accordance with Policy FNPI - Design of New Development and Conservation. The assessment identifies sites which are suitable for housing development during the Plan period.
- 5.147 The NPPF encourages the effective use of land by giving substantial weight to the value of using suitable brownfield land within settlements for homes and a number of brownfield sites are suitable for housing development in the Plan area. Business sites which remain suitable locations for business are not promoted for housing development. However, there are a limited number of business sites which are constrained, have poor access or are less compatible with adjoining residential uses than a residential use. The Neighbourhood Plan Review allocates these sites for residential development.
- 5.148 The sites have all been confirmed as available by landowners.
- 5.149 Sites have been carefully assessed against specific policies in the NPPF which indicate development should be restricted and other factors of local importance (such as the coalescence of settlements; protecting the distinctive character of individual areas and retaining valued landscape of high value and sensitivity). Following this assessment, greenfield sites at the edge of Farnham have been identified as potentially suitable options for housing development. The sites avoid the Green Belt; the AONB (and AONB Candidate Areas); areas of high landscape value and sensitivity; Old Park historic and sensitive landscape area; the South Farnham arcadian areas; public open space; areas of wildlife importance; Biodiversity Opportunity Areas and areas at high risk of flooding. Only the town centre Woolmead site which has planning consent for redevelopment as a mixed use site is located within the Air Quality Management Area, although the Centrum site abuts it – and Air Quality Impact Assessments have been undertaken. Sites within the Green Belt and those which would increase the coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham are not considered suitable. The proximity of services and the suitability of access for the scale of development proposed have also been taken into account. The Farnham Housing Land Availability Assessment (FHLAA), December 2018, sets out how the sites have been selected.

- 5.150 In accordance with Policy FNP12, sites within 5km of Thames Basin Heaths SPA must make provision for Suitable Alternative Natural Greenspace (SANG).
- 5.151 Sites often contain natural features (such as trees, hedges and ponds) which contribute to the local character and provide wildlife habitats and corridors. In accordance with Policy FNPI - Design of New Development and Conservation, new development should respect the natural contours of a site and protect, and sensitively integrate, natural features into the new layout to maintain and extend the town's green network and connectivity to the countryside.
- 5.152 New development at the edge of Farnham must be well integrated into the landscape by existing and new landscape buffers of appropriate native species as well as through sensitive designs.
- 5.153 Other open space such as amenity space, children's play areas and sports pitches will need to be provided in accordance with Policy FNP27 – Public Open Space. The need for green infrastructure on site has been taken into account in deriving the approximate number of homes which could be accommodated on each site. Other infrastructure provision will need to comply with Policy FNP32 – Securing Infrastructure.
- 5.154 The potential housing sites often adjoin existing residential development. Development would need to ensure that residential amenities in respect of privacy, daylight and sunlight were safeguarded, through careful site layout, property orientation, landscaping and detailed design. However, the planning process is not able to protect a view from a private property.
- 5.155 The potential density of development proposed in this plan responds to the density of the surrounding development. An approximate housing capacity is included for each site. This is based on the approximate net additional dwellings to be achieved on these sites. Where available, planning permissions granted since 1 April 2016 have been used to inform site capacity.
- 5.156 The NPPF makes it clear that neighbourhood planning gives communities the power to develop a shared vision for their area and to shape, direct and help to deliver sustainable development by influencing local planning decisions as part of the statutory development plan.
- 5.157 Housing allocations made in the made Neighbourhood Plan which now have planning permission - FNPI4 f); h) and j) have been deleted from the Review and the allocations have been re-numbered accordingly.
- 5.158 Consultation on the Neighbourhood Plan Review has given the opportunity for discussion with local residents about the principle of development and the density, form, layout, dwelling mix, landscaping and access for these sites. Responses from infrastructure providers have also been received.
- 5.159 Planning requirements are set out for each site to ensure development is designed to a high quality and responds to the heritage and distinctive character of the individual area of Farnham in which it is located as well as site specific constraints. These requirements reflect the input of local residents and infrastructure providers.

## **Policy FNPI4**

### **Housing Site Allocations**

The following sites, as defined on Map I – Housing Allocations (see Appendix 2), are allocated for housing development. Development which meets the following general development requirements and specific development guidance set out in the detailed site allocation policies below will be permitted:

### **General Requirements**

Development should safeguard the residential amenities of adjoining occupiers in respect of privacy, daylight and sunlight. The allocated sites may come forward for development in phases, but proposals for development of part of a site which would prejudice eventual development of the whole allocation will not be permitted. Any proposals for development of part of the allocation will be required to demonstrate that they would not prevent the quantum of development set out below from being satisfactorily accommodated on the site.

### **Policy FNPI4 a) Part of SSE Farnham depot, Lower Weybourne Lane and adjoining land (Gross Area: 3.3ha. Approximate density: 35dph. Approximate capacity: 100 dwellings)**

#### **Development Guidance:**

#### **Design and Layout**

There is a significant opportunity to enhance the appearance of this site. Comprehensive development of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement, 2010. The layout should allow a transition to the southern countryside edge. Prior to development, a review should be taken of the historic landscape character of the land off Green Lane area and any archaeological potential.

#### **Landscape and Open Space**

The mature hedgerows and trees to the east, west and south of the site should be retained and enhanced to provide a landscape framework for the site and wildlife corridors. Amenity greenspace should be provided within the site together with a small area for children's play. Features within areas of informal/natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play.

#### **Access**

Vehicular and pedestrian access should be taken from the existing access off Lower Weybourne Lane, not Green Lane. The site should incorporate adequate parking provision in order to avoid traffic congestion on Weybourne Lane caused by on road parking. Traffic impacts on the crossroads at Farnborough Road and Upper Weybourne Lane should be assessed. Safe, convenient pedestrian access should be provided through the site to link to the children's play space to the west via the footpath connection through Land west of Green Lane. A contribution should be made towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations. Traffic calming measures to minimise vehicle speeds should be introduced within the site to help make streets safer.

#### **Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review including:

- Upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development
- Transport measures resulting from the transport assessment.



**Policy FNPI4 b) Land west of Green Lane, Badshot Lea (Gross Area: 3.5ha. Approximate density: 35dph. Approximate capacity: 105 dwellings) (in accordance with Planning Application Ref. WA/2015/2283)**

**Development Guidance:**

**Design and Layout**

Comprehensive development of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement, 2010. The layout should allow a transition to the southern countryside edge. Prior to development, a review should be taken of the historic landscape character of the land off Green Lane area and any archaeological potential.

**Landscape and Open Space**

The mature hedgerows and trees to the east and west of the site should be retained and enhanced to provide a landscape framework for the site and wildlife corridors. A substantial landscape buffer should be provided at the southern edge of development. Amenity greenspace should be provided within the site together with a small area for children's play. Features within areas of informal/natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play.

**Access**

Vehicular and pedestrian access should be taken from the nearest point along Green Lane from Lower Weybourne Lane. The site should incorporate adequate parking provision in order to avoid traffic congestion on Weybourne Lane caused by on road parking. Traffic impacts on the crossroads at Farnborough Road and Upper Weybourne Lane should be assessed. The footpath along the southern edge of the site should be retained to provide access to the children's play space to the west and a contribution made towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations. Measures should be provided to promote the use of that part of Green Lane not required for vehicular access for walking and cycling only. Traffic calming measures to minimise vehicle speeds within the site should be introduced to help make streets safer.

**Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review including:

- Upgrades to the existing drainage infrastructure which are likely to be sought to ensure sufficient capacity is brought forward ahead of the development
- Transport measures resulting from the transport assessment.

**Policy FNPI4 c) Land at Little Acres Nursery and south of Badshot Lea (Gross Area: 1.2ha. Approximate density: 30dph. Approximate capacity: 35 dwellings)**

**Development Guidance:**

**Design and Layout**

Comprehensive development of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement, 2010. The layout should allow a transition to the southern countryside edge with views south from the recreation ground retained through the layout and scale of development. Materials should be in keeping with existing materials in Badshot Lea (stone, slate, brick, tile, render, Victorian red brick and flint). Development should be a maximum of two stories in height. Visitors parking should be sited near the recreation ground to allow additional parking capacity for the recreation ground when available.

**Landscape and Open Space**

A new landscape buffer should be provided to the southern and eastern boundaries. Amenity greenspace should be provided within the site.

**Access**

Two vehicular access points should be provided from Badshot Lea Road to the west and St Georges Road to the east. Safe, convenient footpath links should be provided from the site to the recreation ground to the north as well as lighting on Footpath 112 between Badshot Lea Road and St. Georges Road and a contribution towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations. Pedestrian crossing facilities, environmental enhancements and capacity improvements should be provided at the junction of St. Georges Road with Badshot Lea Road. Traffic calming measures to minimise vehicle speeds should be introduced within the site to help make streets safer.

**Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review including:

- Upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development
- Transport measures resulting from the transport assessment - Community space/building is suggested by the developer – this should be considered for use by the recreation ground as a sports facility such as changing rooms.

**Policy FNPI4 d) Land between Hale Road and Guildford Road (Gross Area: 0.2ha. Approximate density: 50dph. Approximate capacity: 10 dwellings)**

**Development Guidance**

**Design and Layout**

Houses should front directly onto Guildford Road and the development should respond to the local characteristics of the Central Farnham – Outside Conservation Area Character Area as set out in the Farnham Design Statement, 2010. The site would suit an innovative design using traditional materials. Landscape and open Space The treed boundary to the north should be retained.

**Access**

Access should be provided to allow safe turning in and out of Guildford Road. Sufficient resident and visitor parking should be provided on site to avoid congestion caused by on-road parking on Guildford Road.

**Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review.

**Policy FNPI4 e) Colemans yard, Wrecclesham Road (Gross Area: 0.24ha. Approximate density: 50dph. Approximate capacity: 10 dwellings)**

**Development Guidance:**

**Design and Layout**

The site is located in the Wrecclesham Conservation Area and adjoining a listed building. Comprehensive development of this site should preserve and enhance the character of the conservation area and the setting of the listed building whilst providing satisfactory amenity for future occupants. Development should not exceed two storeys in height in order to respect the setting of the adjacent listed building.

**Landscape**

Existing trees and landscaping on site should be retained.

**Access**

Vehicular access should be taken from the existing access off the mini roundabout on Wrecclesham Road. The site will need to provide adequate parking provision in order to avoid detracting from the street scene and traffic congestion caused by on road parking. Safe and convenient links should be made to the footpath network.

**Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan.

**Policy FNPI4 f) West of Switchback Lane, Rowledge (Gross Area: 2.3ha. Approximate density: 5dph. Approximate capacity: 10 dwellings)**

**Development Guidance:**

**Design and Layout**

An informal low density development should respect the woodland setting and treed site. The northern part of the site should be very low density. Design should be in keeping with Mayfield estate with a mix of designs and enhance the character of the area. Maximum height for new homes should be single or two storeys.

**Landscape**

Mature trees on the boundary and within the site should be retained.

**Access**

A safe and suitable access should be provided off Pear Tree Lane and proposals should seek to promote sustainable travel and the adoption of Pear Tree Lane. The northern part of site could be accessed off Shrubbs Lane.

**Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan.

**Policy FNPI4 g) Coxbridge Farm, off West Street, (Gross Area: 12.36ha. Approximate density: 30dph. Approximate capacity: 350 dwellings)**

**Development Guidance:**

**Design and Layout**

The site abuts a cluster of listed buildings in the southern corner and the design and layout of development should preserve the special architectural and historic interest of these buildings and their setting. The development should respond to the local characteristics of the North West Farnham Character Area as set out in the Farnham Design Statement, 2010. 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. Traditional materials such as red brick and a limited palette of materials should be used. The layout should have a hierarchy of streets and spaces forming distinctive areas within the site. Focal points should be created within the layout (providing some variety in design and colour at landmark locations). Houses should front on to, and be set back from, West Street with the existing hedge and supplementary tree planting providing a green buffer to minimise visual impact on this entry point to the town. The slope of the site should be considered when planning the scale and height of buildings. Buildings should not exceed two storeys in height. A sufficient green buffer must be provided to the rear of Hazel Road by way of long back gardens backing on to existing gardens to minimise visual and amenity impact on existing properties. The layout should allow a transition of densities reducing towards the countryside at the north of the site.

**Landscape and open space**

The existing residential development forms an abrupt edge with the countryside and development should be sensitively landscaped to allow a transition to the countryside edge with landscape buffers to the west and north. The existing hedgerows on West Street and through the site should be retained with the hedge on West Street supplemented by tree planting to provide a green buffer. Amenity greenspace should be provided within the site together with a small area for children's play. On site play space should be central to the scheme, forming an integral part of the layout. Features within areas of informal/ natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play.

**Access**

Satisfactory access arrangements should be provided, including from West Street. Traffic calming measures to minimise vehicle speeds should be introduced within the site to help make streets safer. A footpath should be provided within the southern landscaped buffer within the site along West Street, to provide a safe and suitable pedestrian access from the west. Footpaths should be provided through and around the site and should link to the existing public footpath to the north. Pedestrian access should be provided from the site to the Town Centre, Potters Gate School and West Street. A pedestrian crossing to West Street may be required.

**Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review including:

- Upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development

**Policy FNPI4 h) Cobgates, Falkner Road (Gross Area: 0.55ha. Approximate density: 75dph. Approximate capacity: 40 dwellings)**

**Design and Layout**

The development should respond to the local characteristics of the Central Farnham – Outside Conservation Area - Character Area as set out in the Farnham Design Statement, 2010. The site should enhance the setting of the Town Centre Conservation Area. The site would suit higher density smaller dwellings arranged in a courtyard layout behind frontage development to Falkner Road.

**Landscape**

The established mature trees on the northern boundary and the landscaped boundary to the south should be retained. New singular specimen trees should feature amongst a tight urban development.

**Access**

Vehicular and pedestrian access should be taken from Falkner Road. The site is close to the town centre and a range of sustainable transport options. The site is also close to an AQMA and lower car parking standards will be appropriate on this site.

**Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review.

**Policy FNPI4 i) University for the Creative Arts, Falkner Road (Gross Area: 2.05ha. Approximate capacity: 252 student units (217 net additional student units). (This equates to 72 dwellings – see Locally Appropriate Housing Mix: Student Accommodation below)**

**Design and Layout**

The development should respond to the local characteristics of the Central Farnham – Outside Conservation Area Character Area as set out in the Farnham Design Statement, 2010. The new accommodation will replace the main hall and comprise 3-4 storey accommodation buildings stepping down the sloping site to the south.

**Landscape**

The established landscape boundary to the north should be retained and enhanced and a mix of hard and soft landscaping proposals should enhance the campus.

**Access**

Vehicular and pedestrian access should be taken from Falkner Road. The site is close to the town centre and a range of sustainable transport options. Cycle parking and an upgraded car park should be provided.

**Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review.

**Policy FNPI4 j) Centrum Business Park, East Street (Gross Area: 0.7ha. Approximate density: 215 dph. Approximate capacity: 150 dwellings)**

### **Design and Layout**

The development should respond to the local characteristics of the Central Farnham – Outside Conservation Area Character Area as set out in the Farnham Design Statement, 2010. The site is located on an important approach to the town centre and its Conservation Area and proposals should comprise a high quality design which enhances this approach. The site would suit higher density flatted development fronting the periphery of the site facing East Street and Dogflud Way. Undercroft parking should be provided in order to optimise the potential of the site and avoid blank ground floor frontages on this town centre approach. Advantage should be taken of the sloping site with 4 storey development stepping down the natural slope.

### **Landscape**

The stepped terraces should incorporate tree planting to complement the built form.

### **Access**

Vehicular and pedestrian access should be taken from East Street or Dogflud Way. The site is close to the town centre and a range of sustainable transport options. The site is also close to an AQMA and lower parking standards will be appropriate on this site. The development should include electric vehicle charging points within the scheme to mitigate the impact on the AQMA.

### **Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review.

**Policy FNPI4 k) Kimbers Lane (Gross Area: 0.24ha. Approximate density: 85dph. Approximate capacity: 20 dwellings)**

### **Design and Layout**

The development should respond to the local characteristics of the Central Farnham – Outside Conservation Area Character Area as set out in the Farnham Design Statement, 2010. The site is surrounded by high density housing with no unified character and would suit an innovative flatted development. The site comprises the former Pump House which should be retained within the development. If this is not viable, the development should reflect the character, design and features of the building.

### **Landscape**

Existing trees on site should be retained where possible as an integral part of the proposed layout.

### **Access**

Vehicular and pedestrian access should be taken from Kimbers Lane where local traffic management measures should be introduced by the developer to facilitate vehicular and pedestrian movement to the site. The site is close to the town centre and other services, a range of sustainable transport options. The site is close to the AQMA and lower parking standards will be appropriate on this site.

### **Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review.

**Policy FNPI4 I) Surrey Sawmill, Wrecclesham Hill) Gross Area: 0.7ha. Approximate density: 30dph. Approximate capacity: 20 dwellings)**

### **Design and Layout**

The development should respond to the local characteristics of the Wrecclesham Character Area as set out in the Farnham Design Statement, 2010 and the neighbouring site, which is under construction. This site will provide an important gateway into Wrecclesham. It must retain a verdant character and create an attractive frontage development facing the A325. The site adjoins largely two storey housing and the countryside to the west and would lend itself to a mix of house types of a traditional styles and materials.

### **Landscape**

Existing mature trees on the eastern boundary of the site should be retained as an integral part of the proposed layout whilst a landscape buffer should be created with the ancient woodland to the north. Development should be sensitively landscaped to allow a transition to the countryside edge, with landscape buffers to the west to minimise visual impact on this entry point to the town.

### **Access**

Vehicular and pedestrian access should be taken from an improved junction with Wrecclesham Hill with a footpath link to the nearby bus stops. The site should incorporate adequate parking provision.

### **Infrastructure**

Contributions will be sought to meet the policies in the Neighbourhood Plan Review.

5.160 The total additional dwellings for the Plan period (2013–32) is therefore approximately 3,005 as set out below. Allocations and anticipated windfall contributions are within the remaining capacity of Farnham Park SANG; Tongham Road, Runfold SANG and in the longer term Runfold South Quarry Site. The total supply meets the adopted Local Plan Part I strategic provision for the Plan period of 2,780 dwellings.

|  | <b>Net Dwellings</b> |
|--|----------------------|
| 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:<br>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 FNPI4 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 FNPI4 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) <sup>2</sup>                         | 7                    |
| Small sites with planning permission at 31 March 2018  | 153                  |
| Windfall contribution  | 475                  |
| Allocations  | 922                  |
| <b>Total</b>   | <b>3,005</b>         |

<sup>2</sup> Has resolution to permit but no decision notice issued

**Monitoring indicators**

Number of new dwellings delivered within the Neighbourhood Plan area during the Plan period (net)

Number of new dwellings delivered on allocated housing sites within the Plan period (net)

Number of new dwellings delivered on windfall housing sites within the Plan period (net)

**Targets**

2780 new dwellings (net) over the plan period.

At least 922 new dwellings on allocated housing sites.

At least 475 new dwellings on windfall sites.

**Locally Appropriate Housing Mix to meet identified need****Affordable Housing**

5.161 The Strategic Housing Market Assessment ([www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)) (SHMA) identifies that there is a need for affordable housing (including for rent and shared ownership) across Waverley Borough. The adopted Local Plan Part 1 seeks at least 30% of the number of net new dwellings provided are in the form of subsidised affordable housing developments on sites involving 11+ net new dwellings and which have a maximum combined gross floorspace of 1,000 sq m or less. The adopted Local Plan policy will continue to be applied to development in Farnham.

**Housing for Older People**

5.162 Farnham is experiencing a steady increase in the number of its population over retirement age. The Neighbourhood Plan supports the provision of homes suitable for older people where they are integrated into existing communities and located in sustainable locations. Allocated housing sites in Policy FNPI4 and windfall sites that are close to facilities or gentle topography would be particularly suitable for this form of housing.

**Student Accommodation**

5.163 The presence of the University for the Creative Arts, with a student population of approximately 2,250 (2018), means that there is a demand for student accommodation within the town. This is currently met by 380 bedrooms of varying quality on the Farnham Campus and student accommodation provided through the private market in the town. The University for the Creative Arts (UCA) is expanding and proposes the development of a Games Design and Creative Media Enterprise and Incubation Hub at the Farnham Campus (see Policy FNPI9). The University is also proposing to build five 3-4 storey buildings to house student accommodation - providing 252 new bedrooms (217 net).

5.164 The NPPG: (Housing and economic land availability assessment) states that all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can contribute towards the housing requirement, based on the amount of accommodation it releases in the housing market. In Farnham, Council tax records show that in 2018 some 240 dwellings receive a full discount of council tax due to 100% occupation by students. The construction of new on-site bedrooms would be likely to release some of these dwellings back into the general housing market as the student population is relatively stable at around 2,250 students. The average number of students occupying each dwelling is 3 and it is therefore reasonable to assume that building 217 net additional bedrooms on site should release 72 of the 240 dwellings currently solely occupied by students back into the market.



## Size of dwelling

5.166 In terms of the size of new homes, Farnham currently has a predominance of family housing (68% of homes having 3 bedrooms or more, 23% 2 bedrooms and 9% 1 bedroom). Table 2 summarises the housing need for Farnham based on the SHMA, indicating a need for some additional smaller homes over the Plan period.

5.167 Research shows that there is a growing need for smaller units in Farnham to meet demand from newly forming household and younger families as well as older downsizing households. In addition, the presence of the University for Creative Arts means there is a demand for student accommodation.

Table 2 Farnham Housing need

| <b>Tenure</b>             | <b>1 bedroom</b> | <b>2 bedroom</b> | <b>3 bedroom</b> | <b>4 bedroom</b> |
|---------------------------|------------------|------------------|------------------|------------------|
| <b>Affordable housing</b> | 45.0%            | 28.7%            | 24.3%            | 1.9%             |
| <b>Market housing</b>     | 8.1%             | 31.9%            | 39.7%            | 20.4%            |

Source: West Surrey SHMA Waverley Sub-Area Addendum, November 2015: Tables 15/18

5.168 In order to meet an identified local need and to meet the objectives of enabling local people to stay in Farnham throughout their lifetime as their needs change whilst ensuring a mix and integration of house types within the town, smaller 1 or 2 bedroom dwellings will be encouraged on smaller sites within the built up area (less than 0.2ha) where they would fit well with the character of the area in accordance with Policy FNPI - Design of New Development and Conservation.

5.169 Smaller scale dwellings will also be sought on larger sites (0.2ha and above) where there is the opportunity to ensure a mix of development within the layout. The precise number of 1 or 2 bedroom dwellings will be negotiated on each scheme. Where developers consider that accommodating a number of 1 or 2 bedroom units would have serious implications for the viability of developments, the Council will encourage an 'open book' approach and where necessary will operate the policy flexibly.

5.170 Farnham is experiencing a steady increase in the number of its population over retirement age. This trend is likely to continue and will result in more very old people. While most older people prefer to remain in their own homes, the ageing population will also mean some increased provision will be needed of housing specifically designed for older people who are likely to require community care or accommodation in nursing homes. The Neighbourhood Plan Review supports this provision of such housing where it is situated in suitable locations due to the proximity to facilities, local amenity and the gentle topography of the area.

### Policy FNPI5

#### Small Scale Dwellings

Proposals for 1 or 2 bedroom dwellings on smaller sites within the built up area will be encouraged where they would fit well with the character of the area.

Proposals for residential development on larger sites will be permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.

Proposals for sheltered housing, extra care housing and nursing homes for older people will be encouraged on suitable sites in areas close to a range of services that provide for their needs.

### **Monitoring indicators**

Number of new development proposals delivered with some 1 or 2 bedroom dwellings.

### **Targets**

All new developments on sites larger than 0.2ha to include 1 or 2 bed dwellings.

### **Extensions Within and outside the Built up Area Boundary appropriate to distinctive areas identified in the Farnham Design Statement**

5.171 Over the next 20 years, existing homes and businesses within and outside the built up area will be extended to adapt to changing needs. The siting, scale, form and materials of extensions to existing buildings should be in keeping with the original property and the street scene. Consistent with Policy FNPI - Design of New Development and Conservation, extensions should be designed to a high quality and should respond to the heritage and distinctive character of the area of Farnham in which they are situated. Extensions should also reflect the identity of the local context by way of height, scale, spacing, design and materials of buildings and respect the amenities of adjoining residents.

#### **Scale, Height and Form**

5.172 The overall scale, height and form of an extension are important factors in achieving a successful design and should fit unobtrusively with the building and its setting and be compatible with the surrounding properties. An extension should be subservient to the original dwelling and not dominate the original building or the locality. A range of devices are available to subordinate an extension such as setbacks from the building line, lower roofs, changes in materials or detailing. Where visible from public view, roof shape is critical to creating a successful built form. The pitch of extension roofs should normally be as, or similar to, the roof pitch of the main property.

#### **Spacing**

5.173 In terms of spacing between buildings, an extension to the side of a property should normally be acceptable if it does not have a significant adverse impact on the nature of space between buildings. If the resultant space would be out of character in the street scene, when the gaps - that are often associated with landscaping or allowing longer views - are important elements, then the extension is unlikely to be suitable.

#### **Materials**

5.174 Good quality design relies on the choice and combination of materials. The choice of materials should respond to, and reinforce, the character of the area and generally, the materials of an extension should match those used on the original building. However, often secondary buildings or extensions were traditionally erected in different materials which can help reinforce the subservience of the extension and maintain the visual primacy of the original. Hence, if it is compatible with the materials of the existing building, it could be appropriate to use other local materials on an extension.

#### **Boundary Treatment**

5.175 The boundaries to properties such as hedges or walls have a significant impact on the character of an area and its visual amenity. They help enclose the road space, define the boundary between public and private space and act as a strong link to the history and distinctive character of the area and locally derived materials. When adding an extension to a property, the proposal should retain and, where feasible, reinforce the traditional boundary treatment of an area.

## **Innovative Design**

5.176 Subject to the context, it may be possible to arrive at an innovative design which responds to the positive features of the existing building and the area and ensures sufficient references to reinforce the distinctive character of the building and its surrounding context.

## **Privacy, Daylight, Sunlight and Outlook**

5.177 Extensions should respect the amenities of adjoining residents regarding privacy, daylight, sunlight and immediate outlook.

5.178 Extensions can materially affect the privacy of adjoining occupiers. In order to safeguard the privacy of neighbours, windows in extensions should avoid overlooking windows of habitable rooms in any adjoining property at a close distance and the private amenity area immediately adjacent to the rear of an adjoining dwelling.

5.179 Overshadowing occurs when an extension is in such a location, and/or is of a size that it would cause significant overshadowing of a neighbour's property or amenity space. An extension should be designed to avoid any significant loss of daylight or the cutting out of sunlight for a significant part of the day to principal rooms (including lounge, dining room, kitchen and bedrooms) in neighbouring properties or private amenity space.

5.180 Daylight is the volume of natural light that enters a building to provide satisfactory illumination of internal accommodation between dawn and dusk. Sunlight refers to direct sunshine and is very much brighter than ambient daylight.

5.181 Extensions should not significantly adversely affect the immediate outlook from neighbours' windows. For example, extensions should be designed to avoid having an outlook from a main window, which is part of a large wall of a residential extension.

## **Policy FNPI6**

### **Building Extensions Within and outside the Built up Area Boundary**

Building extension will be permitted where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene;
- b) Spacing between buildings would respect the character of the street scene;
- c) Materials are compatible with the materials of the existing building;
- d) The traditional boundary treatment of an area is retained and, where feasible, reinforced; and
- e) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

## **Monitoring indicators**

Number of objections to the design of residential extensions from the Town Council.

## **Targets**

No design objections from the Town Council to proposed residential extensions.

## **Business**

### **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 Local Economy**

5.182 The most recently available census shows that in 2011, 20,140 of Farnham's residents were economically active, many of whom were working outside of Farnham.

5.183 The economy of Farnham is relatively broad based and although dominated by the service sector (including offices and retail premises focused on the town centre) this is balanced by over 30ha of land for light or general industry and warehousing. The Town Centre section of the Neighbourhood Plan covers economic development in the town centre whilst this section concentrates on provision for light or general industry and warehousing located on industrial estates and in converted rural buildings in the countryside. However, this section also refers to one site of modern office accommodation which is located outside the town centre.

5.184 The adopted Waverley Borough Local Plan (2002) covers the period to 2006 and clearly does not provide an up-to-date basis for new future employment provision within Farnham. Where neighbourhood planning is undertaken before an up-to-date Local Plan is in place, collaboration between the community and the Borough Council is critical. In developing the Farnham Neighbourhood Plan, Waverley Borough Council has assisted the local Neighbourhood Plan team by sharing evidence and information such as the Employment Land Reviews and Updates (2014/2016). Whilst the Employment Land Reviews provide the most up-to-date Business evidence of business needs available this has not been tested or subjected to robust challenge.

- Retention, intensification and regeneration of designated existing business areas including support for development of start-up units for small businesses
- A business site allocation including support for development of start-up units for small businesses
- Support for an Enterprise and incubation hub at the University for the Creative Arts
- Conversion of buildings in rural areas which seeks to provide business uses or tourist facilities
- Encourage working from home e.g. via provision of high speed broadband
- Retention, intensification and regeneration of existing business areas

5.185 The Employment Land Review Updates (2014/2016) (available at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)) considers that overall the demand for light and general industrial and warehouse floorspace in the Borough will decline in the period to 2033, leading to a surplus of such land.

5.186 Conversely for Farnham, the Employment Land Review Updates (2014/2016) illustrates that the highest level of transactions for leased offices, industrial and warehousing floorspace premises was in Farnham (March 2012 – March 2014). Local agents have also reported strong demand for such premises in Farnham (available at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)). The town has a low vacancy rate for all types of business premises at around 2.4% (September 2011) and recent site surveys support this finding. Farnham residents are keen to retain a thriving local economy rather than becoming a dormitory town. The main challenge is therefore to safeguard good quality industrial sites to help maintain this buoyant and balanced local economy and to consider the release of surplus sites that are no longer fit for purpose.

- 5.187 The Employment Land Review Updates (2014/2016) shows that there is a significant supply on a wide range of sites and that the great majority is acceptably located, although some sites are in need of modernisation to meet current business needs. Other space has good access, parking and services and could be regenerated over the plan period. However, some sites are small-scale, out of date, poorly serviced and limited by their location. Outmoded industrial sites should be considered for housing development.
- 5.188 There is also one site comprising modern purpose-built office accommodation at Bridge Court, Wrecclesham (0.41ha) which is well located and fit for purpose.
- 5.189 Taking account of these findings the emphasis of the policy is on seeing the continuation and making effective use of existing sites which remain fit for purpose and for which agents confirm a continuing demand. Changes to planning legislation mean that Prior Approval can be sought for any size of office building to change to any number of dwelling houses. The only matters the Council can consider are transport and highway impacts, any contamination risks on the site, and any flooding risks.
- 5.190 From October 2017 until 30 September 2020 changes will also be permitted from B1(c) light industrial premises to residential use. Any alterations to introduce new windows or doors, or provide external features such as individual drives and hardstanding will result in the proposal needing to be the subject of a normal planning application.
- 5.191 The majority of Farnham's business sites comprise light or general industry or storage/ warehousing and are in good condition; have low vacancy rates and are in demand. It is likely that they will remain in such uses through the Plan period and it is desirable to retain such uses in order to retain local employment and continue to provide premises for which there is a demand. Farnham's light/ general industrial and warehousing/ storage sites are seen as a flexible resource that can be adapted, through intensification, redevelopment, or change of use if necessary, for a range of different types of business use, including new and expanding sectors of the local economy.
- 5.192 It is recognised that some of these sites are located outside the Built up Area of Farnham but their designation as business sites gives support to the principle of intensification and regeneration of existing sites where necessary to better meet modern business needs. Local engagement and formal consultation has revealed strong support for the retention of existing business sites listed in FNPI7.
- 5.193 The development of start-up units to support the establishment and early development of small businesses will be supported in suitable locations.
- 5.194 All proposals will be subject to FNPI – Design of New Development and Conservation and FNPI10 – Protect and Enhance the Countryside.

## **Policy FNPI7**

### **Land for Business**

The sustainable development of Farnham's economy will be supported by the retention, intensification and regeneration of the following existing business sites as defined on Map J (see Appendix 3).

Where development remains within planning control, the following sites, as defined on Map J – Land for Business (see Appendix 3), will be retained in business use unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Neighbourhood Plan period.

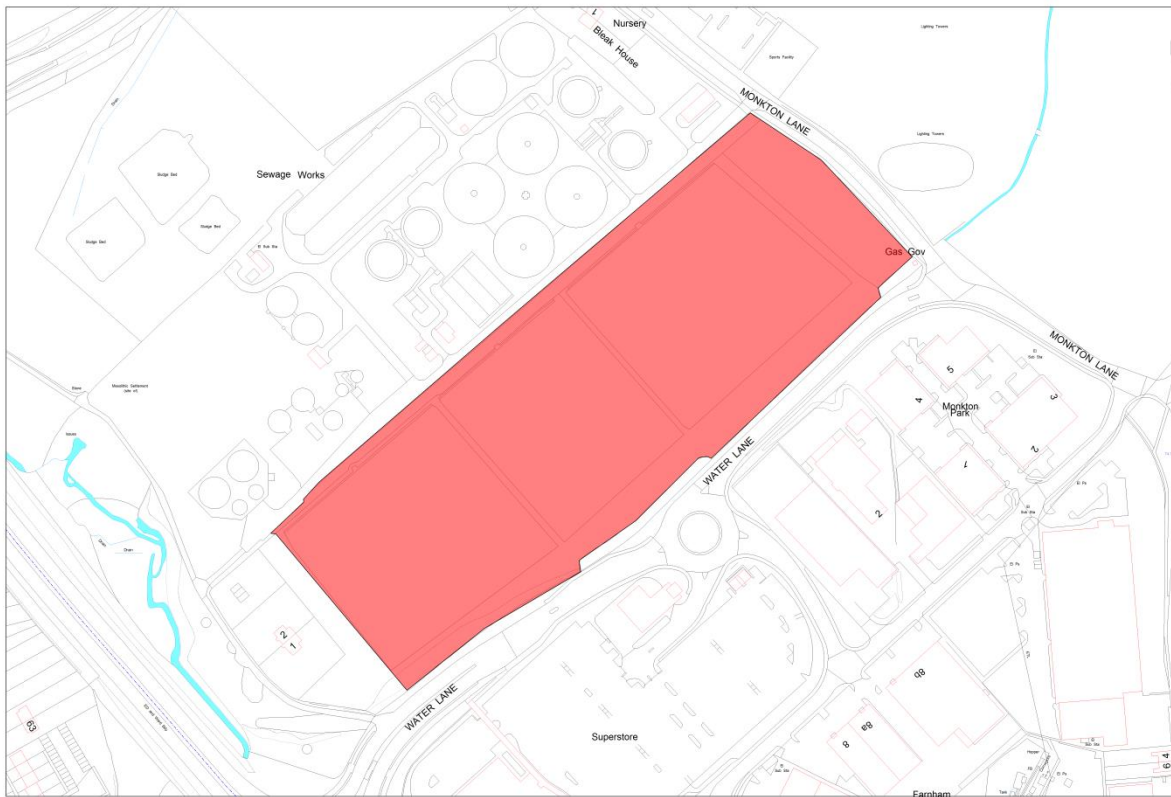
- a) Guildford Road Council Depot (0.95ha)
- b) Coxbridge Business Park (8.7ha)
- c) Riverside Industrial Park (0.6ha)
- d) Riverside Business Park (0.3ha)
- e) Farnham Business Centre (0.5ha)
- f) Hurlands Business Centre (0.53ha)
- g) Farnham Trading Estate and Monkton Park (1.01ha)
- h) Bourne Mill Business Park (rear part only) (0.46ha)
- i) Grove Bell Industrial Estate (0.99ha)
- j) Farnham Business Park (Broadmede) (1.9ha)
- k) Hones Yard, Waverley Lane (0.38ha)
- l) Abbey Business Park (1.4ha)
- m) Century Farm, Badshot Lea (0.61ha)
- n) The Factory, Crondall Lane (0.5ha)
- o) Bridge Court, Wrecclesham (0.41ha)
- p) St. Paul's House, East Street (0.05ha)
- q) St. Stephen's House, East Street (0.07ha)
- r) Millenium Centre, West Street (0.91ha)
- s) Headway House, Crosby Way (0.66 ha)

### **Business Site Allocation**

5.195 There is a perceived shortage of high quality modern accommodation for light industrial uses within Farnham and, whilst these may be provided through the regeneration of existing sites, there may be a need to identify further land for modern workshop space. In order to retain further flexibility in terms of local sites for new business development (including support for development of start-up units for small businesses) the Neighbourhood Plan allocates an additional business site for development (Map K). The 4.87 hectare site abuts the sewage works and industrial uses and would be suitable for business use.

5.196 The NPPF makes it clear that neighbourhood planning gives communities the power to develop a shared vision for their area and to shape, direct and help to deliver sustainable development by influencing local planning decisions as part of the statutory development plan.

Consultation on the Neighbourhood Plan has given the opportunity for discussion with local residents about the layout, landscaping and access for the proposed site. In accordance with Policy FNPI – Design of New Development and Conservation, development should be of a high quality design and not result in unacceptable levels of light, noise, air or water pollution.



MAP K: Business site allocation

## Policy FNPI8

### Business Site Allocation - Land at Water Lane (Gross Area: 4.9ha)

Land at Water Lane, Farnham, as defined on Map K, is allocated as a business site.

#### Development Guidance:

Buildings should be of a high quality design and fit in well with adjacent business uses on Farnham Trading Estate.

Existing landscape around the edge of the site including the screen along Monkton Lane should be retained and enhanced to provide a landscape framework and screening to the business area.

Vehicular access should be taken from Water Lane Roundabout on the B3208. Safe pedestrian and cycle access should be provided to the site.

#### Monitoring indicators

Number of designated business sites

New business floorspace delivered on allocated business site

#### Targets

Designated business sites remain predominantly in business use

(B1; B2 and B8) Business site allocation developed during the Plan period



## **University for the Creative Arts**

- 5.197 The University for the Creative Arts (UCA) proposes the development of a Games Design and Creative Media Enterprise and Incubation Hub at the Farnham Campus. This development would build on UCA's existing strengths in this specialist area by fostering business support, incubation and start-up companies. UCA already has courses associated with media technology companies.
- 5.198 Developing the Hub at the Farnham Campus aims to help address low graduate retention levels in the Local Enterprise Partnership (LEP) area in accordance with the LEP's Strategy by making the Campus a business development host.
- 5.199 UCA is working with Enterprise M3 to secure funding from the Local Growth Fund. UCA would contribute the land, infrastructure and services, academic support and expertise, staff to join the Creativity Professionals team and potentially develop a new MA course in Professional Practice. The development of a specialist industry on the UCA campus which builds on the strengths of UCA and seeks to create employment opportunities is compatible with the business objectives of the Neighbourhood Plan.

### **Policy FNPI9**

#### **Enterprise and Incubation Hub at the University for the Creative Arts**

Proposals for a Games Design and Creative Media Enterprise and Incubation Hub at the University for the Creative Arts (UCA) campus will be supported where it complies with other Neighbourhood Plan policies.

### **Conversion and Expansion of Rural Buildings for Business and Tourist uses**

- 5.200 The NPPF states that Neighbourhood Plans should promote a prosperous rural economy by enabling:
- the sustainable growth and expansion of all types of business and enterprise in rural areas, both through reuse of existing buildings and well-designed new buildings;
  - the development and diversification of agricultural and other land-based rural businesses;
  - sustainable rural tourism and leisure developments which respect the character of the countryside areas, communities and visitors, and which respect the character of the countryside.
- 5.201 Although agriculture (including forestry) now provides a very small percentage of employment within the Town Council area, it remains an important part of the rural economy and is also instrumental in protecting the character and appearance of the landscape and potentially enhancing local biodiversity. The rural economy has been changing during the past decades, with a trend towards farms diversifying from traditional activities, primarily through the reuse of farm and other rural buildings for commercial, non-agricultural purposes.
- 5.202 Tourism also plays an important part in the local economy and a small number of hotels, guest houses, bed and breakfast and self-catering accommodation are available in the countryside outside the town centre. From 2013, agricultural buildings under 500 square metres have been able to change to a number of other uses; Use Classes A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants and Cafes), B1 (Business), B8 (Storage and Distribution), C1 (Hotels), and D2 (Assembly and Leisure). More recently, this has been extended to C3 (residential use). The Neighbourhood Plan wishes to continue to enable the reuse of suitable rural buildings for small scale, low impact business and tourism uses.

5.203 The National Planning Policy Framework allows well designed new business premises in the countryside. Whilst the principle of such development is therefore acceptable, the Plan also seeks to protect and enhance high quality and sensitive landscapes and formal and informal recreational amenities, prevent the coalescence of Farnham and Aldershot as well as other distinctive areas and to minimise impacts on biodiversity. For these reasons, any proposals for new buildings will need to be suitably located and of appropriate scale, form and design so as to comply with Policy FNPI1 - Preventing Coalescence between of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Boundstone and Rowledge and Rowledge and Frensham, Policy FNPI0 - Protect and Enhance the Countryside and Policy FNPI3 – Protect and Enhance Biodiversity, and would result in a high quality design in accordance with Policy FNPI - Design of New Development and Conservation as well as not adversely affecting the amenities of local residents and other countryside users.

5.204 Similarly, the small scale, low impact extension of rural buildings in business or tourist use will only be permitted where it can be demonstrated that it is essential for the operation of the existing occupier and in accordance with these countryside policies.

5.205 The design and height, scale and materials of any extension should meet with the requirements of Policy FNPI6 – Building Extensions Within and Outside the Built Up Area Boundary.

5.206 Development should not result in a large, bulky or intrusive building in the landscape which is likely to have a detrimental impact on an area largely free from development. The impact of the development on the countryside is clearly greater if located in a highly visible location. However, the test of impact still applies even if there are limited or no public views of it as, if allowed, the argument could be repeated, with a potentially more serious cumulative impact on the urbanisation of the countryside as well as public amenity value and for these reasons would be unacceptable. In some locations any development may be inappropriate.

## **Policy FNP20**

### **Rural Buildings for Business and Tourist Uses**

Outside the Built Up Area Boundary, as defined on Map A – Farnham Built Up Area Boundary, and Land for Business sites, as defined in Appendix 3, the following proposals will be permitted:

- a) Where development remains within planning control, the change of use of a rural building to business or tourist uses;
- b) A well-designed new building for business or tourist uses;
- c) A proportionate and well-designed extension of an existing building in business or tourist use. The scale and form of any proposal should not adversely affect the character and appearance of the countryside, the locality and the amenities of local residents and other countryside users.

# Farnham Town Centre and Neighbourhood Centres

## Objectives

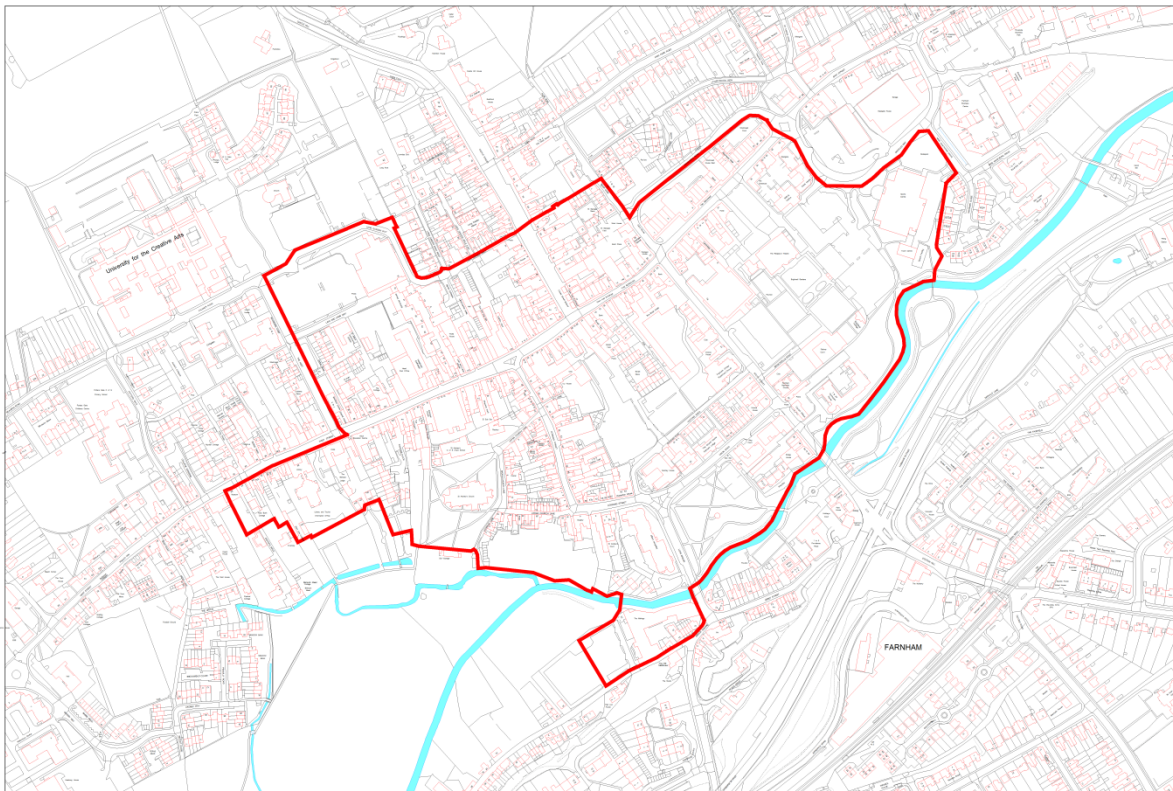
- To retain and enhance the attractive historic market town centre as the economic and social hub of Farnham
- To retain a range of unit sizes within the town centre to promote a variety of retailers, including independent stores, and a thriving evening economy with a range of pubs and restaurants
-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

## Farnham Town Centre

5.207 The NPPF identifies the aims of town centres and suggests that the main uses which should be focused within them are retail, leisure and offices and other town centre uses, including residential development.

5.208 Farnham is an attractive historic town centre which contains a mix of shops, restaurants, cafes, public houses, offices, cultural attractions and facilities such as the library and the museum as well as some residential premises (often above the shops).

5.209 The town centre boundary has been defined in the Neighbourhood Plan around this range of principle facilities and is shown in Map L. It is proposed to exclude the northern end of Castle Street from the adopted Town Centre boundary as this area is occupied almost exclusively by residential properties.



MAP L: Town Centre Boundary

## **Retail provision**

- 5.210 Shops are focused on West Street, Downing Street and The Borough, and associated yards leading from them. East Street and South Street have retail frontages but are separated from the principal shopping streets by the A325 and A287. There remains a range of unit sizes and independent shops but these are under threat from high rents and high parking charges. Vacancy rates have increased.
- 5.211 Waverley Borough Council's Town Centres Retail Study Update, 2013 (available at [www.farnham.gov.uk/shapefarnham](http://www.farnham.gov.uk/shapefarnham)) undertook a comprehensive 'health check' of Farnham town centre which provided an updated quantitative and qualitative assessment of floorspace requirements up to 2033.
- 5.212 The Study concluded that Farnham is well served by major food stores and only a low number of shoppers head to other major centres for their food shopping. Farnham also offers the greatest quantum and range of comparison shopping in Waverley Borough (such as clothes; furniture; electrical goods; books; jewellery and luxury goods). In each category of goods, a significant percentage of trade is captured within the town as well as the surrounding rural area. Such residents have a choice of destinations and the road network encourages movement toward Guildford but, despite this, Farnham is a popular destination.
- 5.213 The assessment of the town's provision of convenience goods (mainly food) shows that whilst there is a potential need for 1,517 sq m floorspace (net) during the Plan period, this is not of a scale to justify a new store. It may, however, provide some basis for the possible improvement or extension of one or more existing food stores in the town during the Plan period.
- 5.214 The total floorspace requirement for the town's comparison goods, including overtrading, is estimated to be 20,871 sqm (gross) and 14,610 sqm (net) over the Plan period.
- 5.215 Whilst internet shopping was taken into account in the Town Centres Retail Study, if trends towards internet spending are greater than projected, the amount of additional retail floorspace required in the town centre would decrease.

## **Land between East Street, South Street and Dogflud Way**

- 5.216 Land between East Street, South Street and Dogflud Way has had planning permission for some time for a major mixed-use redevelopment including new shops, restaurants and cafes, a cinema and new housing. This scheme has the potential to deliver 9,814 sqm of retail floorspace and potentially satisfy Farnham's needs for not only the short term but the majority of the Plan period. The Neighbourhood Plan wishes to support the redevelopment of this site, though if a revised proposal were to come forward during the Plan period, the Neighbourhood Plan would seek to enhance the currently approved scheme.
- 5.217 The site is best suited to retail development on the ground floor to help meet the need for additional retail floorspace in the town centre. In order to diversify the size of retail units within the town centre, the site should include a number of larger retail units. Upper floors are suited to residential development bringing life to the town centre during the day and night.
- 5.218 The existing planning consent contains a multiplex cinema but a revised scheme should review the scale of the cinema and incorporate a smaller cinema and multi-purpose performance space to accommodate drama, dance and other performance events. The site should also accommodate replacement day care facilities of at least equivalent space to the Gostrey Centre to meet the need for convenient town centre community space. Basement car parking should be provided. Vehicular access should be from Dogflud Way.

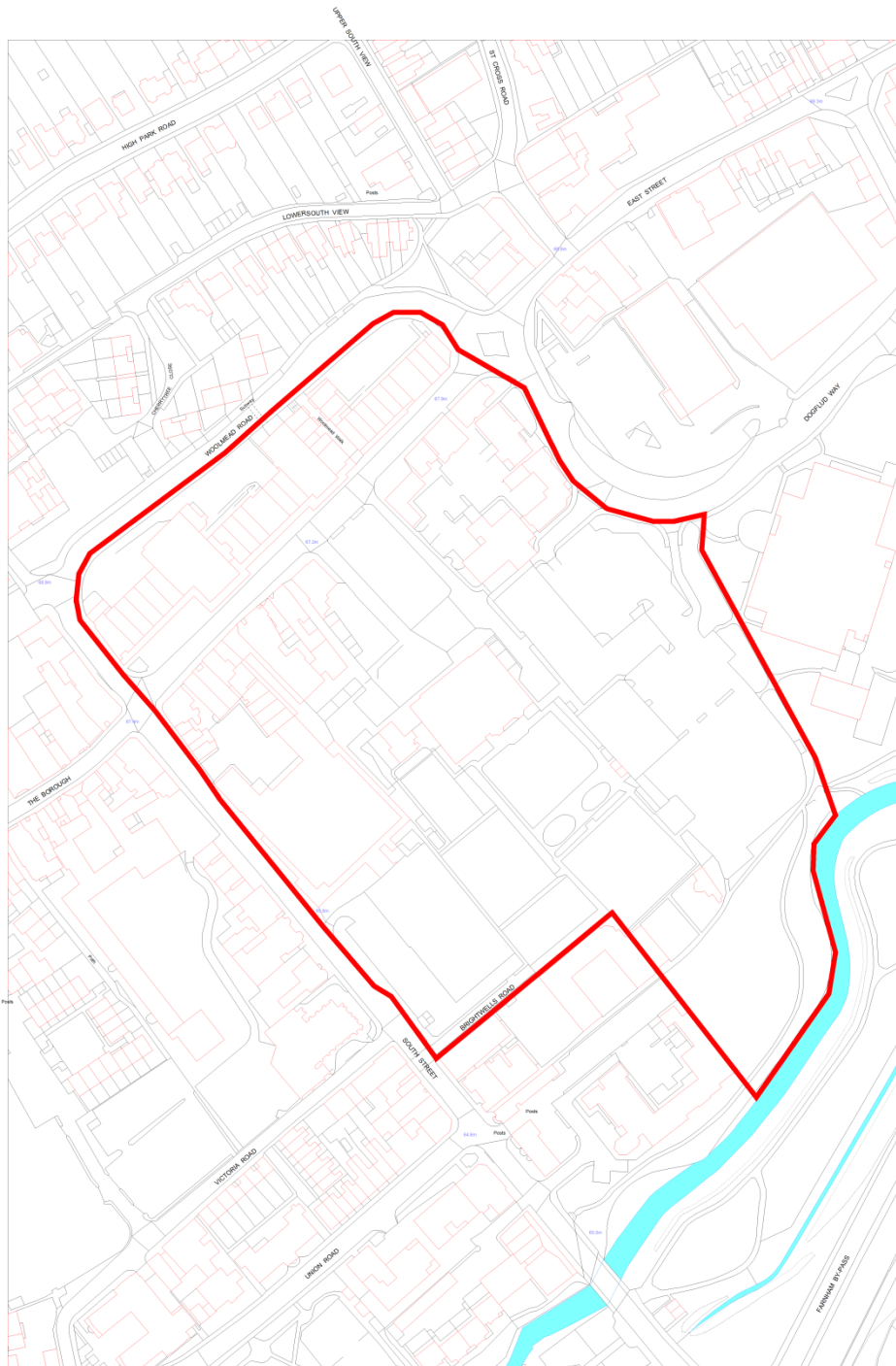
- 5.219 The location of the site forms part of the setting of the town centre conservation area and forms an important gateway into the town centre. One of the characteristics of the town centre buildings is their narrow frontages within which sits a shop front and tall windows giving a vertical emphasis to development. Buildings are generally no more than 4 storeys in height with a pitched roof and are built along a slightly varied building line to the back edge of the footway adding interest to the street scene.
- 5.220 Farnham is also characterised by contrasting public spaces from narrow alleyways to wider streets. Opportunity should be taken to incorporate a hierarchy of interesting pedestrian spaces. The development provides the opportunity to create an attractive town square away from the traffic which acts as a focus for pedestrian movement and provides a comfortable space in which to dwell. The Marlborough Head public house is located on the East Street gateway and is a Buildings of Local Merit (buildings and structures recognised as locally important heritage assets). The building or, exceptionally, if this would prevent a comprehensive development of the site, its façade should be retained on East Street.
- 5.221 Only a high quality development which responds to the heritage and distinctive character of the town centre conservation area would be acceptable in this location in compliance with Policy FNPI - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting.
- 5.222 If feasible, development could extend to South Street bringing the opportunity to significantly enhance this street.

## **Policy FNP21**

### **East Street, South Street and Dogflud Way**

Land at East Street, South Street and Dogflud Way, as defined on Map M, is allocated for mixed use development and should include retail development including a number of larger units (ground floor); residential development (upper floors); a cinema and multipurpose performance space and day care facilities or equivalent community facilities. Development will be permitted where:

- a) it is designed to a high quality which responds to the heritage and distinctive character of the town centre conservation area;
- b) the scheme is visually well related, and physically well connected, to adjoining development including the Woolmead Development Site;
- c) the scheme contains an attractive town square;
- d) the Marlborough Head public house, East Street, is retained or, if it can be demonstrated that this would prevent a comprehensive development of the site, its façade is retained;
- e) an attractive and enhanced public realm is created along East Street with improved pedestrian linkages to the rest of the town centre especially towards South Street and the Borough together with enhanced landscaping and street furniture; and
- f) vehicular access is from Dogflud Way



MAP M: East Street, South Street and Dogflud Way

## The Woolmead

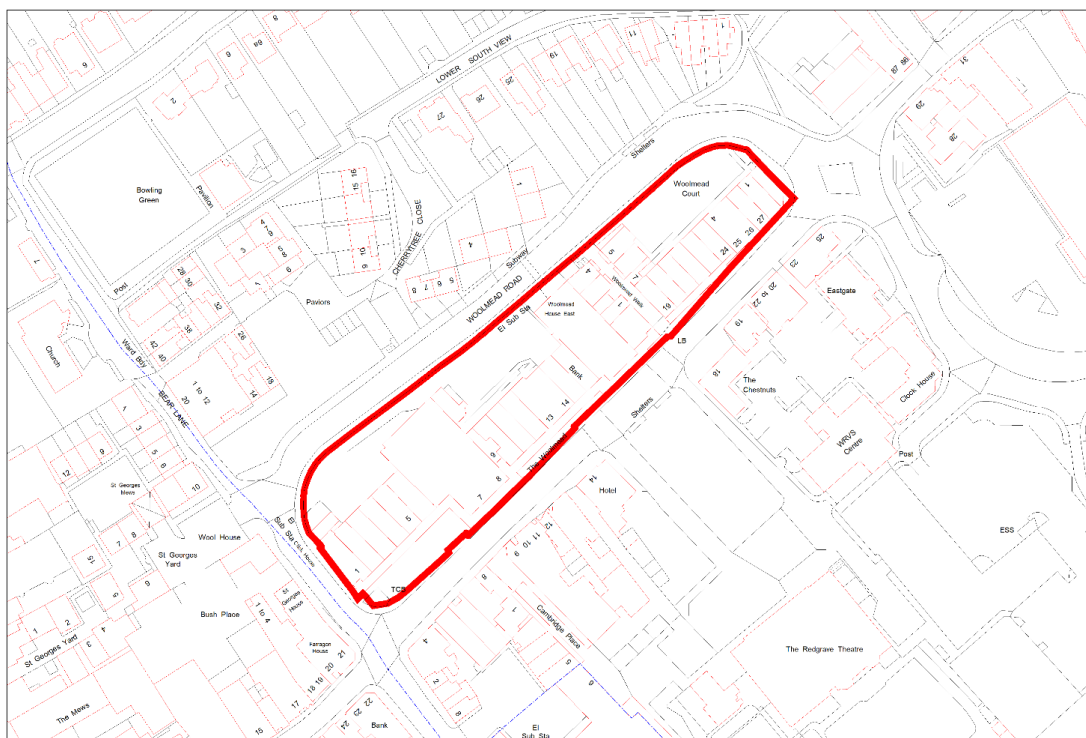
5.223 The Woolmead development, built in the 1970s, is of a scale and mass which are at variance with the surrounding area and has redevelopment potential during the Plan period as a mixed-use scheme comprising principally retail floorspace on the ground floor including larger units to attract new retailers with residential development above bringing life to the town centre during the day and night. Basement car parking should be provided. Service access should be from Woolmead Road.

5.224 There are four public frontages to this site which forms part of the setting of the town centre conservation area and provides an important gateway into the town centre. Only a high

quality development would be acceptable in this location in compliance with Policy FNP1 - Design of New Development and Conservation, FNP2 - Farnham Town Centre Conservation Area and its setting, Policy FNP3 - Shop Fronts within Farnham Conservation Area and its setting and Policy FNP4 - Advertisements within Farnham Conservation Area and its setting. One of the characteristics of the town centre buildings is their narrow frontages within which sits a shop front and tall windows giving a horizontal emphasis to development. Buildings are generally no more than 4 storeys in height with a pitched roof and are built along a slightly varied building line to the back edge of the footway adding interest to the street scene. There are prominent locations to the north west and south east of the site where the opportunity for a landmark building or feature should be taken. This may include increased scale, notable physical features or a change in materials but this should be sensitive to its context.

5.225 Given the location of the site at the historic core of Farnham, an archaeological assessment of this site will be required to inform development proposals which may lead to the need to undertake a programme of archaeological investigation of the site to inform development proposals. Should this result in the identification of well-preserved or stratified archaeological remains that can provide evidence of the origins and history of Farnham, the design of development may need to be carefully considered to preserve these in-situ or allow interpretation of them in order to contribute to the historic character of the town centre and its distinctive sense of place.

5.226 The Employment Land Review Update 2016 accepts that redevelopment may result in a net loss of employment floorspace in this area. Full planning permission has been granted for the demolition of all existing buildings and erection of 138 dwellings (with a predominance of smaller units) and 3,684 sqm of Class A1 (shops), A2 (financial and professional services), Class A3 (cafés and restaurants), Class A4 (drinking establishments) or B1 (Offices), with associated access, parking and landscape works.



MAP N: Woolmead Development Site



## **Policy FNP22**

### **The Woolmead**

Land at the Woolmead, as defined on as defined on Map N, is allocated for mixed use and should include retail development (ground floor) and residential development (upper floors). Development will be permitted where:

- a) it is designed to a high quality which responds in terms of scale, mass, design and materials to the heritage and distinctive character of the town centre conservation area;
- b) an archaeological assessment of the site has been undertaken and where necessary and feasible the design of development has preserved in situ any archaeological remains that can provide evidence of the origins and history of Farnham;
- c) a landmark building or feature is included to the south east and north west corners of the site;
- d) the scheme is visually well related, and physically well connected, to adjoining development including the East Street, South Street and Dogflud Way Development Site; Map M - East Street, South Street and Dogflud Way
- e) an attractive and enhanced public realm is created along East Street with improved pedestrian space and linkages to the rest of the town centre especially towards South Street and the Borough together with enhanced landscaping and street furniture; and
- f) service access is from Woolmead Road.

### **Monitoring indicators**

New retail floorspace delivered on allocated Town Centre site

### **Targets**

Town Centre retail and mixed use site allocations developed during the Plan period.

### **Offices**

5.227 The town centre is the focus for Farnham's service sector. Offices are located within the older Georgian and Victorian premises as well as modern office blocks including the Millennium Centre; Headway House; St Georges Yard; St Paul's House and St Stephen's House.

5.228 The Waverley Employment Land Review Updates, August 2014/ 2016 projects that demand for office space (Use Class B1a and B1b) will outstrip supply over the Plan period, with additional floorspace required. Local agents report a strong demand for town centre offices, particularly the modern premises.

### **Restaurants, Cafes and Public Houses**

5.229 In common with other towns, the number of restaurants and cafes within the town centre has increased over recent years. Alongside public houses they add to the variety of uses in the town centre and support the night time economy. Whilst generally interspersed with shops, there is now a concentration of places to eat and drink at the southern end of Castle Street.

### **Leisure and Entertainment Facilities**

5.230 The range of cultural attractions within, and close to, the town centre is important to the vitality of the town centre during the day and night and more detail is included within the Leisure and Wellbeing section of the Plan.



## Tourism

- 5.231 The historic town centre and its cultural attractions attract many visitors. Farnham has three trails around the town for visitors to follow, using a free booklet. The first is the heritage trail, which takes visitors to historic features within the town and the other is the craft trail, which leads visitors to the historic and modern centres of craft. The third is a tree trail.
- 5.232 The town centre has two hotels (The Mercure Farnham Bush Hotel and the Bishop's Table Hotel) which are an important component in the town's economy.
- 5.233 In recent years, the ability to use a property for a range of uses without the need for planning permission has increased. For example:
- A shop can be changed to a bank or building society without planning permission.
  - Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination.
  - Buildings with shop (A1), financial and professional services (A2), restaurants and cafes (A3), (public houses (A4), hot food takeaways (A5), offices (B1), non-residential institutions (d1) and leisure facilities (d2) uses will be permitted to change use for a single period of up to two years to A1, A2, A3 and B1 uses.
- 5.234 Change of use from small shops (up to 150sqm) to residential use is not permitted development within the Conservation Area. The town centre's principal shopping streets of West Street, Downing Street and The Borough are located within the Conservation Area. The range of shop units with their distinctive shop fronts is an integral part of the character of the Farnham Town Centre Conservation Area. In any event, permitted development rights are still intended to allow the protection of valued and successful retail provision in key shopping areas, such as town centres, while bringing underused shop units back into use outside those areas.
- 5.235 Whilst some flexibility in the short term over how the town centre is made up may be helpful in maintaining a dynamic centre, the Neighbourhood Plan is about the longer term. Consultation responses have identified the town centre as a key economic and social hub which helps to define the town.
- 5.236 The Neighbourhood Plan seeks to retain the shopping role of the Town Centre through maintaining a dominant presence of shops in West Street, Downing Street and The Borough; ensuring a range of shop units; acknowledging the potential at East Street and allocating the Woolmead site for retail development at ground floor (Policies FNP21 - East Street, South Street and Dogflud Way and FNP22 - The Woolmead). Whilst the loss of offices cannot generally be prevented, the Neighbourhood Plan expects that much of the good quality office stock will remain in office use during the Plan period due to high demand. Restaurants, cafes and public houses add to the variety of uses in the town centre and support the night time economy and this variety should be maintained in the long term. The town centre hotels are important to the town's business community and tourist offer and should be retained.

## **Policy FNP23**

### **Farnham Town Centre**

Within the town centre, as defined on Map L, proposals including Use Classes A1-A5, B1, C1 and D1 will be permitted where the proposal would not result in:

- a) non-A1 uses becoming the dominant ground floor uses within West Street, Downing Street and The Borough;
- b) such a concentration of non-A1 uses as to lead to a significant interruption of the shopping frontage;
- c) the loss of smaller units (150sqm); or d) the loss of hotel accommodation unless sufficient evidence is provided to the Council to demonstrate that the continued operation is no longer financially viable.

### **Monitoring indicators**

A1 uses within West Street, Downing Street and The Borough  
Smaller units (150sqm) within the Town Centre

### **Targets**

A1 uses remain the dominant use within West Street, Downing Street and The Borough  
No loss of smaller units (150sqm) within the Town Centre within the Plan period

### **Neighbourhood Centres**

5.237 Outside the town centre, one of Farnham's characteristics is the provision of neighbourhood centres that serve a local area. A key characteristic of neighbourhood centres is that they provide a cluster of units in Use Class A (such as shops; public houses; restaurants and takeaways) or Use Class D1 (such as primary schools, GPs, libraries, places of worship and community halls) within convenient walking distance (100m) of one another. In addition, well related public open space may also be regarded as part of the hub of a neighbourhood. Convenient parking is also available to serve many of the neighbourhood centres. This ensures that centres provide a local focus for an area and the opportunity for sustainable pedestrian and cycle access and linked trips. Consultation on the Neighbourhood Plan issues has indicated the importance of such neighbourhood centres and there is significant support for the retention of the range of shops and services found in the centres identified in the Neighbourhood Plan.

5.238 The following areas have been defined as Neighbourhood Centres and are shown on Map O. (Appendix 4):

- Frensham Road in the Bourne
- Station Hill
- Firgrove Hill
- Ridgway Road near the Bourne
- Farnborough Road in Heath End
- St. Mark's Place, Sandy hill in Upper Hale
- Upper Hale Road
- Willow Way in Hale
- The Street in Wrecclesham
- The Long Road at Cumstey's Corner in Rowledge

5.239 As with the town centre, the ability to use a property for a range of uses without the need for planning permission has increased. Nevertheless, permitted development rights are still intended to allow the protection of valued and successful retail provision in key shopping areas. Prior approval for such a change of use is required including an assessment of shopping impacts in relation to the effect of the development on the sustainability of key shopping centres and the provision of services. In Farnham, the distance of neighbourhoods from the town centre means that local convenience shops, together with other community services, are important to the sustainability of the local neighbourhoods which they serve.

5.240 The Neighbourhood Plan seeks to resist the loss of small scale local shops where they are clustered with other community facilities as part of a neighbourhood centre.

## **Policy FNP24**

### **Neighbourhood Centres**

Within the following neighbourhood centres, as defined in Appendix 4 (map O):

- Frensham Road in the Bourne
- Station Hill
- Firgrove Hill
- Ridgway Road near the Bourne
- Farnborough Road in Heath End
- St. Mark's Place, Sandy Hill in Upper Hale
- Upper Hale Road
- Willow Way in Hale
- The Street in Wrecclesham
- The Long Road at Cumstey's Corner in Rowledge

A range of shops (including Use Class A1), services (including Use Classes A2, A3, A4, A5 and D1) and convenient car and cycle parking will be maintained.

Appropriately located additional retail or service floorspace will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses. Secure public cycle parking should be provided where adequate and convenient cycle parking does not already exist elsewhere in the neighbourhood centre. Change of use between shop use (A1) and non-A1 Uses will not be permitted where this would lead to the loss of an A1 unit able to serve the day to day needs of the community or required to ensure that the centre is capable of meeting the day to day needs of the community during the Plan period. Exceptionally, such a change of use may be permitted where sufficient evidence is provided to the Council to demonstrate that the operation of the shop is no longer financially viable and where there are no other realistic proposals for retail or service uses on the site.

### **Monitoring indicators**

Number of shops (including Use Class A1), services (including Use Classes A2, A3, A4, A5 and D1) in the designated Neighbourhood Centres in 2016.

### **Targets**

No loss of the shops (including Use Class A1), services (including Use Classes A2, A3, A4, A5 and D1) within the designated Neighbourhood Centres.

### **Public houses**

5.241 Public houses are an important community facility within Farnham, many of which are located within the Town Centre and Neighbourhood Centres. The change of use of a public house is allowed without planning consent to a shop (A1), financial and professional service (A2),

restaurant or café (A3) subject to building not being an Asset of Community Value.  
Temporary permission (for 2 years) is also allowed without planning consent to an office (B1).

5.242 Consultation responses have identified the importance of public houses to the social fabric of the town and where planning consent is required, the Neighbourhood Plan will seek to retain public houses except where an equivalent accessible facility is available to the population served and/or it can be demonstrated that the operation of a public house facility on a site is not financially viable.

### **Policy FNP25**

#### **Public Houses**

The loss of a public house will be resisted where possible. Exceptions will be made where an equivalent accessible facility is available to the population served and/or where evidence is provided to the Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for a public house use on the site, including through Community Right to Buy.

#### **Monitoring indicators**

Number of public houses in the Neighbourhood Plan area in 2016.

#### **Targets**

No loss of public houses in the Neighbourhood Plan area.

## **Leisure and Wellbeing**

### **Objectives**

- 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

### **Public Open Spaces**

5.243 The Environment section of the plan attaches great importance to the protection of networks of green spaces, commonly referred to as green infrastructure, which can provide a wide range of environmental benefits. In addition, many of the green spaces are used for recreational purposes. The NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

5.244 The NPPF stresses the need to ensure effective planning for open spaces, sport and recreation provision based on robust assessments (including quantitative or qualitative deficits or surpluses) of the existing and future needs of communities.

5.245 Waverley Borough Council has undertaken an open space audit in accordance with government guidance (Open Space Study, 2012) which contains standards for each type of open space. The conclusions of the Open Space Study in terms of existing provision of each type of open space in Farnham are set out below. In addition, an increase in the number of dwellings within Farnham up to 2032 will put pressure on existing open space and will require an improvement to the existing quality or quantity of open space provision. The amount of

increased provision based on existing commitments and future housing options for each type of open space is also set out below.

## **Parks and Gardens**

5.246 Most properties in Farnham have good access to Parks and Gardens. Others at the edge of the town generally have access to large private gardens or the countryside. There is no need to provide additional parks and gardens to supplement the current provision. Nevertheless, in order to maintain the current provision, it is important to retain the existing parks and gardens. There is also a need to improve the quality of the following parks and gardens:

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

5.247 In terms of the provision of additional Parks and Gardens in association with new residential development, the following standard is set in the PPG17 Open Space Study:

5.248 Parks and Gardens are generally large in scale and therefore would not be provided on individual housing sites in Farnham. Instead, developer contributions will be sought for improvements to the existing parks and gardens within the town.

### **Parks and Gardens:**

**Quantity Standard** - 0.2ha per 1000 people

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

**Accessibility Standard** - 15 minutes' walk, approximately 800m

## **Natural / Semi-Natural Greenspace**

5.249 Whilst there is limited provision of smaller areas of natural/semi natural open space within Farnham, there is good access to larger areas. The Thames Basin Heaths SPA is partly located in the northern most part of the Plan area and is vulnerable to increased recreational pressure. Part of Farnham Park also acts as a Suitable Alternative Natural Greenspace (SANG) though capacity to accommodate additional usage at this site is limited.

5.250 The quality of all natural and semi natural greenspace is considered to be good and/or (in the case of SSSIs) favourable or improving. In order to maintain the current provision and not put further pressure on sensitive habitats, it is important to retain the existing natural / semi-natural greenspace.

5.251 The need for further SANG in association with residential development is included in Policy FNPI2 – Thames Basin Heaths Special Protection Area (SPA).

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

5.252 There is an extensive network of Public Rights of Way across Farnham, particularly given its rural character and the areas of natural and semi-natural greenspace. Existing designated rights of way should continue to be protected in the Neighbourhood Plan. No quantitative standard is set for new provision but opportunities should not be lost to improve connections to the rights of way network or other green corridors particularly where they arise through new

development. Policy FNP30 - Transport Impact of Development in the Infrastructure section aims to meet these objectives. Networks of open space allow the migration of flora and fauna and this will become increasingly important as the climate changes. Policy FNPI3 – Protect and Enhance Biodiversity also seeks to preserve and extend ecological networks.

### **Amenity Greenspace**

5.253 Amenity greenspace is most commonly, but not exclusively, found in housing areas or as part of town centres and business areas – and includes village greens. Its primary purpose is to provide opportunities for informal activities close to home or work, or enhancement of the appearance of residential or other areas. Most properties in Farnham have good access to amenity greenspace. Others at the edge of the town have access to large private gardens; natural semi-natural greenspace or the countryside.

5.254 There is no need to provide additional amenity greenspace to supplement the current provision. Nevertheless, in order to maintain the current provision, it is important to retain the existing amenity greenspace. Any new development over the next 20 years will result in a population increase which will result in an increasing need for amenity greenspace within the newly developed areas.

5.255 The following standard is set in the PPG17 Open Space Study:

#### **Amenity Greenspace:**

**Quantity Standard** - 0.8ha per 1000 people

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

**Accessibility Standard** - 15 minutes' walk, approx. 800m

5.256 Amenity greenspace should generally be incorporated on individual housing sites in Farnham. Where appropriate, the amenity greenspace should be provided in the more sensitive parts of a site where development would be more intrusive in the landscape.

### **Churchyards and Cemeteries**

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

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

### **Provision for Children and Young People**

5.259 North Farnham collectively is shown to be over the current overall provision of 0.04ha per 1000 people but this is due to the provision in Farnham Park. However, individually, all wards fall below the 0.04ha provision with the exception of Castle ward. Some of Farnham's play areas are being updated. There is a need to look at ways of providing new or extended playspace in North and South Farnham, particularly in Upper Hale. Play England advocate the following national accessibility standards:

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

5.260 The Companion Guide to PPG17 suggests however, that this approach tends to result in children's play being allocated to the more 'unbuildable' parts of housing sites and often ignores the needs of older children, such as teenagers. It suggests that in new housing developments, it would be better to 'design in' children's play as an integral part of the housing environment, rather than to tuck it away in fairly sanitised play areas. In order not to make the existing poor provision worse, it is important to retain the existing provision for Children and Young People.

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

**Provision for Children and young People:**

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

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

**Accessibility Standard** - Fields in Trust standards are to be used: Local Areas of Play (LAPs): accompanied walking distance 100m (straight line distance 60m). Local Equipped Areas of Play (LEAPs): walking distance 400m (straight line distance 240m). Neighbourhood Equipped Areas of Play (NEAPs): walking distance 1,000m (straight line distance 600m).

5.262 Given the accessibility distances for children and young people, provision of this type of open space should be well integrated into a site in a convenient, well located and safe part of the housing environment.

**Allotments**

5.263 The distribution of allotments shows provision in Farnham in the central area of the town with the northern and southern wards not within 800m of an allotment: e.g. Hale and Heath End and Upper Hale and Wrecclesham and Rowledge, Bourne and Moor Park wards. The current allotment waiting list shows the strongest demand in Wrecclesham and Rowledge, Hale and Heath End; Firgrove; Castle and Moor Park.

5.264 There is a waiting list for allotments within Farnham but demand for many of these will eventually be met through the turn-over of plots. Nevertheless, there is clear unmet demand and in order to maintain the current provision, it is important to retain the existing allotments and replace any that are under pressure.

5.265 In terms of allotments which should be provided with new residential development, the following standard is set:

**Allotments**

**Quantity Standard** - 0.2 ha per 1000 persons

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

**Accessibility Standard** - 15 minutes' walk, approx. 800m

5.266 Allotments have a wide catchment area – 15 minute walking distance - and therefore would not be provided on individual housing sites in Farnham. Instead developer contributions will be sought for improvements to the existing allotments or a new allotment allocation.

5.267 The housing allocations and expected windfall sites would lead to the need for an additional area for allotments of some 0.8 hectares. It has not been possible to allocate a suitable site in this Neighbourhood Plan but the situation will be monitored and the Town Council will continue to try to identify a suitable site, including an extension to existing allotments, as a separate project during the Plan period.

| <b>Ward</b>               | <b>Waiting</b> |
|---------------------------|----------------|
| Hale and Heath End        | 11             |
| Castle                    | 11             |
| Weybourne and Badshot Lea | 5              |
| Moor Park                 | 10             |
| Wrecclesham and Rowledge  | 18             |
| Bourne                    | 4              |
| Firgrove                  | 11             |
| Shortheath/Boundstone     | 1              |
| Non Farnham               | 20             |
| Total                     | 91             |

Source: Farnham Town Council, January 2019

### **Outdoor Sports Facilities**

5.268 Sport contributes to community life and well-being in Farnham and this category of open space includes privately or publicly owned facilities with natural or artificial surfaces, including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas. Site locations and pitch provision are identified in the Waverley Playing Pitch Strategy, 2013.

5.269 The following types of pitches are covered in the strategy, including those not currently available for community use:

- Football (mini, youth, adult)
- Cricket
- Rugby union (mini, youth, adult)
- Hockey (synthetic turf pitches)

5.270 The following number of pitches are located in Farnham

| <b>Sport</b>   | <b>Pitches</b> |
|----------------|----------------|
| Adult football | 27             |
| Youth football | 9              |
| Mini-soccer    | 16             |
| Cricket        | 14             |
| Rugby Union    | 7              |
| ATPs           | 2              |
| All pitches    | 74             |

Source: Waverley Playing Pitch Strategy, 2013



5.271 The following sports clubs have, or are projected to have, significant needs to meet the demand for more space and/or new provision or major improvements to their ageing facilities during the timeframe of the Plan:

- Rowledge Cricket Club - more playing space required to meet senior league and junior section playing requirements;
- Farnham Cricket Club - new or substantially modernised/extended pavilion;
- Farnham Rugby Club - more playing space adjacent to current site as many juniors are already having to play away from the club and club house;
- Farnham Town Football Club - new clubhouse/changing rooms and need to reflect the FA's ground grading requirements;
- Farnham United (youth) Football Club - car parking and clubhouse needed; could be relocated if a suitable quality alternative were available;
- Badshot Lea Football Club - a current ground move to the former Farnham Rugby united Football Club ground in Wrecclesham must reflect the FA's ground grading requirements;
- Badshot Lea youth Football Club - more playing space required to meet demand and keep club together;
- Badshot Lea Cricket Club - require larger playing space;
- Aldershot & Farnham hockey Club Heath End School) - new ancillary facilities;
- Frensham Pond Sailing Club/ Sailability - modernisation of clubhouse and ancillary facilities;
- Farnham Swimming Club - increased teaching, training and competitive swimming pool time/space.

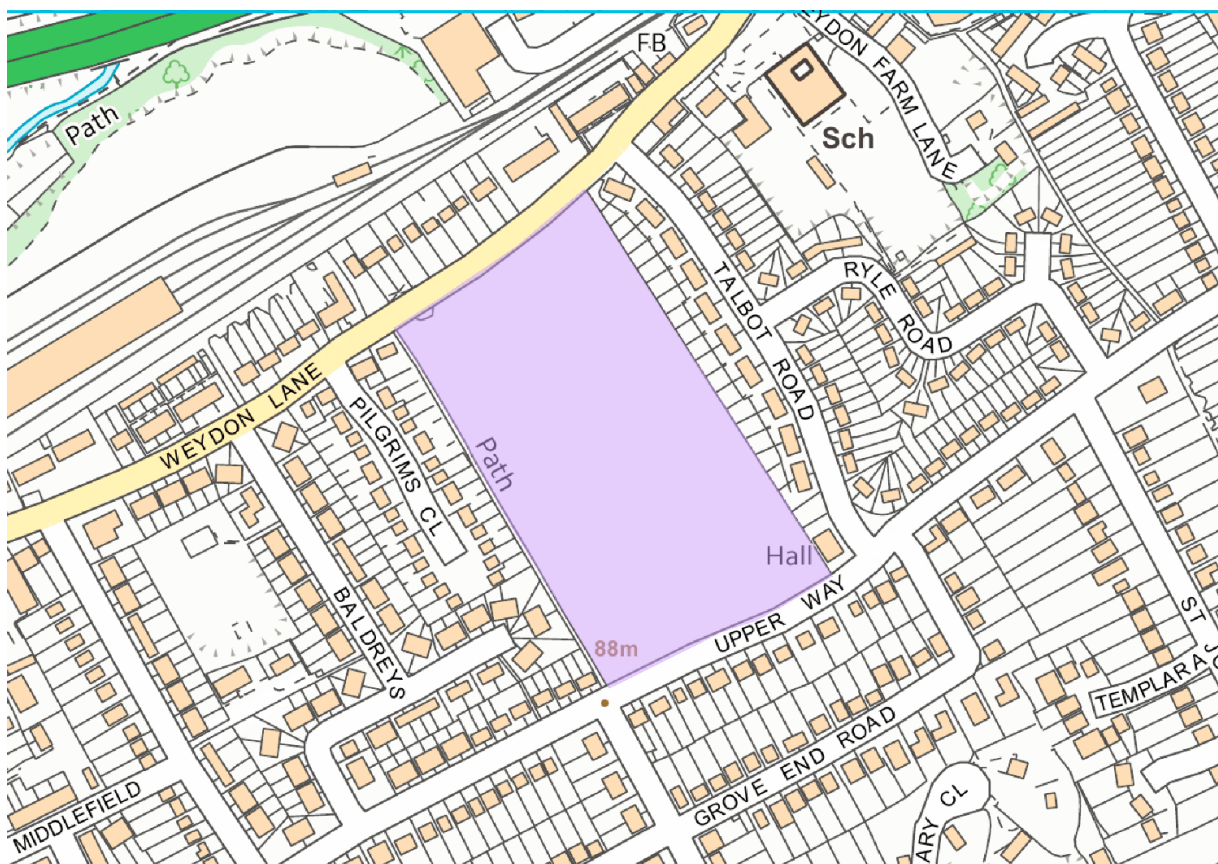
5.272 In order to maintain the current provision to serve current needs (and potentially assist with future needs), it is essential to retain the existing sports pitches. There is also a need to improve the quality of some sports grounds. Pavilions on public recreation grounds will require replacement or modernisation during the life of the Plan, including the recreation grounds at Wrecclesham, Rowledge, The Bourne, Weybourne, Badshot Lea, Hale, Heath End and Farnham Park. Finally, whilst disability sport in Farnham is well catered for, mainly with activities such as swimming and sailing, over the lifetime of the Plan more emphasis will need to be placed on sporting opportunities and provision to meet the demands from disabled sports enthusiasts of all ages and abilities.

5.273 In terms of sports pitches which should be provided with new residential development, the following standard is set in the Waverley Playing Pitch Strategy, 2013. This is close to the NPFA standard currently used in the adopted Local Plan:

| Pitch          | Standard                                       | Per 1,000 ppl |
|----------------|--|---------------|
| Adult football | One adult pitch (1.2ha) per 5,000 people       | 0.24ha        |
| Youth football | One youth pitch (0.75ha) per 3,200 people      | 0.23ha        |
| Mini-soccer    | One mini-soccer pitch (0.2ha) per 5,000 people | 0.04ha        |
| Cricket        | Once cricket pitch (1.2ha) per 2,800 people    | 0.43ha        |
| Rugby Union    | One rugby pitch (1.25ha) per 6,000 people      | 0.21ha        |
| All pitches    |  | 1.15ha        |

Source: Waverley Playing Pitch Strategy, 2013

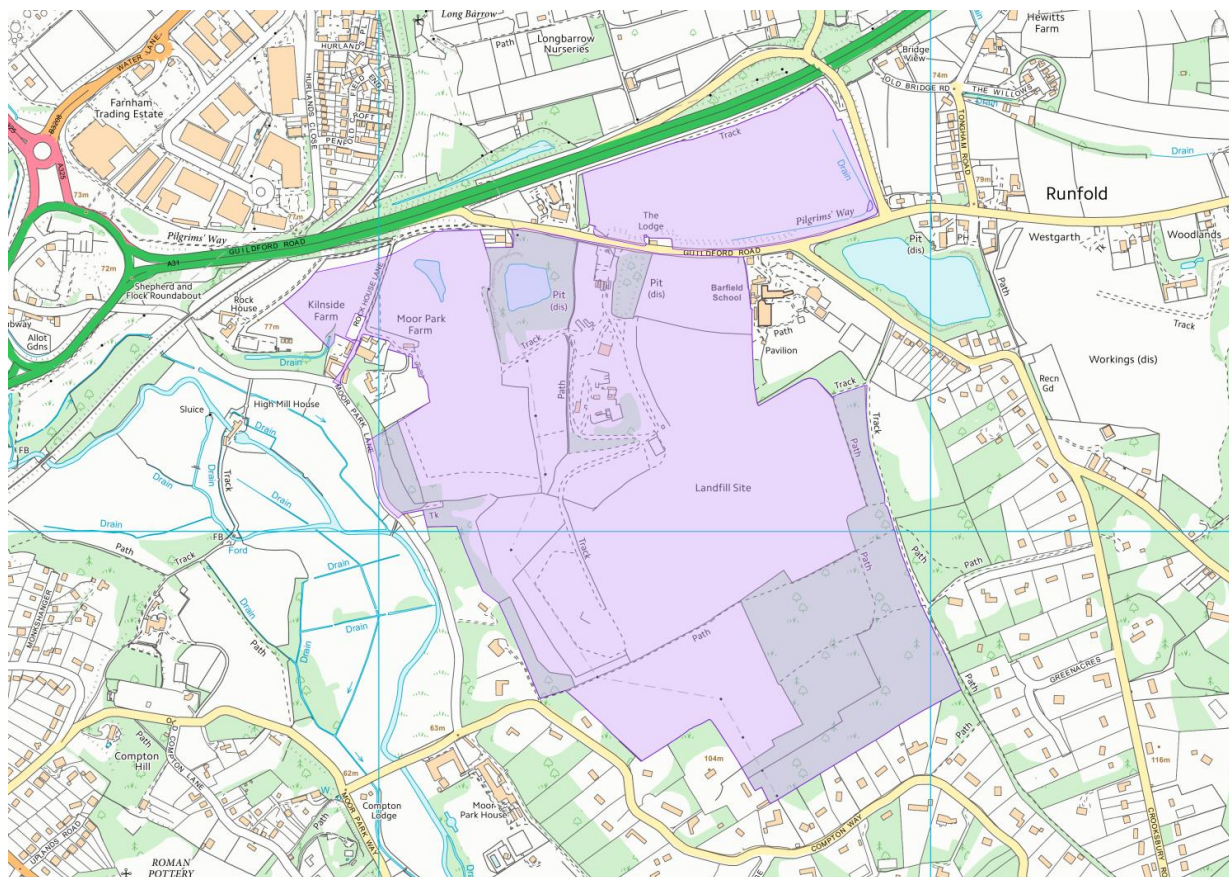
- 5.274 As each new pitch requires a substantial population growth to support it, sports pitches will be provided off site through developer contributions. The standard is to have the population within a 15 – 20 minute walk or drive of the nearest pitch.
- 5.275 A new synthetic turf pitch would require an increase in population of 12,000 people. As this is not proposed, new demand is likely to be met through the dual-use of school facilities.
- 5.276 The housing allocations and expected windfall sites would lead to the need for an additional area of some 3.44 hectares of sports pitches (the equivalent of approximately 3 adult football or rugby pitches; or 20 minisoccer pitches – or any combination to meet the local need at the time).
- 5.277 The Neighbourhood Plan identifies land suitable for future sports pitch provision at the Sita (Suez) former landfill site in Runfold and at Weydon Lane (Brambleton Park), which have long term potential for the provision of sports pitches subject to environmental considerations.
- 5.278 The Weydon Lane site is a former landfill site which is surrounded by housing development. In order to become available for sports pitches, the site would need to be capped. Subject to environmental considerations, the site could accommodate two sports pitches and associated pavilions and is allocated for such use to help meet the need for additional sports pitches during the plan period.



MAP P: Proposed Site for Sports Pitches – Weydon Lane, Brambleton Park

- 5.279 The Runfold site is a former landfill site located just off the A31 on the Guildford Road. The site is within the countryside and is currently undergoing a 20 year landscape restoration plan. Remediation measures are required to the landfilled area regarding land settlement. Part of the site is already in use by Barfield School for sports and activities.

5.280 A site suitable for two further sports pitches can be accommodated on the remainder of the landfill site although the precise location of the pitches is to be agreed with the landowner. For this reason, the Runfold site (excluding the school sports area), as shown on Map Q, is designated as a broad location for two sports pitches and associated pavilions in the medium to longer term.



MAP Q: New Outdoor Sports Facilities and Other Greenspace Uses- Runfold

## Policy FNP26

### Sites for New Outdoor Sports Facilities and other Greenspace Uses

Land at Weydon Lane (Brambleton Park), as shown on Map P, and at the Runfold South Quarry Site, as shown on Map Q, is allocated for new outdoor sports facilities and other appropriate greenspace uses, including new sports pitches, associated changing rooms and supplementary landscaping, subject to environmental and land restoration considerations.

### Monitoring indicators

Provision of Sports Pitches.

### Targets

Delivery of identified Sports Pitches in the Plan period.

## **Policy FNP27**

### **Public Open Space**

Public open space, as defined on Map H – Green Infrastructure, will be retained and, where appropriate, will be enhanced. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided.

Residential development proposals will be expected to provide for new accessible public open space to the following standard either through on site provision or a financial contribution to off-site provision. On larger sites, amenity greenspace and children's and young people's equipped space will be provided on site. Provision should include arrangements for maintenance of the open space.

| <b>Type of Green Space</b>                   | <b>Quantitative Std per 1,000 people</b> |
|--|--|
| Parks and Gardens                            | 0.2ha                                    |
| Amenity Greenspace                           | 0.8ha                                    |
| Children's and young people's equipped space | 0.25ha                                   |
| Allotments                                   | 0.2ha                                    |
| Outdoor Sports Pitches                       | 1.15ha                                   |
| Total  | 2.6ha                                    |

For the purposes of this policy, public open space includes parks and gardens, natural and semi-natural greenspace, green corridors, amenity greenspace, provision for children and young people, allotments, churchyards and cemeteries and outdoor sports facilities.

### **Monitoring indicators**

Number of hectares of public open space lost due to development.

### **Targets**

No loss of public open space during the Plan period.

### **Indoor Sports Facilities**

5.281 The Borough Council-owned Farnham Leisure Centre is located at Dogflud Way close to Farnham town centre. An extensive refurbishment scheme resulted in an improved swimming pool, extended gym, and refurbished sports area in 2010. The Leisure Centre plays an important part in the provision of community sport and fitness, especially in respect of community access and affordability and because there are 'pay and play' opportunities. The opportunities are limited when demand exceeds supply during peak times, especially for the swimming pools and the sports hall. The lack of pool space affects not only clubs but residents. Some large clubs, such as the Farnham Swimming Club, need more swimming space to accommodate club training and events. Further, a number of clubs are looking for permanent homes, such as Farnham Floorball Club and The Farnham School of Tae Kwon Do and this situation will fluctuate over the life of the Plan. The Leisure Centre may require modernisation/expansion during the life of the Plan.

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

5.283 In addition, there are indoor facilities in the town which are under-used. These should be made available for a range of activities on an informal basis. Some schools in Farnham have

excellent sports facilities both for the general public to hire and for linking sports development opportunities with local sports clubs. Such facilities could be used more widely, especially in the evenings, weekends and holidays. The dual use of school facilities can provide necessary recreational provision and enhance the role of the school as a focal point for the community. There is potential for further dual use provision (where physical constraints allow this) in order to supplement existing community facilities. The providers of education facilities are encouraged to make provision for the dual use of facilities for recreational and other purposes, where these are well placed to serve local needs. The adaptation and extension of existing educational facilities should be carried out with a view to allowing use by the general public. More options to accommodate current or emerging sports clubs and activities need to be identified, including better access to community halls and school's facilities.

- 5.284 The Waverley Borough Council Open Space Study, 2012 also considered indoor sports facilities. The Study concluded that there was a good level of access to indoor sports facilities located both within and outside of the Borough and that there is currently no evidence that an increase in population will have a significant impact. However, when combined with government policies and programmes to increase the general level of activity and health of the population, the potential housing development at Farnham and neighbouring authorities and the existing demand especially at peak times, the levels of usage are likely to require additional provision of indoor sports facilities in the Plan period.

## **Policy FNP28**

### **Indoor Sports Facilities**

Buildings which provide indoor sports facilities, including community halls and schools, will be retained and, where appropriate, enhanced to provide a high playing standard.

New development should contribute to increased indoor sports facilities.

Schools are encouraged to allow community access to supplement existing sporting facilities.

### **Health Facilities**

- 5.285 There are several GP practices and a range of therapies available in the town. Farnham Hospital provides a range of services and Frimley Park and the Royal Surrey Hospitals provide emergency cover in close and moderate proximities. With suitable developer contributions towards improvements, the capacity of GP and hospital services is not considered to be a constraint to the level of residential development proposed in the Neighbourhood Plan Review.

### **Locally Important Cultural Facilities**

- 5.286 The NPPF states that planning policies should ensure that local strategies to promote health, social and cultural wellbeing are supported. The NPPF also states that planning policies should aim to achieve healthy, inclusive and safe places and plan positively for facilities that support this and guard against their unnecessary loss.

- 5.287 Farnham has a wealth of talent, which must be encouraged and supported. There are choirs, which have achieved national fame as well as theatre groups, operatic societies and dance groups for all ages. There are art exhibitions throughout the town. There are several outreach projects, to include more of the community in the cultural activity of the town.

- 5.288 Within Farnham there is a range of locally important cultural attractions, including theatre, museums and arts facilities. In addition, Farnham has a number of community or village halls



which are used for community activities throughout the year and host history groups, talks by local experts, meetings and amateur dramatic presentations.

### **Within the Town Centre**

- 5.289 The Farnham Maltings offers a diverse programme of activities including theatre, cinema, craft, music and comedy and is renowned throughout South-East England, whilst also operating as a community centre.
- 5.290 Farnham Castle is the jewel in the crown of Farnham attractions. It dates back to the 12th century and the Norman keep is open to the public daily, from February to December. There is also a small exhibition, which describes the history of the Castle. Guided visits around the castle, itself, are available on Wednesdays.
- 5.291 St. Andrew's Church in the town centre is not only a Grade II listed building, which dates back to the Middle Ages but also has some very modern meeting-rooms, designed by the architect, Ptolemy Dean. The modern structures and removal of the old pews has enabled the church to host concerts, art exhibitions and dramatic works. The grave of William Cobbett is in the churchyard.
- 5.292 The library offers more than just books and computers. It has workshops and activities for children throughout the year. The library gardens have hosted charity fairs and fund-raising concerts.
- 5.293 The Museum of Farnham is located on West Street. It is situated in an elegant Grade I listed Georgian townhouse. It has a walled garden and garden room, which is used for talks and exhibitions.

### **Outside the Town Centre**

- 5.294 The Crafts Study Centre is attached to the University for the Creative Arts. It is a specialist museum and research centre open to the public. The collection includes calligraphy, ceramics, textiles and furniture. Nearby is the James Hockey Gallery, a public exhibition space, which presents work of lasting educational importance.
- 5.295 The New Ashgate Gallery, in the Waggon Yard car-park is run by a charitable trust, which seeks to support local artists in all media.
- 5.296 The Memorial Hall, just outside the town centre, has been a well-used venue for concerts and drama. There are several similar halls throughout the town, which are used for amateur dramatics. Some of these are connected to local churches.
- 5.297 The pottery at Wrecclesham is one of the best preserved examples of a Victorian pottery in England. The pottery is currently undergoing extensive renovation, which will provide not only space for ceramic based organisations but also public access space for meetings and exhibitions. The unique buildings are being sympathetically restored and already provide a centre for excellence in ceramics and other crafts and continue the long history of pottery making on site. These creative activities are complemented by a growing number of small businesses in the range of refurbished outbuildings and there are plans for a gallery to showcase local artists.
- 5.298 Community or village halls in Rowledge, Wrecclesham, Weybourne, Badshot Lea, Hale, North West Farnham, the Bourne, Firgrove and Moor Park are used for community activities throughout the year and are an important cultural resource for the distinct areas of Farnham.

To maintain the social fabric of Farnham, the range of existing well used facilities needs to be maintained and enhanced. The need is accentuated as the amount of additional development in the town increases.

5.299 There may be pressure to convert existing community buildings to other uses such as residential development during the Plan period. Whilst it is possible to change the use of a community hall to a shop (A1), financial and professional services (A2), restaurant/ cafe (A3) and office (B1) uses for a single period of up to two years, the Neighbourhood Plan is about the longer term. The Neighbourhood Plan will resist the loss of such facilities which contribute significantly to the social fabric of Farnham.

### **Policy FNP29**

#### **Protection of Cultural Facilities and Community Buildings**

Buildings which provide cultural attractions or facilities including community halls will be retained and, where appropriate, enhanced.

#### **Monitoring indicators**

Number of cultural attractions or facilities including community halls within the Neighbourhood Plan area in 2016.

#### **Targets**

No loss of cultural attractions or facilities including community halls within the Neighbourhood Plan area during the Plan period.

## **Infrastructure**

### **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
- To increase school places at all levels
- To ensure sufficient sewage treatment capacity is available to serve new development

### **Infrastructure Provision**

5.300 In the context of the Neighbourhood Plan, infrastructure comprises the physical (e.g. roads, footways, cycleways, sewers); social (e.g. schools; GPs) and green (e.g. natural and semi natural greenspace and sports pitches) infrastructure necessary to support development.

5.301 Other sections of the Neighbourhood Plan Review have stated the need to:

- retain existing green infrastructure and provide new open space in association with development;
- ensure the provision of Suitable Alternative Natural Greenspace in relation to housing proposals;

- retain existing cultural facilities, including community halls;
- retain and enhance the shopping facilities in the town and neighbourhood centres; and
- increase the provision of indoor sports facilities.

5.302 The remainder of this section considers future provision of roads and transport; schools; sewage capacity and water.

### **Roads and Transport**

5.303 The NPPF is clear that transport proposals need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

5.304 There is high car ownership in Farnham and heavy volumes of traffic on major routes and passing through Farnham town centre which cause congestion at peak times. The historic town centre suffers from congestion and HGVs. The national air quality objectives for Nitrogen Dioxide are being exceeded either side of the A325 through the town centre mainly due to traffic congestion. There is a rail link to London Waterloo and a limited bus service throughout the town. Whilst there is a good rural cycle network there are few cycle lanes within the town. There is an extensive network of Public Rights of Way across Farnham and long distance footpaths – St. Swithun's Way, Blackwater Valley Footpath and the North Downs Way – run through the Plan area.

5.305 Development brought forward through the Neighbourhood Plan will have an impact on the transport situation of Farnham. Further, there are proposals adjacent to the town which are likely to have a traffic impact on local roads such as 4,000 dwellings at Whitehill Bordon Ecotown in East Hampshire (via A325), approximately 900 dwellings at Queen Elizabeth Barracks, Church Crookham in Hart (via A287) and about 4,250 dwellings at Aldershot Urban Extension to the north (via A325 or A331 Blackwater Valley Relief Road). With existing peak hour congestion, it is important that future proposals do not exacerbate this situation. This Neighbourhood Plan seeks to manage transport through controlling the amount and location of development, promoting alternative modes of travel and Surrey County Council has been consulted on bringing forward appropriate transport proposals.

5.306 Residential development proposals will be expected to demonstrate that suitable sustainable transport connections from the site by safe, convenient and direct footpaths, cycle routes and public transport are available or will be provided to the town centre and the nearest Neighbourhood Centre; primary school; secondary school and public open space.

5.307 All new development will be expected to provide safe vehicular and pedestrian access into the site and promote pedestrian safety beyond the development. In accordance with the NPPF, planning policies should protect and enhance public rights of way.

5.308 Travel planning can play an important role in promoting sustainable transport alternatives. Surrey County Council has published good practice guidance on the thresholds for and preparation of Travel Plans and these should be followed in the Neighbourhood Plan area.

5.309 Where adequate transport infrastructure is not available to serve the development, the development should provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements and traffic management measures which promote pedestrian safety such as safer routes to school.



5.310 Proposals which would add significantly to traffic congestion in Farnham will make traffic conditions and air pollution worse and would therefore be unacceptable. Road traffic is the main contributor to poor air quality in the town centre which is designated an Air Quality Management Area. Future development should avoid adverse impact on air quality in this area where there is a need to improve air quality. Impacts from development changes which are outside the Plan area, but which will affect Farnham's infrastructure, will be appraised and identified with the relevant infrastructure provider for mitigation requirements.

5.311 The Neighbourhood Plan needs to test that the impact of new proposals can be accommodated within the highway network and to ensure that more sustainable travel options are introduced as a result of new proposals.

### **Policy FNP30**

#### **Transport impact of development**

Proposals will be permitted where they meet the following criteria:

- a) Safely located vehicular and pedestrian access where adequate visibility exists or could be created;
- b) Larger scale development proposals are accompanied by a Travel Plan
- c) Residential development proposals ensure that sustainable transport links, including walking and cycling links are provided to the principal facilities including the town centre and the nearest neighbourhood centre; the nearest bus stop; primary school; secondary school and public open space;
- d) Employment and other non-residential development proposals located outside the town centre ensure that sustainable transport links are provided to surrounding residential areas; the nearest bus stop and the town centre and the nearest neighbourhood centre;
- e) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements;
- f) Development proposals would not significantly add to traffic congestion in the town;
- g) Development proposals would not add inappropriate traffic on rural lanes and would not require highway works or footpaths which would result in unsympathetic change to the character of a rural lane;
- h) 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. Permission will be refused where unacceptable impacts cannot be overcome by mitigation.
- i) Development proposals would maintain or enhance the existing local footpath and cycle network and where possible extend the network through the site and connect the development to them.

#### **Monitoring indicators**

Traffic accident frequency and severity within the Neighbourhood Plan area.

Air Quality

#### **Targets**

No increase in the number of injury accidents reported in the Neighbourhood Plan area.

Improvement in NO<sub>2</sub> levels within the Town Centre Air Quality Management Area

## **Education and Health**

- 5.312 Farnham has several good schools, which are over-subscribed and there is a thriving sixth form college and the University for the Creative Arts.
- 5.313 The popularity of local schools puts pressure on school places for the current and predicted populations.
- 5.314 Surrey County Council expected to be able to meet demand through increasing school places on existing sites although the capacity to expand appears limited and this needs to be tested and shown to be deliverable specifically in relation to Farnham's potential housing growth.
- 5.315 NHS North East Hampshire And Farnham Clinical Commissioning Group anticipate meeting the need for further capacity for locally provided Primary Care (GPs) and Community Care through developer contributions.

## **Water and Sewerage infrastructure**

- 5.316 Thames Water's five-year plan 2015 – 2020 does not contain any proposals to improve the capacity of sewage treatment works at Farnham. There is concern about whether the works will be able to accommodate the development options included in the Neighbourhood Plan Review and this aspect will be pursued through the Neighbourhood Plan consultation.. They have also stated that they intend to carry out odour improvement works at Farnham Sewage Treatment Works in the current business plan period 2015 – 2020.
- 5.317 Thames Water have indicated that additional wastewater network infrastructure reinforcement may be required in respect of some individual developments to ensure that there are no adverse environmental impacts or increased risks of sewer flooding and this is set out in the Neighbourhood Plan site allocation policies.
- 5.318 In accordance with Planning Policy Guidance, when there is a capacity constraint and improvements in off-site infrastructure are not programmed, planning permission will only be granted where appropriate infrastructure improvements will be completed prior to occupation of the development.
- 5.319 Farnham, being in the south east of England, is classified as being in an area of severe water stress. Water is supplied by South East Water. The Water Resources Management Plan (WRMP) sets out how South East Water intends to maintain the balance between increasing demand for water and available supplies over the next 25 years up to 2040. The plan takes into account planned housing growth as well as the potential impact of climate change. The area of Farnham lies within South East Water's resource zone 5. The WRMP indicates that, with planned reductions in demand from the customer metering programme and enhanced water efficiency, for the plan period this resource zone will remain in surplus for average demands. However, for peak demands a deficit is forecast from 2020 onwards, at which time additional schemes are scheduled to be delivered which will satisfy demand. Farnham's water zone is considered to be highly vulnerable to climate change and there are future proposals to transfer water into the zone from the south by 2040. Future development is likely to create increased pressure on water resources in Farnham and in neighbouring areas and there is a need to ensure that there will be sufficient capacity to serve the need. The Water Act enables South East Water to charge developers for a contribution towards any reinforcement and new mains required as a result of new development to ensure they maintain levels of service for both new and existing customers.

5.320 The Council will seek to ensure that there is adequate water supply; surface water; sewerage network and sewage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to amenity impacts for existing users. In some circumstances this may make it necessary for developers to carry out appropriate appraisals to ascertain whether the proposed development will lead to overloading of existing network infrastructure. Where there is a capacity constraint the Council will require the developer to provide a detailed water and/ or drainage strategy informing what infrastructure is required, where, when and how it will be delivered.

### **Policy FNP3 I**

#### **Water and Sewerage infrastructure Capacity**

Planning permission will be granted for developments which increase the demand for off-site water and wastewater infrastructure where sufficient capacity already exists or extra capacity can be provided in time to serve the development which will ensure that the environment and the amenity of local residents are not adversely affected.

#### **Infrastructure Contributions**

- 5.321 The development of sustainable communities requires the provision of a wide range of local facilities and services.
- 5.322 The Waverley Community Infrastructure Levy (CIL) charging schedule was adopted on 31 October 2018. The charging schedule will come into effect on 1 March 2019. Most development will be expected to contribute towards infrastructure through the CIL. The levy is intended to help pay for the infrastructure required to support new development and it should not be used to remedy pre-existing deficiencies unless the new development makes the deficiency more severe.
- 5.323 Most buildings that people normally use will be liable to pay the levy, once introduced, and all but the smallest building projects will be expected to make a contribution towards additional infrastructure that is needed as a result of their development, subject to an appropriate assessment of viability. Waverley Borough Council as the charging authority set the levy and will decide on what infrastructure the funding is spent, taking into account the clear local infrastructure priorities set out in the Neighbourhood Plan. The Community Infrastructure Levy should normally be spent on infrastructure needs in the locality of the scheme that generated it.
- 5.324 The Planning Act 2008 provides a wide definition of the infrastructure which can be funded by the levy including transport, schools, play areas, parks and green spaces, cultural and sports facilities and health and social care facilities. This gives local communities flexibility to choose what infrastructure they need to deliver their development plan.
- 5.325 The Neighbourhood Plan has identified infrastructure requirements needed to support new development. These are:
- 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

- Farnham Park; Tongham Road, Runfold and Runfold South Quarry Suitable Alternative Natural Greenspace (SANG)
- Conservation Area enhancement measures set out in the Town Centre Conservation Area Management Plan
- Restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas
- An additional area for allotments of some 0.5 hectares
- Increased school places and capacity for locally provided Primary Care (GPs) and Community Care
- Additional areas of sports pitches at Runfold and at Weydon Lane (Brambleton Park),
- Increased indoor sports facilities

5.326 The Town Council would wish to see the above projects included in the Borough Council's CIL Infrastructure Development Plan and the timely release of funding to implement these local priorities. Other public and private sources of funding may be available to contribute to the local priorities listed.

### **Policy FNP32**

#### **Securing infrastructure**

Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan, which should be provided in a timely manner, or through developer contributions subject to an appropriate assessment of viability.

#### **Monitoring indicators**

Infrastructure delivered through developer contributions, including S106 contributions and Community infrastructure Levy.

#### **Target**

All infrastructure identified in the Neighbourhood Plan and within Waverley Borough Council CIL Schedule within the Farnham area, to be delivered by the end of the Plan period.

## **SECTION 6: MONITORING AND REVIEW**

- 6.01 Effective monitoring is an essential component in achieving sustainable development and sustainable communities. Monitoring provides crucial information to establish what is happening now and whether policies are working.
- 6.02 The adopted Neighbourhood Plan, 2017 sets out the long-term spatial vision for Farnham with agreed objectives and policies to deliver the vision in the period up to 2032. This early partial review has been necessary following the adoption of the Waverley Local Plan Part 1: Strategic Policies and Sites, 2018 which contained an increased housing requirement for Farnham.
- 6.03 Where relevant, targets are set in the Plan against which the delivery of the policy will be measured. Monitoring will evaluate the progress being made towards delivering the spatial vision and assess the extent to which the policies are being implemented.
- 6.04 Where monitoring shows that progress towards targets is unsatisfactory the Town Council will review the situation and, where necessary, take remedial action. This may include proactive measures to bring forward sites for development or action to secure the timely provision of infrastructure. If necessary the Neighbourhood Plan Review will be formally reviewed.

## APPENDIX I

### Acknowledgement of community groups, local societies and schools in Farnham

|  |   |
|--|---|
| Aldershot, Farnham and Fleet Camera Club   | Homepark House Residents' Association                                   |
| Badshot Lea Community Association  | Lancaster Avenue Residents' Association                                 |
| Badshot Lea Infants School   | Long Garden Walk Residents' Association                                 |
| Barncroft Management Company   | Moor Park Residents' Association  |
| Bishops Meadow Trust   | North West Farnham Residents' Association                               |
| Bourne Conservation Group  | Old Church Lane Residents' Association                                  |
| Bourne Residents' Association  | Park View Residents' Association  |
| Castle Street Residents' Association   | Potters Gate Primary School   |
| Cedarways Residents' Association   | Residents' Association of Sandy Hill                                    |
| Chantry's Community Association  | Rowledge Primary School   |
| Crooksbury Road Residents' Association   | Rowledge Residents' Association   |
| Dippenhall, Runwick and Doras Green Residents' Association                             | Runfold Action Group  |
| Douglas Grove Residents' Association   | School Lane Residents' Association                                      |
| Farnham Buildings Preservation Trust   | Searle Road Residents' Association                                      |
| Farnham Chamber of Commerce  | South Farnham Infants School  |
| Farnham Conservation Area Management Group   | South Farnham Junior School   |
| Farnham Sports Council Farnham Visitors Forum  | South Farnham Residents' Association St. Andrew's School                |
| Firgrove Court Residents' Association  | St. George's Church, Badshot Lea St. John's Road Residents' Association |
| Frensham Vale Action Group   | St. Peter's School  |
| Friends of Farnham Park  | Surrey Wildlife Trust   |
| Gong Hill Residents' Association   | The Farnham Society   |
| Gorselands Residents' Group  | Tilford Road Residents' Association                                     |
| Great Austins Preservation Trust   | Trafalgar Court Residents' Association                                  |
| Guildford Road / Forge Close Residents' Association Hale Corner Residents' Association | University for the Creative Arts Waverley Cycle Forum                   |
| Hale Institute Highfield Close Residents' Association                                  | Weybourne Residents' Association  |
| High Park Road Residents' Association  | Weydon School   |
|  | Wrecclesham Village Society   |