



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 18th December, 2025 at 6.00 pm

Place

Council Chamber - Farnham Town Hall.

To ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **FARNHAM TOWN COUNCIL** on **Thursday 18th December, 2025, at 6.00 pm** in the Council Chamber - Farnham Town Hall. The Agenda for the meeting is attached.

Yours sincerely

Iain Lynch
Town Clerk

Members' Apologies

Members are requested to submit their apologies and any Declarations of Interest on the relevant form attached to this agenda to customer.services@farnham.gov.uk by 5pm on the day before the meeting.

Recording of Council Meetings

This meeting is digitally recorded and retained until the minutes are signed.

Questions by the Public

At the discretion of the Town Mayor, those members of the public, **residing or working** within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

Members of the Public are welcome and have a right to attend this Meeting. Please note that there is a maximum capacity of 30 in the public gallery.



FARNHAM TOWN COUNCIL

Disclosure of Interests Form

Notification by a Member of a disclosable pecuniary interest in a matter under consideration at a meeting (Localism Act 2011).

Please use the form below to state in which Agenda Items you have an interest.

If you have a disclosable pecuniary or other interest in an item, please indicate whether you wish to speak (refer to Farnham Town Council's Code of Conduct for details)

As required by the Localism Act 2011, I hereby declare, that I have a disclosable pecuniary or personal interest in the following matter(s).

FULL COUNCIL: 18 December 2025

Name of Councillor

Agenda Item No	Nature of interest (please tick/state as appropriate)		Type of interest (disclosable pecuniary or Other) and reason
	I am a Waverley Borough Councillor/Surrey County Councillor*	Other	

* Delete as appropriate



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 18th December, 2025 at 6.00 pm

Place

Council Chamber - Farnham Town Hall, South Street, Farnham

Prayers

Prior to the meeting prayers will be said in the Council Chamber by Pastor Michael Hall of the Wey Church, Farnham. Councillors and members of the public are welcome to attend.

1 Apologies

To receive apologies for absence.

2 Disclosures of Interest

To receive from members, in respect of any items included on the agenda for this meeting, disclosure of any disclosable pecuniary or other interests, or of any gifts and hospitality, in line with the Town Council's Code of Conduct.

NOTES:

- (i) *The following councillors have made a general non-pecuniary interest declaration in relation to being councillors of Waverley Borough Council: Cllrs David Beaman, Alan Earwaker, Tony Fairclough, George Hesse, Andrew Laughton, Mark Merryweather, Kika Mirylees, George Murray, John Ward and Graham White.*
- (iii) *The following councillor has made a general non-pecuniary interest declaration in relation to being a councillor of Surrey County Council: Cllr Michaela Martin;*
- (iv) *Members are requested to make any declarations of interest, on the form attached, to be returned to customer.services@farnham.gov.uk by 5pm on the day before the meeting.*

Members are reminded that if they declare a pecuniary interest they must leave before any debate starts unless dispensation has been obtained.

3 Minutes

(Pages 5 - 14)

To sign as a correct record the minutes of the Farnham Town Council meeting held on 30th October at Appendix A.

4 Questions and Statements by the Public

In accordance with Standing Order 10.1, the Town Mayor will invite members of the public present to ask questions or make statements.

At the discretion of the Town Mayor, those members of the public, **residing or working** within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

5 Town Mayor's Announcements

To receive the Town Mayor's announcements.

6 Questions by Members

To consider any questions from councillors in accordance with Standing Order 9.

Part 1 - Items for Decisions

7 Working Group Notes (Pages 15 - 46)

1 To receive the notes and any recommendations of the following Working Groups:

i) Environment held on 27th November 2025

Appendix B

ii) Strategy and Resources held on 11th December 2025

Appendix C

2 To receive any relevant verbal updates from the Culture and Business and Community & Wellbeing Working Group.

8 Budget 2026-27 (Pages 47 - 68)

To receive the Budget report and agree the Budget for 2026-27 at **Appendix D**.

9 Planning and Licensing Applications (Pages 69 - 94)

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 10th and 24th November and 7th December at **Appendices E, F, and G**.

Part 2 - Items to Note

10 Actions taken under the Scheme of Delegation

To receive details of any actions taken under the scheme of delegation not already reported.

11 Reports from Other Councils

To receive from Councillors any updates on matters affecting Farnham from Waverley Borough Council and Surrey County Council.

12 Reports from Outside Bodies

To receive from Members any verbal reports on Outside Bodies where they represent Farnham Town Council.

13 Date of Next Meeting

To agree the date of the next meeting as 29 January 2026 at 6pm.

14 Exclusion of the Press and Public

TO PASS A RESOLUTION to exclude members of the public and press from the meeting at Part 3 of the agenda (if required) in view of any confidential items under discussion. These will usually relate to exempt staffing matters or contractual matters which may be commercially sensitive.

Item 3 - Confidential Items

15 Any confidential matters (if required) arising from discussions of the Working Group notes.

Council Membership:

Alan Earwaker, David Beaman, Mat Brown, Sally Dickson, Tony Fairclough, George Hesse, Chris Jackman, Andrew Laughton, Michaela Martin, Brodie Mauluka, Mark Merryweather, Kika Mirylees, George Murray (Mayor), John Ward, Graham White (Deputy Mayor) and Tim Woodhouse



FARNHAM TOWN COUNCIL

A

Minutes Council

Time and date

6.00 pm on Thursday 30th October, 2025
and adjourned meeting which was held on 6th November 2025

Place

Council Chamber - Farnham Town Hall

Councillors

Councillor Alan Earwaker
Councillor David Beaman
Councillor Mat Brown
Councillor Sally Dickson
Councillor Tony Fairclough
Councillor George Hesse
Councillor Chris Jackman
Councillor Andrew Laughton
Councillor Michaela Martin
Councillor Mark Merryweather
Councillor Kika Mirylees
Councillor George Murray (Mayor)
Councillor John Ward
Councillor Graham White (Deputy Mayor)
Councillor Tim Woodhouse

Apologies for absence

Brodie Mauluka

Officers Present:

Iain Lynch (Town Clerk), Lucy Dorkins (Business & Facilities Manager)

There were two members of the public and one member of the press in attendance.

Prior to the meeting, prayers were led by Revd Jane Walker of the Benefice of Frensham. There was also a presentation to the Mayor by Cllr Earwaker of a painting by Susie Lidstone entitled 'Sails of Gold'.

The Mayor thanked Cllr Earwaker on behalf of the Council for his generous gift.

C53/25 **Apologies**

Apologies were received from Cllr Mauluka for both meetings, and Cllr Merryweather for the adjourned meeting

C54/25 **Disclosures of Interest**

There were disclosures of Interest by:

- 1) Cllrs Fairclough, Mirylees and Merryweather for discussion on Asset Transfers in view of their roles on the Waverley Executive;
- 2) Cllr Ward for discussion on the Farnham Building Preservation Trust as his wife is a Trustee; and
- 3) The Town Clerk for discussion on the Farnham Building Preservation Trust as he is a Trustee of that organisation, and also in relation to the HR Panel report.

C55/25 **Minutes**

The Minutes of the meetings held on 31st July and 18th September were agreed as a correct record subject to the addition of Cllr Dickson to the list of apologies, and the removal of Cllr Mirylees in the list of councillors present under Minute C38/25.

C56/25 **Questions and Statements by the Public**

Ionela Emmett made a statement about the state of Farnham having been a resident for four years and concerned that things had been going down hill over the past year. She drew attention to a number of issues including:

- the lack of planning relating to roadworks with closures across the town as well as the town centre works causing significant disruption for people. She felt Surrey Highways should stage the works better and inform people;
- the impact of the current works affecting the historic core of the town. She did not think the design made sense and the materials used were not right, replacing historic materials with concrete, and she was concerned about the inconsistencies in the new footways.
- Poor lighting in car parks which meant they were not safe as well as poor maintenance with potholes that were not repaired. She was also concerned about the cost of using automated payments with Ringo being charged at 20p per each hour booked on top of the car parking charge. There were alternatives that were better value. Ionela felt the free car park at Brightwells should be reinstated to bring footfall back to the town.

In response, the Mayor thanked Ms Emmett for coming and raising her concerns which were primarily the responsibility of Surrey County Council or Waverley Borough Council but there were councillors present who were representatives on those councils and could take the matters forward. The Mayor understood the road works had been disruptive and painful and the matters raised had been discussed several times. The Leader advised that there was a Farnham Infrastructure Programme taking place the next day and relevant matters would be raised by Cllr Hesse, the Town Council's representative. He also encouraged Ms Emmett to email any additional questions or comments and he would respond further.

C57/25 **Town Mayor's Announcements**

The Mayor thanked everyone for their support and kind wishes after the Mayoress broke her elbow which was now on the mend. He also thanked those who had attended his Quiz and karaoke night raising much needed funds for his Mayoral Charity.

The Mayor reported on a number of excellent events during Farnham Craft month including the opening at Frensham Heights School, and the Surrey Artist of the Year awards at the New Ashgate Gallery.

The Mayor had attended the South and South East in Bloom awards where Farnham came away with a clutch of gold awards and had been delighted to host the unveiling of Lt Col John Luard, founding chairman of the UCA on the Notable Names of Farnham wall.

In Rowledge, the Mayor had dug a hole in the ground for the new Rowledge Village Hall alongside civic dignitaries from other councils who were supporting the project which would be a lasting legacy for the village.

C58/25 **Questions by Members**

There were no Questions by Members.

C59/25 **Working Group Notes**

1) **Culture & Business**

Cllr Mirylees introduced the notes of the meeting held on 8th October. She reported that the Craft Month events had been going well and that the Lantern Festival was taking place on the 31st October with more kits distributed than in 2024.

The Craft Town Artist in Residence Scheme had attracted 18 applicants to date. Cllr Mirylees advised that she and the Town Clerk had attended the presentation of the Craft City status to the Birmingham Jewellery Quarter, meeting the new President and team of the World Crafts Council who were interested in building on the connections with Farnham.

She reported that discussions with partners had been positive about the Museum becoming a Craft Museum – the first in the UK, once the renovations had been completed. She had also had some initial discussions with the National Trust to see if there was an opportunity for collaboration over the Museum. Cllr Merryweather said it was good that Waverley had stepped up to its responsibilities in regard to Willmer House and he drew attention to future uncertainty with local Government Reorganisation. Residents will have to appreciate and support such buildings in future as the new Unitary authority may not.

Cllr Mirylees advised that the BID had agreed to contribute to the Christmas Lights scheme, which was good news as it allowed some additional features to be implemented.

2) **Strategy & Resources**

Cllr White introduced the report of Strategy & Resources Working Group that had taken place on 19th October at Appendix D.

- i) The Working Group reviewed the financial position to 30 September 2025, including the Trial Balance, Income & Expenditure, Investments and Debtors. Overall performance was on target with minor variances to be managed through virements. Anticipated financial

pressures were noted in relation to Community Asset Transfers and Local Government Reorganisation.

It was RESOLVED *nem con* that the Finance Report, including the Trial Balance and Income & Expenditure Report to 30 September 2025 and the proposed mid-year virements be endorsed as part of sound financial management.

- ii) The Working Group received the External Auditor's unqualified report confirming compliance with Proper Practices. Two minor administrative matters were identified relating to a minute reference and the timing of councillor reviews of bank reconciliations, the latter already having been addressed.

It was RESOLVED *nem con* that the completion of the External Audit for 2024/25 with an unqualified opinion be welcomed, noting the auditor's comments regarding the incorrect minute reference and the timing of councillor reviews of bank reconciliations.

- iii) The Working Group considered a proposal to transfer governance software from Modern.Gov to Decisions GovMeetings by Cloudy IT, including training for councillors and staff, with implementation planned before the February 2026 renewal.

It was RESOLVED *nem con* that the change of governance software from Modern.Gov to Decisions GovMeetings by Cloudy IT be approved.

- iv) A presentation was received on the Abavus CRM system. Due diligence had been undertaken, including discussions with other councils. Costs could be met from savings arising from the governance software change, and implementation would be phased. Cllr Woodhouse advise that due diligence on the technology should also be clarified. Cllr Brown agreed with the idea of an organic implementation with engagement with staff before implementation.

It was RESOLVED *nem con* that the Abavus CRM system be purchased and implemented on a phased basis over the next year subject to due diligence being completed.

- v) Council noted the Working Group had reviewed the final design proposals for the Gostrey Amenity Building, with the intention to deliver a high-quality building reflecting Farnham as a World Craft Town without being too costly. Design features, tender arrangements and the decision not to pursue a borehole were agreed.

It was RESOLVED *nem con*, with Cllr Hesse and Jackman abstaining, that:

- (1) the updated Gostrey Amenity Building design proposals be approved for tender;**
- (2) the proposed design elements celebrating Farnham's arts, crafts and literary heritage be endorsed; and**
- (3) the Town Clerk be authorised to liaise with Plan A on final clarifications prior to tender.**

Cllr Merryweather left the room for the next item.

- vi) An update was received on progress with Expressions of Interest and Business Plans for the Community Asset Transfers submitted to Waverley Borough Council. Priority assets were identified, and the need for continued negotiation and due diligence was noted, including the potential for parallel purchase discussions for some assets such as Montrose House or Waggon Yard garages. Council noted the requirement for a duty of care by both the transferring and receiving organisation to ensure best value (economic, social and environmental) was considered. Council noted that many of the assets had been gifted to Farnham or had been transferred to WBC as the successor authority to the Urban District Council.

It was **RESOLVED** *nem con* that:

- (1) progress on **Community Asset Transfers** be noted and the **Town Clerk** continue discussions with **Waverley Borough Council** on outstanding **EOIs** and **Business Plans**;
- (2) the proposed priority list of community assets be endorsed; and
- (3) the **Town Clerk** be authorised to enter into negotiations for the purchase of relevant assets in parallel with the **CAT** process.

vii) Concerns were noted regarding a specific item of playground equipment that had been installed in Gostrey Meadow and discussions were ongoing with the supplier. The accessibility of the standing seesaw was also discussed, and it was agreed that an accessible seesaw should be installed during phase 2 of the project.

It was RESOLVED *nem con* that an accessible seesaw be installed as part of phase 2 of the playground project.

The Town Clerk and Cllr Ward left the room for discussion of the next item.

viii) Council was advised that the Strategy & Resources Working Group received a presentation from the Farnham Building Preservation Trust regarding its future and potential disbursement of funds. Options were discussed, and it was agreed to recommend that the Town Council consider taking on trusteeship on the same lines as the Farnham South Street Trust, subject to further discussion.

It was RESOLVED *nem con* that **Farnham Town Council** consider taking on the trusteeship of the **Farnham Building Preservation Trust**, subject to further discussions with the current trustees.

ix) An update was received on Surrey's Local Government Reorganisation and the pilot Neighbourhood Area Committees (NAC). Preparatory work was ongoing, with the first meeting scheduled for 3 November 2025. Members expressed further concern about who was driving the project given Surrey would not exist after the new unitary was created. There was a view that observers should be allowed to attend the meeting for transparency as there had been a reluctance to take on local input into the shape of the NACs

x) In terms of the Farnham Infrastructure Programme, there was significant concern expressed by Council regarding the design and adoptability of new 'raingardens' which were not fit-for-purpose. Furthermore the impact of electrical cabinets in West Street was a blight in the Conservation Area. Cllr Hesse advised he had contacted the Leader of Surrey County Council and he was fully understanding of the situation. Council discussed the concerns of businesses who were worried about the next phase with the closure of the Borough and Royal Deer junction.

Cllr Fairclough proposed, seconded by Cllr Marryweather, that SCC should be requested to suspend all works in the town centre for at least 12 months and give businesses time to recover. In the ensuing debate, councillors felt a delay would see the end of the project as the teams that had been booked would be dispersed. Cllr Martin said that she had spoken to fellow businesses in Downing Street and they wanted the project to move to its conclusion and were more concerned about the Waverley Car Park charges.

Cllr Marryweather said the discussion was very important since residents and businesses have been affected by the unintended consequences of the project and the current economic context with rents, labour rates and taxes all increasing. A break would allow consideration of whether the desired objectives of the scheme were being delivered.

Cllr Beaman reminded Council that the Farnham Infrastructure Programme objectives had been supported by all three Councils and at no time had there been a suggestion of suspending the scheme. Cllr Jackman advised that he had previously proposed freezing parking charges but this had not been supported by Council.

Further debate took place on the public's views and businesses' views on the FIP and car parking charges and overwhelmingly councillors were not in favour of suspending the scheme. This was a once in a lifetime opportunity to transform the town and whilst the disruption was painful towns did need to remodel themselves. It was noted that some of the debate appeared to be political but it was important to put people before party and continue with the desired improvements.

Cllr Fairclough responded to the debate by saying it was important to review big projects and he was not a fan of continuing at all costs but having had a detailed discussion he was withdrawing his motion.

Cllr Brown raised again the issue of safety in the car parks which were poorly lit and in a poor state of repair as the public questioner had identified.

- xi) Funding requirements were discussed for the completion of footpath and lighting works at Borelli Walk.

It was RESOLVED *nem con* that up to £20,000 be allocated from the Farnham Infrastructure Programme earmarked reserve to enable completion of the footpath and lighting works on Borelli Walk.

- xii) Cllr Jackman suggested Council discuss a further motion to review the car park charges as soon as possible, with a £1 an hour charge and an urgent survey of the car park facilities.

In view of the lateness of the hour Cllr Ward proposed, seconded by the Mayor, and **agreed *nem con*** that the meeting be adjourned to 6pm on Thursday 6th November.

Meeting adjourned at 9.50pm

C60/25 **Continuation of adjourned meeting on 6th November**

Council reconvened at 6pm on 5th November with apologies from Cllr Mauluka and Cllr Merryweather, and apologies for lateness from Cllr Fairclough.

- I The Mayor introduced the meeting by advising that the earlier meeting had ended with some high emotions but a fresh start with the remainder of the items from the Strategy & Resources Working Group allowed new discussion on Cllr Jackman's proposal.
- i) In between the meetings there had been a meeting with businesses attended by Cllr Follows (WBC), Cllr Oliver (SCC), Cllr Hesse FTC, Cllr Martin as a local business, Greg Stafford MP and Mr David Quick and a further meeting which involved the BID. Surrey County Council was proposing to suspend on street parking in the run up to Christmas and WBC was proposing a scheme to support business by making car parking in off-street car parks free in the afternoons during December.

The result of the meeting with the BID and other partners was a revised proposal £1 after 1pm on Mondays to Thursdays from 24th November to 24th December. Figures

on the basis for the costings to be shared between WBC, SCC and Farnham (FTC and the BID) had been promised but had not been received. The Town Clerk advised that the businesses had also suggested that the scheme be extended into the new year for the period when the Borough was closed. Council noted that some support in the busy trading period up to Christmas was good but it would not be a 'silver bullet' to solve all the issues.

Cllr Ward agreed that the review and repair recommendation was a good one and he was happy to second Cllr Jackman's proposal.

Cllr Fairclough arrived at this point.

Cllr Jackman advised that car parks such as Riverside were underused because staff did not feel safe and the problem with evening charges was that staff working all day go into Farnham to go shopping and have to pay to buy a loaf of bread.

Cllr Earwaker proposed that the vote now take place and

It was RESOLVED unanimously that FTC to write to Waverley Borough Council to progress :

- 1) a review of car parking charges with a view to reducing them for the duration of the Town Centre Improvements;**
- 2) an urgent survey of the car parks infrastructure including lighting and potholes on safety grounds.**

As Cllr Fairclough was to speak in his capacity as Portfolio holder for car parking at Waverley Borough Council, **it was Resolved to suspend Standing Orders** to invite him to address Council.

Cllr Fairclough reiterated details of the meeting between Councils and local businesses and the desire to boost footfall from the lunchtime period onwards. As a result the Borough Council was proposing that Waverley Surrey and Farnham provide funding for a one month period to allow for free or reduced car parking costs.

Cllr Fairclough had figures for December but was unwilling to share the costs for January and February in open session advising only that they would be higher than for December.

WBC officers had done a calculation and on the basis that the scheme would be £1 after 1pm for four days a week, the estimated cost would be £49,079 split three ways.

The Town Clerk said that he could not speak on behalf of the BID but the indication was that they would contribute one third of the Farnham element if FTC funded two thirds.

Cllr Fairclough left the room at this point and the suspension of Standing Orders ceased.

Council discussed the proposal not sure if this was affordable for FTC being the smallest authority. It has not received any income from car parking revenues (unlike Waverley and Surrey) but was prepared to contribute with councillors keen to be supporting businesses and promoting the town in the run up to Christmas. It was noted that the proposal was not a 'done deal' and it would still be difficult to get through the Borough Council decision-making channels.

The Town Clerk/Responsible Financial Officer made a formal statement to Council stating that as he had been provided with no data by the Borough Council apart from three numbers on a piece of paper at the meeting, he could not recommend to Council that this

represented value for money or was a good deal. Council would have to act in good faith. One of the numbers provided was an estimate of the income for the £1 charge after 1pm and this was netted of the total cost. Council should agree that if the income was significantly higher than estimated the amount should be rebated to those contributing.

In putting the proposal to the vote, **It was Resolved by 10 votes to 1 (with Cllr Beaman against and Cllr Dickson abstaining) for FTC and the BID to contribute one third of the expected cost up to a maximum of £16,365 for the period 24th November to 24th December subject to the Council receiving a rebate if the income element was higher than estimated.**

Cllr Fairclough returned

- ii) In the Reports of Task Groups, updates were received on infrastructure planning, the Suez Runfold site, the Local Plan, the Farnham Neighbourhood Plan, and conservation matters. It was agreed that data collection should proceed based on the Hart Densification Study.

It was RESOLVED *nem con* that Farnham Town Council proceed with data collection based on the Hart Densification Study including infrastructure, to be funded from earmarked reserves.

- iii) Council noted that the replacement uniform for the Town Crier funded from the unclaimed Honorarium for the Town Crier, would be sourced from Michael's Civic Robes Ltd.

- 2 Cllr Brown gave a verbal update on the Environment Working Group paying tribute to the officers involved in the Farnham In Bloom Awards Ceremony at Squires which had been excellent.

C61/25 **Planning and Licensing Applications**

Cllr Laughton introduced the Notes of the Planning meetings held on 29th September and 13th and 27th October at Appendices E, F and G.

Notable applications included:

- the proposal for extended opening for Papa Johns with the Consultative Group remaining concerned over the negative impact on the amenity of neighbours;
- the request for further nighttime filming at Bourne Woods. FTC had objected on grounds of impact on wildlife and neighbours. Councillors recognised the benefits as an economic generator and wanted to support the application but could not balance the disbenefits by operating in the early hours of the morning;
- amendments to plans for Centrum in East Street with a five year minimum landscaping requirement and a commuted sum to be payable if viability improved;
- concern over the mini mart licensing application in the Borough on grounds of detriment to neighbours' amenity.

It was agreed that the Leader would write to the Forestry Commission to see if there were ways of balancing the needs of the economy and the concerns expressed in relation to filming at Bourne Woods.

C62/25 **Actions taken under the Scheme of Delegation**

The Town Clerk reported he had received a book from the Farnham Society on behalf of the Council. The book was based on the Brightwells exhibition during Heritage

Open Days and captured images of Farnham Shop Fronts taken in 1986 and 2021.

C63/25 Reports from Other Councils

There were no reports from other councils.

C64/25 Reports from Outside Bodies

Cllr Beaman reported on the recent meeting of the Wey Valley Community Rail Partnership and Cllr Ward on the recent meeting of the Farnham Public Art Trust. The latter had discussed the lost art from the Brightwells development which were being reinstated on a more localised area. The Farnham Flame had also been discussed, and it was noted an alternate price for its installation was awaited.

Cllr Laughton was stepping down from the Farnborough Aerodrome Consultative Committee and it was agreed that Cllr Hesse would take his place with Cllr Jackman as a substitute.

C65/25 Date of Next Meeting

The date of the next meeting was confirmed as Thursday 18th December 2025 at 6pm.

C66/25 Exclusion of the Press and Public

On the recommendation of the Mayor, the meeting **RESOLVED *nem con* to move into Exempt session and exclude the Press and the Public in view of the confidential staffing matters that were to be discussed.**

C67/25 Any confidential matters

Cllr Ward introduced the notes of the HR Panel meetings that had taken place on 16th September and 28th October at Exempt Annexes 1a and 1b. Council received an update on the latest staffing changes, proposals to amend the Pensions discretions policy to allow for a salary sacrifice Shared Cost Additional Voluntary Contribution Scheme to be introduced and to consider the Town Clerk's request for Flexible Retirement.

The Town Clerk left the meeting for the discussion on the detailed proposal for his flexible retirement and arrangements for the recruitment of his successor.

Shared Cost AVC

Council considered the detailed arrangements for a Salary Sacrifice Shared Cost AVC scheme which could help with staff retention and pension planning and would have NI/tax benefits for staff (as a salary sacrifice scheme) and NI savings for the employer. There would be a contractual change for any employee joining the scheme as the employer contribution if offset by a salary reduction.

Flexible retirement of the Town Clerk

Council considered the detailed report which had the benefit of advice from Trevor Leggo (Director of the Sussex Association of Local Councils) who had attended the HR Panel. Council noted that there was no longer any obligation on staff to retire but the Town Clerk's request and the proposal set out allowed for business continuity and a smooth transition ahead of the 2027 elections as well as retained knowledge, experience and capacity which was in the best interests of the Council. It was a good time to recruit with people thinking

of their next roles in the context of local government reorganisation. Flexible retirement proposals had to be formally considered by Council with each case considered on its merits but in this case had no pension strain on the Council.

Members' Allowances

The HR Panel had recommended that an updated review of Members' allowance for expenses of office should be requested to encourage diversity and the recruitment of councillors. At present, FTC has not adopted a scheme and a review would be undertaken by the Borough Council Independent Remuneration Panel or the new Unitary authority Remuneration Panel. Council noted the reduction in councillors representing Farnham would lead to an increased workload for councillors being elected from 2027, and so it was prudent to make a request for a review at this stage. Council would consider a further report prior to deciding whether or not to adopt such a scheme once the review had taken place.

It was Resolved *nem con* that the proposals in Exempt Annex 1b be approved.

- 1) A salary sacrifice shared cost AVC scheme be offered to staff and the pension discretions policy be amended accordingly**
- 2) The Town Clerk be approved for flexible retirement at normal pension age from January 2026 under the LGPS discretions policy;**
- 3) The Town Clerk's contracted hours be reduced by 20% (to 30 hours per week – 4 days equivalent) with the current role continuing until a successor is appointed; with any additional hours to be by agreement with the Leader and be reimbursed by TOIL/Paid leave;**
- 4) A six month handover period to take place (30 hours per week) at the Town Clerk salary grade;**
- 5) Following completion of the handover period, prior to the current Town Clerk transitioning to a Special Advisor role at the Deputy Town Clerk Grade at 60% FTE (22.5 hours per week) with any additional hours to be agreed with the new Town Clerk;**
- 6) Employment for the Town Clerk would be treated as continuous but with a new contract issued to reflect the revised role and hours;**
- 7) The costs be met from the existing vacancy in the Team Leader Governance post;**
- 8) The HR Panel be delegated (in conjunction with the Town Clerk) to make any necessary arrangements for the recruitment process for the successor Town Clerk**
- 9) The Waverley Independent Remuneration Panel be asked to meet to review members' allowances and other remuneration of expenses in view of the additional responsibilities and workload FTC councillors will be expected to take on up to and after local government reorganisation.**

The Mayor closed the meeting at 8.54 pm

Chairman

Date

FARNHAM TOWN COUNCIL



B

Notes Environment Working Group

Time and date

27th November 2025, commenced at 4 p.m.

Place

Council Chamber

Environment Working Group Members Present:

Cllr Matt Brown (Lead Member), Cllr Graham White, Cllr Mark Merryweather, Cllr Alan Earwaker, Cllr Tim Woodhouse, Cllr George Murray (ex-Officio) and Cllr David Beaman and Cllr George Hesse.

Officers: Lucy Dorkins (Business and Facilities Manager) and Tessa Lawn (Cemeteries Administrator)

1. Apologies for absence

Councillor Chris Jackman
Iain Lynch (Town Clerk)

2. To receive any declarations of interest

None were declared.

3. Notes of the previous meeting

The minutes of the previous meeting held on the 10th September 2025 were agreed.

4. Allotment Updates

The Members were updated on the current position of the allotment service.

As at 12.11.25 there is a waiting list of 235 applicants for 23 vacant allotment plots.

The breakdown by site is:

Allotment Site	No of Applicants	Vacancies
Alderley Farm	9	2
Farnborough Road	15	6

Morley Road	31	1
Shepherd & Flock	15	1
Six Bells	60	4
West Street	17	5
West Street Ext	5	3
Wrecclesham	35	1
No Preference	48	
Total	235	23
Value		£1215.91

An increase in vacant plots has coincided with the rent renewal period and the issue of 65 notices to improve. Vacant plots will be offered to the waiting list in bulk rather than one at a time.

During the winter months, available plots will be strimmed to ground level prior to the commencement of the tenancy agreement and where required rotavated.

Outstanding rents

	Total Due	Paid	Balance	%
Alderley Farm	£1,779.61	£1,399.11	£380.50	21%
Farnborough Road	£2,234.77	£1,390.02	£844.75	38%
Morley Road	£577.08	£243.86	£332.22	58%
Shepherd & Flock	£742.50	£607.50	£135.00	18%
Six Bells	£4,546.97	£3,604.75	£942.22	21%
West Street	£2,110.28	£1,398.41	£711.87	34%
West Street Ext	£1,672.07	£919.75	£752.32	45%
Wrecclesham	£2,579.84	£1,902.34	£677.50	26%
All Sites	£16,243.12	£11,465.74	£4,776.38	29%
<i>Extracted from RIALTAS 12/11/25</i>				

The Working Group discussed the possibility of giving a discounted rate to the allotment holders who pay their fees in timely manner and charging penalties to the late payers.

The Allotment Liaison Group (ALG) met on 8th October. Two new allotment reps (Six Bells & Alderley Farm) have been recruited and means that each site has a rep.

An allotment newsletter is in production and will be sent to all plot holders.

Parks and Open Spaces

5

The Working Group was updated on all the parks and open spaces in town:

Gostrey Meadow

Union Road/Longbridge Junction Entrance - Surrey County Council (SCC) improvement works at the northwest entrance to Gostrey Meadow, located at the Union Road/Longbridge junction have now been completed.

Amenity Building – Plan A (the architects for the amenity building) and officers from FTC met the Designing Out Crime Officer to get some safety advice before the construction of the amenity building. The Designing Out Crime Officer was impressed with the safety measure already in place in the park and suggested some additional steps/measures – report on the suggestions to follow.

Gostrey Meadow – other: The grassed areas at Gostrey Meadow have now been scarified, spiked, and grass re-seeded. These improvements were carried out by the Outside Workforce, and the renovation work will help ensure that Gostrey Meadow remains a vibrant and welcoming green space for both residents and visitors.

In addition, one of the raised flower beds adjacent to the War Memorial has been removed, at the end of October, and the area has been completely re-turfed. The area is already looking greatly improved, creating a smooth, uniform - green space.

Library Gardens – Improvement works are currently underway in the gardens. Men in Sheds volunteers have now repaired and restored several of the seating areas.

Town Centre – Union Road and Downing Street had their ‘green gardens’ finished and plants have now been planted with a variety of native and pollinator-friendly plants to enhance the gardens’ visual appeal and ecological value. The positioning of the gardens, particularly in Downing Street, is such that cars and vans are driving over the plants.

The Working Group discussed the green gardens in Downing Street. It was agreed that the Lead Member will write to SCC to express concerns that the gardens are not currently fulfilling their intended role of rain gardens.

Recommendations: Not to accept responsibility for taking over the green street gardens from SCC unless they are first made fully fit for purpose, including addressing the ongoing flooding issues on the streets.

Other areas

The Working Group was updated on the works which will be carried out, by the Outside Workforce, during December and January. The works will include extensive hedge-cutting across all Farnham’s green spaces, including the cemetery, allotments, and parks. These improvements will not only enhance the appearance of Farnham’s green spaces, making them more inviting for residents and visitors, but will also support wildlife by maintaining strong, healthy hedgerows that provide essential habitats throughout the year.

The Working Group was updated on the winter flowers and plants as well as on purchase of summer plants. A review of the required number of plants per type of container enabled FTC to reduce the number of plugs from 33,078 in 2025 to approximately 25,000 in 2026.

In addition, a detailed timetable has been prepared for volunteers to begin plug planting. This careful planning will help ensure the summer displays establish well and continue to enhance the town's green spaces throughout the warmer months with a vibrant and sustainable show.

- 6 The decision to enrol Green Lane Cemeteries for a Green Flag was confirmed

Cemeteries Update

The Working Group was updated on the burial figures:

Year to date: 1st April 2024- 1st November 2024

Cemetery	West Street	Badshot Lea	Hale	Green Lane	Totals
Ashes	8	2	0	0	10
Purchased	0	2	0	0	2
Full Burials	9	4	4	3	20
Totals	17	8	4	3	32

Year to date: 1st April 2025 – 1st November 2025

Cemetery	West Street	Badshot Lea	Hale	Green Lane	Totals
Ashes	11	4	2	6	23
Purchased	4	3	0	0	7
Full Burials	6	7	1	4	18
Totals	21	14	3	10	48

The Working Group was informed about the revenue generated since April 2025 and about the increased number of glass vases being left in cemeteries, contrary to the regulations, noting that the Cemeteries and Burials Administrator was actively removing the vases.

The Working Group was informed that Christmas lights had been left in trees in Badshot Lea Cemetery. [These had subsequently been removed and an alternative acceptable scheme implemented].

7. It was noted that the cemetery regulations, particularly at Badshot Lea Cemetery, had not always been followed. The Working Group confirmed the need to review the FTC Cemeteries and Burial Rules and Regulation in 2026.

Farnham in Bloom

The Working Group was updated the 2025 Farnham in Bloom achievements and proposed South and South East in Bloom entries for 2026.

As previously reported, Farnham in Bloom achieved the following results in South & South East in Bloom 2025:

- Town Centre – Gold and Best in Category
- Hale Cemetery – Gold and Best in Category

- Badshot Lea Cemetery – Gold in Champion of Champions
- Gostrey Meadow – Gold
- West Street Cemetery – Gold

The proposed South and South East in Bloom entries for 2026 were:

- Town Centre
- West Street Cemetery
- Badshot Lea Cemetery
- Hale Cemetery

As there would be an extensive building project in Gostrey Meadows the Working Group was recommended not entering the park to South & South East in Bloom in 2026

Recommendation: Gostrey Meadow should not be entered as a separate entry to South & South East in Bloom in 2026

The Working Group was updated on Farnham in Bloomin' Awards evening and Remembrance Bloomin' Big Litter Pick. Both events were very well attended. The Bloomin' Big Pick, held on Saturday 8th November, to help prepare the town centre for the Remembrance procession the following day, was attended by over 30 volunteers. Approximately 26 bags of rubbish were collected.

The Working Group was informed about the special thank you reception organised for the 16th December in the Redgrave Bar at the Bush Hotel for Bloomin' Friends volunteers in recognition of their invaluable support throughout the year. The teas, coffees and cakes are kindly being provided by the Bush Hotel one of the In Bloom sponsors.

8. Date of next scheduled meeting

The date of the next meeting – 12th February 2026 at 4 p.m.

The meeting ended at 6.15 p.m.

Notes written by Lucy Dorkins

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FARNHAM TOWN COUNCIL



Notes Strategy & Resources

Time and date

2.00 pm on Thursday 11th December, 2025

Place

Council Chamber - Farnham Town Hall

Strategy & Resources Members Present:

Councillor David Beaman
Councillor Mat Brown
Councillor Alan Earwaker
Councillor Tony Fairclough
Councillor George Hesse
Councillor Andrew Laughton
Councillor George Murray (ex-Officio)
Councillor Graham White (Lead Member)
Councillor Kika Mirylees (via Zoom)

Officers: Iain Lynch (Town Clerk), Jenny de Quervain (Planning & Civic Officer) – part.

1. Apologies

Apologies were received from Cllr Martin.

2. Declarations of interest

There were no declarations of interest.

3. Minutes

The Minutes of the meeting held on 20th October were agreed.

4. Finance and Budget 2026-27

In introducing the budget report, Cllr White said this was now the third year of the administration and the Strategy & Resources Working Group must decide and recommend to Council the 26/27 Budget. The budget needed to demonstrate prudence but also contain realistic targets to continue and grow the services that Farnham's 42,000 inhabitants deserved.

The budget was, as discussed at the two recent two Strategy workshops, likely to be the most challenging of this administration and the recent history of Farnham Town Council.

Cllr White said the impact of the Local Government review meant it was difficult to determine the financial provision required to support asset transfers that Farnham may receive from the principal authorities; the FIP programme was at its height and to keep the new hard and soft landscaping in good condition into the future would require an enhanced cleaning and servicing programme. In addition, the demand to support the magnificent voluntary organisations and youth support partners who do so much for the quality of life in Farnham would continue to grow. Cllr White also advised that Council would need to confront head on and budget for, the post-covid extraordinary rise in the cost of living, with a significant increase in labour costs, national insurance and business rate increases.

Cllr White commended the annexes attached to the budget report which set out the detailed explanations for variations in the draft budget and the individual budget codes.

In a wide ranging and detailed discussion, the Working Group considered the different elements of the budget and whether the income targets were too ambitious or whether the expenditure proposed was too cautious despite the increases in some areas. The Town Clerk advised that this was not an easy budget but colleagues had agreed that the new sponsorship and service income targets were achievable despite being challenging. The increase in interest and dividends were helped by the recent large CIL receipt but would reduce as projects were implemented. In terms of the increase in staffing costs, these had been raised at the last budget and it was no longer realistic to manage vacancies to produce savings with a significant increase in workload resulting from Council aspirations, local government reorganisation and service changes.

There was a proposal to be more cautious and add an additional £50,000 of costs to the gap between income and expenditure to retain flexibility for supporting new community and environmental projects going forward, but the Working Group was mindful of the impact on residents who were facing large increases in costs from utilities and other public services. The Town Clerk advised that there was an opportunity to draw down earmarked reserves or seek additional grant funding during the uncertainties of the year ahead and make funding decisions for 2027/28 with greater clarity of what was required once the new West Surrey shadow authority came into being.

The Working Group noted that the budget was based on similar levels of fees and charges to 2025/26 but the January meeting would review the opportunity to reduce the identified gap between income and expenditure further through increased service costs. In recommending a budget of £2,205,030 and a shortfall of income of £152,853 the Working Group noted that (if applied through the precept alone) this could represent an increase of 69 pence per week per Band D property but that the Farnham level was significantly below the average for the sector as a whole.

Recommendation:

It is recommended that the gross expenditure budget for 2026/27 be set at £2,205,030.

5. Contracts & Assets update

The Working Group received a verbal update on contracts and assets.

Gostrey Meadow

The most significant item was the receipt of tenders for the new amenity block in Gostrey Meadow. There had been 11 submissions and these had been opened in the presence of Cllrs White and Fairclough and Plan A architects at 1pm on 11th December.

The Working Group noted the similarities in the quotations received which had an average cost of average cost of just over £1m, at the higher range of what had been expected but reflecting the advice received over high material and labour cost increases in the construction sector. A detailed analysis of the tenders would be undertaken by the Council's appointed Quantity Surveyor for the January Strategy & Resources meeting.

In response to questions, the Working Group was advised that an application for Strategic CIL had been prepared and would be updated with the cost information received. If there were a shortfall from Strategic CIL, and funding from FTC CIL/reserves and other grants, there was the opportunity to borrow from the Public Works Loan Board with rates currently running at between five and six percent for a loan over 10 or 20 years.

Community Asset Transfers

The Working Group also discussed the current position with the Community Asset Transfers requested of Waverley Borough Council noting that the first for Morley Road Recreation Ground had been agreed at Waverley Executive on 10th December, and that the remaining spaces were scheduled for consideration at the February 2026 Executive. Waverley were now also reviewing the cumulative impact of the transfers on its recent decision to take the grounds maintenance contract in-house and any consequent TUPE implications. There was surprise expressed over this latest position as the applications for transfers had been made prior to the Waverley decision to take back the grounds contract.

A further report would be made to the next meeting.

Christmas Parking and Lights

The Working Group received an update on the Christmas Parking Initiative that Council had agreed to support between 24th November and 24th December (£1 after 1pm). In the end Waverley had not been able to start the scheme as planned because of advertising requirements for changes to car park charges and the arrangement did not start until 9th December. As a result, Waverley had unilaterally agreed to extend it until 31st December and believed that this would be at a lower cost than had been agreed by FTC.

The Town Clerk advised that as the dates FTC had agreed to support were very specific (and FTC had unsuccessfully asked that the scheme be extended for longer into the period when the Borough would be closed for the FIP works) a recommendation to fund the longer period would need Council approval. He also advised that FTC had still not received any details of what constituted the amount being requested.

Cllr Fairclough advised that (in his WBC position) he had requested a weekly update on how the scheme was going, and that the data would be shared with all participating partners. He also advised that in November, after the FIP works had stopped for the Christmas period, car park ticket sales were up 5.5%.

Recommendation (proposed by Cllr Hesse seconded by Cllr Brown and agreed *nem con*):
It is recommended that FTC agree to continue its contribution to the £1 after 1pm Christmas Parking Scheme to the 31st December provided the cost was not greater than previously agreed.

The Working Group welcomed the positive responses received for the new Christmas lights in Farnham and the contribution towards the costs from the Farnham BID. The team, led by Lucy Dorkins was congratulated for getting the first year of the new contract implemented on time. A review would take place with the contractor for any adjustments that may be required.

Members noted the several incidences of vandalism that had occurred causing both frustration and additional costs.

6. Farnham Infrastructure Programme

The Working Group received an update on the Farnham Infrastructure Programme works. Cllr Hesse drew attention to problems the Council had raised with Surrey County Council over the poor construction of the 'rain gardens' which had not been implemented as designed and were subject to flooding, water/soil run off, and damage by vehicles. A site meeting had been held with Neil White (the Surrey Lead Officer) and a number of changes agreed which included an improved drainage arrangement and suitable bollards to prevent vehicles parking on the rain gardens and the implementation of missing elements such as seating and cycle parking.

FTC had expressed concern over the introduction over additional unexpected street signage in inappropriate places and the issue of the proliferation of new cabinets by the traffic lights in West Street which were an eyesore. Officers had also advised SCC that as the raingardens were not as expected, without adequate drainage or water retention capabilities, the ongoing maintenance costs, including watering would be significantly higher than anticipated and FTC may not be able to take on the ongoing maintenance without remuneration.

Cllr Hesse advised that the issue had also been discussed at the Environment Working Group with a recommendation to Council, but he remained concerned about the amount of space taken up by the rain gardens as they were reducing space for pedestrians outside Boots (in particular). However, he was pleased to report that the proposed planting area in the Borough (outside Toni & Guy) was not now going ahead and would be better served by appropriate high quality planters. He felt that as the rain gardens were not as promised or fit-for-purpose they should be removed because of the negative impacts and that the designers of the scheme should be required to put right what had been implemented and include tree pits in appropriate locations.

The Working Group noted the concerns raised by the Infrastructure Planning Task Group about the plastic bins introduced as part of the scheme which were further reducing the quality of the Conservation Area.

The Working Group noted that the Borelli Walk footpath and lighting had been mostly completed (awaiting the traditional lamp fittings) and trunking laid for the connecting lighting between the new Brightwells Bridge and the old wooden bridge by the Youth Shelter. This work had been undertaken with a price being provided and officers would be discussing the overall costs with Surrey.

It was agreed to recommend to Council that:

- 1) FTC pays for upgraded bins more suited to the Conservation Area from the earmarked reserve for the Infrastructure Programme;**
- 2) The ongoing concerns over the poor construction of the rain gardens be raised with the Surrey County Council project team and Cllr Oliver.**

7. Reports of Task Groups

The Working group received the report of the Infrastructure, Neighbourhood Plan and CIL Task Group at Appendix C to its agenda.

The Working Group received the proposed response to the Local Plan Issues and Options Consultation (attached at Annex 1) and recommended its adoption by Council although noting that with the new NPPF requirements due to come into force Waverley would need to start the whole process again.

Recommendation:

It is recommended that the FTC response to Waverley's Local Plan Issues and options Consultation be endorsed.

In terms of the Farnham Neighbourhood Plan and the proposed Urban Capacity and Infrastructure Study FTC had agreed to commission, nothing had been able to progress as Waverley had still not reviewed and comment on the draft despite further prompts on 1 December.

The Working Group welcomed the letter from WBC setting out its motion (attached at Annex 2) to write to the Secretary of State expressing concern on the doubling of the housing targets for the Borough from 710 homes per annum to 1450. The motion highlighted the lack of recognition of the exceptional constraints which would see intense development pressure on the 20% of the Borough (including Farnham) which did not have the benefit of the Green Belt or Surrey Hills landscape protections and sought a review of the revised housing target; that development be proportionate and phased; and that suitable and timely infrastructure be tied in with housing delivery growth.

Recommendation to Council

It is recommended that FTC support the WBC motion and also raise its concerns with the Secretary of State for Communities and Local Government.

The Task Group had also discussed the problems of safety in Waverley owned car parks with potholes and inadequate lighting following a question raised at Full Council. The Leader had also done a personal review of all the car parks and shared his findings with officers at WBC. He had been advised this was a long term issue and WBC was reviewing options and costs but the Working Group emphasised something needed to be done in the short term in view of the danger to users of the car parks.

8. Review of Council Policies

In view of time pressures on the agenda the draft revised policies would be submitted to forthcoming meetings of the Working Group.

9. Town Clerk update

There were no additional updates from the Town Clerk.

10. Date of next meeting

The date of the next meeting was agreed as Monday 19th January at 2pm.

The meeting ended at 5.40 pm

Notes written by town.clerk@farnham.gov.uk

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Farnham Town Council Response
Waverley Borough Council Local Plan Issues and Options Consultation
8 December 2025
Settlement Hierarchy

Q1 What are your thoughts on the current settlement hierarchy? We would be interested to know if you think it's still accurate or do any of the settlements need to move into different categories? If so, please explain your reasoning.

The 2012 Settlement Hierarchy (Factual Update) requires updating (both in methodology and content) if it is to serve its role in the evidence base for the local plan. However, this process is more likely to identify any changes in the status of smaller villages than in the relative position of larger settlements and there is no doubt that Farnham, along with Cranleigh, Godalming and Haslemere, will remain as the 'top tier' settlements in the hierarchy. Farnham is more complex than Cranleigh, Godalming or Haslemere because it incorporates a number of villages (Badshot Lea, Hale, Heath End, The Bourne, Rowledge, Runfold, Weybourne, Wrecclesham) and distinctive areas which have their own independent character and this needs to be understood in the revised settlement hierarchy.

It should be recognised within the local plan process that a hierarchy is just that – an ordering of settlements based on certain criteria. It should not be assumed that it also provides a simplistic answer to questions about the relative capacity for development in a particular settlement.

Q2 Are there any specific settlements that need more services and facilities and if so, please could you let us know which settlements they are and the services and facilities you feel are currently lacking?

In Farnham Farnham Town Council's principal concern is with the scale and accessibility of services and facilities rather than whether they exist at all. Our residents have access to a range of services they can reasonably expect, but that does not mean that they are adequately provided for at present. Where services are already experienced as inadequate by the resident population it is not surprising that there is resistance to further development unless there is a high degree of certainty that this will not make matters worse. The scale and accessibility of services and facilities is therefore important and a joined-up approach between WBC and infrastructure providers, in particular the Integrated Care Board, Surrey County Council, South East Water and Thames Water is essential.

Q3 We would be interested to know what you see the role of your town/village/hamlet is in 2043? Will it be different to its current role or would you like to see it change? Please could you explain your reasoning.

Farnham Town Council sees the role of Farnham within the Surrey/Blackwater Valley area remaining similar that which it is today. It will retain a distinct identity as a cultural and creative industries hub, perhaps with additional emphasis on employment opportunities within those

sectors. It should not be allowed to coalesce with other settlements in the Blackwater Valley. Its transport connections should be continuously upgraded to ensure that it remains attractive as a residential area and can sustain any growth without detrimental impacts on quality of life.

The village areas mentioned in our reply to Question 1 must retain their local character and not be allowed to blend to the extent that this is altogether lost.

How Can We Plan for Growth?

Q4 Are there any pros and cons we have missed from any of the approaches outlined above?

The analysis of the pros and cons of each approach is fair. In relation to Approach 3, Farnham Town Council would emphasise the risk that growth around Farnham (or other towns for that matter) leads to the growth of dormitory suburbs which are essentially ‘anywhere places’ and which neither contribute to or benefit from the character of Farnham. There is a limit to which peripheral growth can occur before it becomes ‘detached’ from its supposed host settlement. Such growth may also be dependent on major infrastructure investment, such as additions to the strategic road network, if they are to represent a sustainable form of development.

Any approach or combination of approaches should be in the context of housing need figure which allows for sustainable development rather than ‘development at any cost’. Farnham Town Council support the steps being taken by Waverley (specifically the points raised in the motion agreed at the full council meeting on 2 December 2025) to challenge the government’s assumptions in that regard.

WBC Infrastructure Delivery Plan (IDP) must be updated to include the infrastructure required to support growth in Waverley: [Infrastructure Delivery Schedule Update October 2024](#)

Q5 What are your views on each of the approaches listed above – what do you think are the pros and cons of each approach in your area?

As defined urban area Farnham has some, as yet unidentified, urban capacity. Intensification and better use of underused sites is almost certainly possible, but the contribution it will make to the overall housing need is likely to be small. Farnham Town council is strongly opposed to intensification which has a harmful effect on the residential character of any part of Farnham or any of its heritage assets, green spaces or still relevant employment opportunities.

The reuse of brownfield sites should always be a policy preference but as we have seen with the Woolmead site in central Farnham, it is often critically sensitive to viability issues and slow to deliver even after planning consent has been obtained. Placing over-reliance on the relatively small number of available brownfield sites could have the unintended outcome of encouraging poor quality proposals just to meet viability requirements.

Growth on the periphery of the town, extending out into green field areas, may be an acceptable option if those areas can still be properly connected into the transport and infrastructure network of the town, rather than being isolated from it. Farnham Town Council sees that as the major challenge. However such growth must not be allowed to lead to a loss of the town’s identity or coalescence of character areas or with neighbouring settlements to create

urban sprawl. That has been an underlying principle of planning policy in the area for many years and should remain so.

The creation of a new settlement to accommodate a significant quantity of housing need in a single sustainable location should be considered seriously. There are good examples of this having been achieved in other parts of the country and the bad experience of Dunsfold should not impact consideration of this as an option. The key will be to work with landowners/developers to ensure that a genuinely viable and deliverable package can be put forward.

Q6 Of the approaches listed above, what is your preferred option for accommodating growth in Waverley?

Farnham Town Council does not have a preferred option – as we have said they will all require proper consideration through the local plan process and some element of at least four of them is likely to be needed if WBC is to come close to meeting its housing need. The option of a new settlement must be included in that evaluation.

It may be that the only ‘real’ choice facing WBC is what role (if any) a new settlement might play in providing for a significant part of the total housing need and using the other approaches to address the remainder.

Q7 Are there any other approaches that you think the Council should consider that are not listed above? If so, please describe them.

Not at this time.

Q8 Do you have any further comments on the issues and options raised in Chapter 3?

Farnham Town Council urges WBC to take an infrastructure capacity and sustainability led approach to its evaluation of the options. Too often we see attempts to ‘bolt on’ infrastructure or sustainability capacity (for instance measures to promote active transport) to development which is simply in the wrong location for it to work properly. That would certainly be a risk for expansion beyond Farnham’s existing urban area. One test for the appropriate location of development should always be how little would need to be done or spent to ensure that it is a good place to live.

Full account should be taken of work already completed, in particular the Farnham Optimised Infrastructure Plan October 2021, to identify infrastructure works required to both improve existing conditions and, by extension, to enable additional sustainable development to take place.

Protecting and Enhancing the Environment

Q9 What do you think the Council’s approach should be to ensuring that people avoid harming the environmentally sensitive parts of the borough?

Farnham Town council would always expect local plan policies to ensure that development – large and small – is directed towards those parts of the borough where any environmental harm

will be as low as possible. Development management policies should ensure that environmental harm is minimised.

The local plan is required to 'have regard' to the aims and objectives of the Surrey Local Nature Recovery Strategy. This should form an integral and determinative element in assessing the strategic options and preferred location for development.

Q10 Are there current Green Belt sites that you feel have the potential for more positive uses?

Farnham Town Council has not identified sites suitable for development within the small part of Farnham's administrative boundary which falls into the Green Belt. The Green Belt Assessment that will inform the local plan will identify any 'grey belt' sites that WBC may consider it appropriate to allow for development elsewhere in the borough. It would be sensible to release those sites which meet the 'grey belt' definition before removing other land from the Green Belt.

Q11 Do you think there are opportunities for limited development within the National Landscape?

The National Landscape is not a suitable location for major development. Minor or 'medium sized' (if that definition is introduced by the government) development in the National Landscape should be allowed in circumstances where this would meet an important local need, but subject to carefully worded policy that will ensure it is of the highest quality and enhances the character of the area.

Q12 Do you think the South Farnham Arcadian Areas, Haslemere Hillside and Godalming Hillsides should be retained as is?

Farnham Town Council strongly support retaining the identification of the South Farnham Arcadian Area as a planning designation and agree that its inclusion in the local plan (as well as our Neighbourhood Plan) would provide a useful level of protection and continuity.

Q13 Do you think the land within the ASVI and/or AGLV should be retained or adjusted in any way? Which areas would this affect?

Although these are not a statutory designations, Farnham Town Council supports the retention of ASVI and AGLV within the local plan. AGLV needs to be adjusted where recent appeals have been allowed in Farnham. Farnham ASVI should be retained and more weight given to ASVI in place to protect against pressure of edge of settlement development where the visual impact would be harmful.

Q14 Do you think the land within the Farnham Strategic Gap should be retained or adjusted in any way? Which areas would this affect?

Farnham Town Council strongly supports the retention of the Farnham Strategic Gap. No land should be removed from the area currently identified. We would like the policies within the local plan that help to retain the identity of Farnham and prevent coalescence to be

strengthened in the next local plan and for this to be a key consideration in making site allocations (i.e. there should be no allocations which reduce the physical or visual effect of the strategic gap).

Q15 Are there any other local landscape designations that should be considered for retention?

Obviously any statutory designations should be taken properly into account when options are being considered. It may well be that they are of such significance that they constrain one or other of those options in a particular area.

Q16 How can green space within the borough be more accessible? If so, how can the policies in the local plan help achieve this? Should we include minimum standards for the amount or type of green space that is needed?

The Farnham Neighbourhood Plan identifies and protects local green spaces. Farnham Town Council strongly supports the inclusion within the local plan of policies that would enhance their protection on a borough wide basis. In terms of accessibility to green spaces it is also important that the location of new development proposals take full account of existing networks and the means of reaching them via public rights of way. We urge WBC to give careful consideration to accessibility as well as amount as an issue affecting public benefit from green spaces.

We are not sure that minimum standards are the best way for policy to operate. It might be more appropriate for policy to require that 'sufficient and suitable' green space is provided or readily accessible and for this to be evaluated as part of individual proposals.

Q17 How important is the environment in Waverley to you? What parts of the environment are most important to you and where are they located? Please name the parts and locations.

Of course, Farnham's local environment and that of Waverley, Surrey and the region as a whole is of great value to us and our residents. The Farnham Neighbourhood Plan identifies Biodiversity Opportunity Areas. Of concern to us are those parts of our environment with historic connections which have played a role in defining the way in which Farnham has grown. These must receive high levels of protection from development that will have an adverse effect on their integrity or setting.

Q18 How can the new local plan achieve benefits for the environment?

The local plan must consider the requirements for environmental mitigation, in particular the provision of SANGs and land for local (but off site) BNG provision. Without such provision there will be constraints particularly on brownfield development which are dependent on that provision. A careful choice of sites can result in multiple benefits providing accessible recreation, habitat regeneration and facilitating development that would otherwise require green field land.

As previously mentioned, the local plan must have regard to the content of the Surrey Local Nature Recovery Strategy. As well as influencing the choice of strategic options, we suggest that there should be a specific policy which requires that the effect of development on the achievement of outcomes identified by the Local Nature Recovery Strategy be fully assessed.

Q19 Are there any particular existing natural or semi-natural areas that you think could be linked to form a network of green and/or blue infrastructure? If so, please could you provide details of these areas and the reasons why you think they should form part of a network?

The Farnham Neighbourhood Plan identifies Biodiversity Opportunity Areas. Farnham Town Council endorses the comments made in the submission by the Farnham Biodiversity Partnership, particularly regarding the importance of maintaining connectivity between elements of the biodiversity rich river corridors, woodland and chalk grassland areas around the town. Particular care and protection must be given to Farnham Park and Farnham Old Park and their historic links into the east Hampshire landscape.

Q20 Are there any particular landscape designations in addition to the national landscape designations that should be protected? If so, please provide details and your rationale.

The Surrey Hills National Landscape is to be extended in Farnham. Nature conservation designations appear more widely than landscape designations in Farnham from EU to local designations: SPA, SSSI, SNCI, LNR, ASNW.

Q21 Should we look to provide Biodiversity Net Gain targets above the mandated 10%?

Whilst Farnham Town Council supports the aim of mitigating any harm to biodiversity from development and doing everything we can to restore habitat. However there would be little point in raising the BNG target unless we can sure that this will be achieved to local benefit. If higher BNG targets can only be met by off site measures which may not even be in the Waverley area then any benefit would be very limited (at least to our environment). We would suggest prioritising the biodiversity mitigation hierarchy (and the BNG hierarchy) to reduce the amount of harm caused in the first place, and for policy to require that mitigation measures which are needed should take place locally where possible.

Q22 How can the new local plan measure the impacts on biodiversity?

As WBC will be well aware there are no widely accepted mechanisms or metrics for measuring the positive impact of planning decisions on biodiversity, and we have no specific suggestions to make. However, it is essential that in order to assess change over time WBC has a comprehensive baseline study and takes account of the evidence base for the Local Nature Recovery Strategy.

Q23 Do you have any further comments on the issues and options raised in Chapter 4?

The whole point of identifying 'irreplaceable' habitat is that its loss cannot be mitigated or compensated for. The policies in the local plan should be drafted on the basis that irreplaceable habitat can only be lost where development is overwhelmingly necessary in the public interest and all reasonable alternatives found to have worse impact.

Q24 What should our approach be in relation to the historic environment and how should we ensure that we secure the sustainable long term use of our heritage assets?

Local plan policies should support identifying and securing the optimal viable use for built heritage assets. A degree of flexibility and pragmatism is appropriate particularly where there is the opportunity to secure long term investment in circumstances where the alternative is for heritage assets to suffer neglect and decay.

Other heritage assets, such as parks, gardens and conservation areas should be given a high level of protection from development that would compromise their role in the landscape or built environment.

Q25 Which heritage assets are the most important to you and why?

The conservation areas, as heritage assets in their own right, define areas where there is a very special need to consider the impact of change on Farnham's character. In landscape terms Farnham Park and Farnham Old Park are important heritage assets of the town. The local plan should ensure that protection for these areas remains as high as possible within the terms of the planning system.

Q26 Do you have any further comments that you would like to raise on this topic?

Not at this time.

Delivering Decent Homes for All

Q27 Do you have any comments on our housing need and how it can be met?

Since the housing need is a product of the government 'standard method' over which WBC has no control there is no option for the local plan other than to take a positive approach to meeting that need. However, even a positive approach allows total site allocations to reflect any genuine 'hard' constraints which place an upper limit on the extent of sustainable development in the borough. WBC should take a location, infrastructure and landscape led approach to assessing the suitability of available sites rather than 'forcing' development into unsustainable locations.

Although duty of cooperation is no longer a requirement, future collaboration with neighbouring authorities, particularly those with which WBC will be joined in due course, should be considered.

Q28 Are you aware of any specific sites not currently allocated in existing Local Plans or otherwise permitted for development that should be considered for their development potential?

Not at this time.

Q29 What role can town and parish councils have in addressing the development needs of the area, such as through preparing neighbourhood plans?

The relationship between neighbourhood plans and the local plan depends firstly on the government's approach to neighbourhood planning. The removal of any external financial support means that smaller communities may no longer be able to produce or update a neighbourhood plan. For those which can, WBC should provide early and clear guidance on the

housing requirement and site size threshold for those parishes which wish to make site allocations within a neighbourhood plan. For those that do not wish to make site allocations, WBC should commit to meaningful and detailed engagement on site allocations and the choice to be made between the sites available to meet housing need. Meaningful dialogue is essential.

Q30 Are there any specific forms of affordable housing that we should aim to prioritise to provide for those most in need locally?

The most pressing need remains rented accommodation which is genuinely affordable i.e. at social rent levels. Farnham Town Council appreciates how difficult this is to achieve but every effort should be made to make it viable to deliver.

Q31 How should we aim to meet the housing needs of current and future residents?

The supply of larger and more expensive homes in and around Farnham reflects the general affluence of the area and historic patterns of development. These areas also contribute significantly to the character of the Farnham area and we would not support policies which were likely to harm the contribution they make. In-fill development or garden subdivision must not be harmful to the character of an area. However, the priority for new development should be smaller 1,2 and 3 bedroomed homes which may be within the affordability range of both younger people and more attractive as a 'down-sizing' option for some older people.

As a centre for education with the University for the Creative Arts located in central Farnham there is a significant requirement for student accommodation and meeting a greater proportion of need through purpose designed schemes that can take pressure off the general housing market and release some rental property back into the general market.

Q32 Do you have any comments on the range of densities that should be sought on new development sites?

New development should blend with the surrounding area, and its density should reflect the character of that area, even if that is lower than would be considered desirable. This would typically be the case in a suburban area or rural village. On larger sites density should vary to create balanced and navigable neighbourhoods.

Regardless of other considerations higher density development will mean a greater number of residents in a given area, and this should be accounted for in planning for infrastructure and access to services, as well as transport options.

Q33 How can we best address the accommodation needs of Gypsy, Traveller, and Travelling Show people communities in a way that respects their culture and way of life?

Allocating to meet gypsy and traveller needs in full should be a high priority because it helps to ensure that robust and decisive action can be taken against unlawful development that may otherwise occur. Well planned and managed sites tend to foster better community relations and assist in the integration of gypsies and travellers with settled residents.

Promoting Sustainable Transport

Q34 What are the key transport issues to be addressed to help new development come forward?

The location of new development relative to existing transport networks and the facilities and services that residents need to reach should be considered fundamental to determining whether it will be genuinely sustainable. Ideally new transport infrastructure should only be needed to enhance and improve existing networks or capacity. The Farnham Optimised Infrastructure Delivery Plan examined transport issues in and around Farnham in considerable detail. This evidence base should inform strategic thinking for the local plan, for instance about the capacity of Farnham to support new development.

WBC Infrastructure Delivery Plan (IDP) must be updated to include the infrastructure required to support growth in Waverley: [Infrastructure Delivery Schedule Update October 2024](#)

In addition, WBC should not avoid considering large scale interventions such as additions to the strategic road network if this is the only way to ensure that high quality new development can be provided at scale.

It is almost impossible to provide development at scale which does not acknowledge that car use is a normal and necessary means of everyday transport. However, development which is not well located will inevitably be entirely car dependent because no other options are available. Whilst car use provides entirely reasonable freedom of choice for those with access to a vehicle, if no other options are available then those who cannot or do not wish to drive have their own freedom constrained.

The availability and cost of public transport should be (realistically) taken into account in decision making. The location of development should reinforce and strengthen the viability of commercial public transport services rather than depending on short term public or private subsidy which will run out or may be withdrawn for financial reasons.

Q35 Is there anything else the Local Plan could do to support and encourage sustainable modes of transport?

Everything possible should be done to ensure that new development is designed and laid out to make walking and cycling a safe and convenient option, for functional and leisure trips and as part of children and young people's play and leisure activities.

The Farnham Local Cycling and Walking Infrastructure Plan and Waverley Local Cycling and Walking Infrastructure Plan both contain detailed proposals to improve physical and service infrastructure and to promote cycling and walking. These should be determinative of choices about the location and design of new development – they should not simply be updated after allocations are made to accommodate them (although that will of course be necessary in due course).

Q36 What are the main transport challenges you face when travelling within or through Waverley? (e.g., congestion, public transport availability, road safety, parking)?

Although all of the problems identified in the question are experienced by many residents, the main issue for the local plan is to better integrate the transport options which are available and to ensure that improvements are also properly coordinated and managed. If we are to make travel safe, convenient and environmentally friendly – whether that is by car, by public transport or on foot/cycle – we need to identify and resolve the points at which it fails to provide some key element of the users requirement. That might be the condition of roads and pavements, the amount of parking at key locations or the availability of public transport to make whole journeys.

Both LCWIPs should be seen as a starting point for strategic decision making.

Q37 Which areas or routes in Waverley do you think experience the most severe transport or traffic problems?

Central Farnham has experienced some of the worst congestion for many years being constrained by its historic built form. It remains a key issue for the town and one which may act as a constraint particularly on development within the town centre.

The level crossing at Farnham station causes severe traffic problems with the length of time the barrier is down to allow for trains both to and from London/Alton and a direct service to Guildford.

If the strategic approach to development includes consideration of larger scale development in the Farnham area then very large infrastructure schemes may need to be considered.

Q38 How effective do you find the current public transport options in Waverley? What improvements would you like to see?

Farnham's bus services around the town and to neighbouring settlements are adequate but more connectivity is required to and from the 'villages'. Any larger scale new development around the town would need to make connections into that existing network – for example to Farnham Station, Farnham Hospital, schools and central Farnham.

Q39 Are there any specific groups (e.g., elderly, disabled, students) whose transport needs are not adequately met?

Within the urban area of Farnham, public transport services provide reasonable accessibility. Our concern is that if peripheral development around Farnham is part of the WBC strategy it will not be well connected and that this will particularly disadvantage non car drivers.

Q40 What are the biggest barriers to walking or cycling for your daily journeys in Waverley? (e.g., lack of safe paths, lighting, distance, weather, facilities)

This will vary from area to area, but within Farnham the greatest problems arise from conflict over shared space or capacity in particular between motorists and pedestrians/cyclists. In addition the quality of maintenance and repair of road and footway surfaces represents a disincentive to cyclists and walkers concerned about safety whilst on the move. The historic built form does not allow for segregation and limited options are available for off road cycle

routes. The Farnham LCWIP will require investment to changes in infrastructure i.e. rail bridge widths, to provide continuous routes.

Q41 Do you have any other ideas or suggestions for improving transport and encouraging active travel in Waverley?

The key issue, as previously mentioned, is to locate new development and new infrastructure where it is readily and easily accessible by a variety of transport modes.

Planning for Economic Growth

Q42 What types of employment premises (e.g. office, industrial, flexible workspaces) do you think are most needed in Waverley to support a diverse and resilient economy?

Farnham currently provides a mixture of employment premises, focussed on professional services, the creative sector and light engineering which reflect both its location and employment base. We would support the retention of a diverse mix of employment space rather than overly concentrating on a single sector. That is important to reflect the evolving nature of employment opportunities post Covid and with an eye to the impact of AI on the professional services sector.

Opportunities for training and reskilling, particularly associated with trades and practical skills will be important in the future and WBC should look to partnership with the education sector to ensure that they can meet this need through new or expanded premises of a suitable nature.

Q43 What sizes of employment space should the Local Plan prioritise (e.g. small units under 3,000 sq. ft., larger industrial units, co-working hubs)?

Within the Farnham town area it will be important to provide easily configurable and flexible small units either to replace 'end of life' existing floorspace or within any significant areas of new development. Co-working hubs and similar shared workspaces should be encouraged in town centres.

There are unlikely to be opportunities for new large industrial or commercial units to be provided within the Farnham town boundary, but they could form part of plans for a new settlement were that option to be pursued.

Q44 What measures should be encouraged or required to ensure new employment premises are environmentally sustainable (e.g. energy efficiency, use of sustainable materials, green roofs, EV infrastructure)?

All new employment premises should be built to high environmental standards, with micro generation and low water net consumption requirements. The extent to which this is a matter for the local plan rather than building regulations is largely a matter for government policy.

Q45 Are there particular areas in the Borough where you feel new or improved employment premises are most needed?

Regenerating and maintaining the extent of employment premises in Farnham is important to maintaining a healthy, mixed community. The University for the Creative Arts is constrained on its site and may require options for off campus facilities.

Q46 Do you have any other suggestions for how the Local Plan can support the delivery of high-quality, sustainable employment premises that meet Waverley's current and future economic needs?

Not at this time.

Supporting Town and Village Centres

Q47 What do you value most about Waverley's main town and village centres (e.g. Farnham, Godalming, Haslemere, Cranleigh)?

The nature of town centres is evolving, with traditional convenience retail and services becoming less important (or at least less viable) as part of the town centre offering, whilst destination shopping, cultural, and residential making up a greater part of what makes a town centre successful.

Farnham town centre (like those of the other Waverley towns) lends the town much of its identity. It is vital that it remains relevant to our residents and attractive to visitors by taking advantage of its strengths, in particular its cultural and heritage assets, its historic layout and the presentation of key buildings. Like all town centres it needs to remain 'visitable' and interesting, even as the nature of those visits changes over time.

Q48 How should the Local Plan support a mix of uses (e.g. retail, leisure, housing, community services) to keep town centres active and vibrant?

National planning policy (particularly permitted development rights) has reduced the ability of the local planning authority to control some elements of the mix of town centre uses. Where controls are possible, we would support residential use of buildings which clearly have no future for employment or retail purposes, but there should be limits on the extent to which this occurs. A largely residential town centre would lose its fundamental purpose if this excluded other uses. Other uses which provide both a reason to visit the town centre and which meet the needs of residents should however be supported, even if these are not traditionally found in town centre.

It is vitally important that there is a high level of investment in the public realm and infrastructure. This investment is happening through the Farnham Infrastructure Programme, but Farnham town centre is being undermined by the lack of investment in the maintenance and repair of shopfronts.

A Section 215 notice, issued under the Town and Country Planning Act 1990, empowers local planning authorities to compel landowners to improve the condition of land or buildings that adversely affect the amenity of the area.

Q49 Should the Local Plan encourage more housing in or near town and village centres to help support their vitality? If so, what type of housing would be appropriate?

Yes, but to a carefully managed degree so as not to undermine other aspects of the purpose of a town centre. Active shop frontages maintain the character of town centres.

Q50 How can the design and public areas in town centres be improved to make them more attractive and accessible?

As mentioned above, investment in the public realm is one of the most important ways in which local authorities – with their own or private funding – can ensure that their town centres remain a desirable destination. That in turn can stimulate private sector investment and create a ‘virtuous circle’ of improvement.

Seating should be readily accessible.

Again, a Section 215 notice, issued under the Town and Country Planning Act 1990, empowers local planning authorities to compel landowners to improve the condition of land or buildings that adversely affect the amenity of the area.

Q51 Do you have any suggestions for how town centres in Waverley can adapt to future economic and social changes while retaining their character and heritage?

Retaining the character and heritage of Farnham town centre will be a key to its future relevance and function. Farnham Town Council would advocate more flexibility over ‘meanwhile’ and temporary uses (providing they do no harm to the fabric of a property) which may be well suited to some locations. We would also support more events, activities and markets as ways to interest and enthuse visitors, making use of our town centres as a ‘backdrop’, and hopefully creating enough footfall to make more permanent uses viable.

Q52 Do the boundaries for the town centres need to be changed, and if so, how? Cranleigh, Farnham, Godalming, or Haslemere (including Wey Hill)?

The boundaries of Farnham town centre do not need to change.

Q53 How should Waverley’s town and village centres be adapted to meet changing local needs?

Maintaining ‘neighbourhood centres’ in Farnham’s villages and character area is important to ensure residents have access to local facilities.

Q54 What should the Local Plan prioritise to keep our town centres vibrant and active?

- a) Protecting ground floor retail and commercial frontages in primary shopping areas**
- b) Allowing more flexible uses (e.g. cafes, services, community spaces) outside of primary shopping areas**
- c) Encouraging residential uses on upper floors of ground floor town centre uses (e.g. shops)**
- d) Supporting the reuse of vacant units (including for uses other than retail)**
- e) Encouraging a strong evening economy**
- f) Enhancing appearance and public realm (e.g. seating, planting)**
- g) Other (please specify)**

All of the elements listed will need to play a part in ensuring the future vitality of our town centres. What is important is that they are viewed holistically and that planning policy provides the best opportunity to do this. Unless planning decisions can be made with regard to their cumulative contribution it will be difficult to prevent incremental changes.

Farnham prides itself on maintaining a vibrant community and being a destination for visitors.

Q55 Are there particular types of uses (e.g. leisure, health, community, work hubs) that are underprovided within the town centres?

These activities would be well located in town centres and provide a potential use for town centre premises. Any and all of them would contribute to ensuring the relevance and viability of town centre.

Edge of town centres and neighbourhood centres must not be excluded from having these facilities.

Supporting Town and Village Centres

Q56 Do the boundaries of the three existing local centres already identified in the Local Plan Part 2 and Neighbourhood Plans (Farncombe, Milford and Bramley) need to be changed, and if so, how?

No comment.

Q57 Are there any other areas within the borough that should be considered for designation as a local centre?

The Farnham Neighbourhood Plan designates neighbourhood centres in the villages and character area. These are important locally and should be considered in the local plan.

Providing Infrastructure to Support Growth

Q58a What do you think are the infrastructure needs in your local area?

To support growth in and around Farnham it will be essential to identify and make provision for SANGs and ideally for local, off-site, biodiversity net gain.

Farnham Town Council has significant concerns about wastewater treatment capacity to serve the existing level of recent growth in Farnham. Properly planned, funded and programmed upgrading of local wastewater treatment capacity must form part of any further growth proposals.

Access to secondary school education has been and remains a key issue for Farnham and its villages. If significant growth is to be considered sustainable then it is essential that a site is identified within the local plan for a new secondary school, and agreement reached with relevant partners and the promoters of any land to be allocated in its catchment over a funding package and implementation timetable.

Q58b What do you think are the infrastructure needs in the borough as a whole?

This is a question for the local planning authority to consider based on the responses from individual areas and the evidence base.

Q59a Is there sufficient current infrastructure provision, to support new development, in relation to play, sport and recreation facilities (including public open spaces)?

No. SANG capacity acts as a constraint on new development, in particular brownfield development, in and around Farnham. Sport and recreation facilities are inadequate, and new sites need to be found/allocated/developed. WBCs Playing Pitch Strategy falls short in Farnham, and no improvements have been made to existing facilities. Provision would need to be scaled further to meet the demands of new development.

Q59b Is there sufficient current infrastructure provision, to support new development, in relation to health, wellbeing and community facilities?

No. The experience of many of our residents is that access to primary healthcare and dentistry, as well as capacity for elective hospital care is inadequate and presents unreasonable delays. Whilst service numbers and standards are a matter for the ICBs and the NHS, WBC should be prepared to consider the ability of the ICB/NHS to genuinely provide the healthcare required by residents as a constraint on the scale of development in the area.

The need for an increase in secondary school capacity has been addressed in a previous answer.

Q59c Is there sufficient current infrastructure provision, to support new development, in relation to water supply, wastewater and electricity

No. As we have said, existing wastewater treatment capacity in the Farnham area is inadequate and requires 'structural' improvement to provide additional capacity (with a buffer for growth in the future) before additional development is permitted.

It is understood that 'end to end' water studies have been commissioned by WBC but this information is yet to be shared with Farnham Town Council.

Q60 Should the Local Plan safeguard and/or allocate land infrastructure? If so, what types of infrastructure?

Assuming the question relates to 'land for infrastructure' the answer must be yes since this is a fundamental requirement of the local plan process. The nature, extent and location that land will follow from the infrastructure required, for instance land for a secondary school.

Q61 Are there any specific infrastructure issues in your local area that we need to be aware of?

Farnham Town Council has answered this question in previous responses and included the need for infrastructure including highway, pedestrian, cycle, green spaces, sports pitches, public transport, secondary school places, health, wastewater, etc.

Q62 Do you have a view on whether open space and play space in new development should be managed and maintained privately or by the public sector?

Farnham Town Council maintains a number of areas of open space and play areas. Unless public authorities are able to fund the long term cost of maintaining new open space then there is no choice other than that this being done through management companies and service charges to residents.

Q63 What options, including what benchmarks (for example the Fields in Trust standards for green spaces) do you think should be followed for addressing health and wellbeing?

Policy should require that the open space requirement for each new development is assessed on a case by case basis having regard to what already exists in the immediate area, its accessibility and the nature of the development proposed.

Q64 If the Council has to prioritise matters which of the following requirements should be given priority in relation to the delivery of developments

- a. Increase affordable housing contributions from new developments
- b. Emphasise design quality in new developments
- c. Focus on the delivery of new community infrastructure within new developments
- d. Focus on creating exemplary environmental sustainability in new developments
- e. Focus on improving the operation of the transport network

This question recognises that it may be necessary from time to time for WBC to choose between 'cost elements' in a development proposal within the limits of viability. New development will have a permanent effect on the environment, through its character and visual impact as well as carbon and other emissions. The quality of the accommodation provided including access to local services will also have a long term effect on the health and well being of residents. In those cases where choices are necessary, we would advocate that these are the considerations that should be given priority.

Q65 Are there any other priorities not listed above which you feel should be delivery alongside new developments in the Local Plan?

Not at this time.

Q66 How should the Local Plan support climate change adaptation, mitigation and resilience in new developments?

Again, Farnham Town council would like to emphasise that it is the location of new development that will have the greatest impact on its positive or negative effect on climate change and long term resilience. Individual houses or commercial buildings, wherever they are built, can have the same standards of insulation, renewable energy supply and so on. But their lifetime impact will depend on how their occupiers manage their property, travel to meet their needs and make use of local infrastructure. That will vary considerably with location and must be factored into strategic decision making.

Development should not be allowed in areas of flood risk or where it would create the demand for expensive or difficult to achieve flood defence measures.

Q67 How should the Local Plan work towards achieving net zero?

- a) Establishing energy efficiency standards for new buildings**
- b) Allocating sites for renewable energy generation (e.g. solar)**
- c) Encouraging green roofs, green walls and nature based solutions to support nature recovery**
- d) Supporting community-led renewable energy projects**
- e) Encouraging use of sustainable construction materials and methods**
- f) Designing development to reduce overheating**
- g) Encouraging low carbon heating systems**
- h) Encouraging water efficiency**

The extent to which the local plan can establish unique local standards for energy efficiency will depend on the evidence that WBC can provide to justify deviating from national standards. WBC should prioritise testing whether that justification exists. If it does so, Farnham Town Council would support it being included.

All of the other elements mentioned in the question are important and should form part of local plan policy.

Q68 Are there any other priorities not listed above that you feel should be included in the Local Plan? Please specify.

The local plan should ensure, in line with national policy, that development does not take place in areas at current or future flood risk.

Q69 What are your views on the Local Plan requiring higher standards of energy efficiency than required by the new Future Homes Standard?

WBC will only be permitted to set higher energy standards than the Future Homes Standard if there is evidence that this is locally justified and will not have an adverse impact on viability.

Q70 Should the Local Plan allocate sites for renewable energy projects?

Yes. Given government policy, particularly for the growth in large scale solar capacity this is not a matter which the local plan can avoid.

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National Housing Targets and the Planning and Infrastructure Bill

Proposer: Liz Townsend

Seconder: Paul Follows

Word Count: 488

This Council notes with deep concern the current application of national housing targets to Waverley Borough and the likely consequences of the forthcoming Planning and Infrastructure Bill if implemented without greater flexibility for areas with significant environmental constraints.

Over 80% of land in Waverley is designated either as Green Belt or as part of the Surrey Hills National Landscape. This leaves very limited land—together with countryside beyond the Green Belt—available for development. Despite this, recent changes to the National Planning Policy Framework (NPPF) have seen Waverley's annual housing target over double, from approximately 710 homes per year to more than 1,450, with no recognition of these exceptional constraints.

This Council further notes that accommodating such a target would place intense development pressure on the remaining 20% of land, much of which is already built up, lacks sufficient infrastructure capacity, or contains other environmental protections. Such an approach risks:

- *overdevelopment of market towns and villages, especially where Green Belt was never considered necessary due to their rural context, exacerbating existing pressures on roads, sewerage, public services and utilities;*
- *irreversible loss of unprotected green spaces and wildlife habitats, undermining national environmental objectives;*
- *heightened public opposition, legal challenges and planning delays, ultimately impeding rather than accelerating sustainable housing delivery.*

This Council supports the need to increase housing supply, including genuinely affordable homes for local people. However, housing growth must respect environmental limits, align with infrastructure capacity and reflect the unique physical constraints of protected rural boroughs such as Waverley.

Accordingly, this Council requests that the Leader writes to the Secretary of State for Communities and Local Government, Steve Reed MP, to ask that:

1. ***Waverley's revised housing target is reviewed*** in light of its exceptional land constraints, enabling a more flexible and evidence-based interpretation of national policy.
2. ***Local authorities are supported during preparation of Local Development Plans***, including protection from the tilted balance for the duration of the plan period—or for a reasonable period determined by Government—allowing housing need to be planned and delivered more sustainably and alongside essential infrastructure.
3. ***Environmental designations, including National Landscapes, are fully protected***, and not undermined by inflexible numerical targets where land capacity is demonstrably limited.
4. ***The value of countryside beyond the Green Belt is properly recognised***, and the absence of Green Belt in rural villages is not taken to imply that such areas are unconstrained or suitable for disproportionate development.
5. ***Housing delivery expectations are phased realistically***, with growth tied to timely and guaranteed provision of transport, education, health services, utilities and environmental mitigation.

This Council further resolves that a copy of this motion and the Leader's letter be shared with Waverley's MPs, Surrey County Council, neighbouring planning authorities and relevant community stakeholders to support a coordinated regional response.

Through this motion, Waverley Borough Council reaffirms its commitment to delivering the homes our communities need while safeguarding the landscape, environment and character of the Borough for future generations.

FARNHAM TOWN COUNCIL



D

Report
Council

Date: 18th December 2025

Budget for 2026-27

Introduction

1. The draft budget recommended by Strategy & Finance for consideration by Council for 2026-27 is attached at Annex I, with notes explaining key points or changes in the draft budget attached at Annex II. This is the culmination of two Strategy discussions in November and December which preceded the discussion at Strategy & Resources on 11 December. A summary of key points raised are set out below. In the context of Local Government Reorganisation and the aspirations of Council this has been the most difficult period for Farnham's budget planning for many years. There is significant uncertainty especially in the context of concern by councillors of the cumulative impact on residents of expenditure rises in other councils and the wider economy and concern that the Council needs to be well-placed to be responsive to the needs of residents when the new West Surrey authority is created.
2. The proposed budget has been drawn up based on a review of expenditure in 2025-26 and on the 2024/25 outturn but in the context of continuing economic pressures and Local Government Reorganisation with accelerated consideration of Community Asset Transfers. It also takes into account evolving priorities discussed at the Strategy Workshops held in November and December. The most significant changes are set out in Annex III and include bringing staffing resources to a required level after absorbing pressures and managing vacancies over recent years. There has been a review of income at every level and challenging income targets (an increase of 21%) have been set to reduce the impact on the precept. A large increase in investment income is budgeted given the recent CIL receipt. In terms of expenditure, an addition of £50,000 in the grants pot to continue to meet the needs of community organisations including a £15,000 to support the management of the Farnham Museum and an additional £10,000 towards additional holiday activities for younger people. Inflationary pressures have been covered with a general provision of 3.8%, and a cautious calculated increase for grounds maintenance has been provisioned for any recreation grounds and green spaces being taken on by Farnham. In line with experience from reorganisation in other county areas, further increases would be required for future years once the new West Surrey Authority has been established.
3. In 2025, Farnham has a provisional Band D tax base of 18,586.9, up from 18,398.9 based on an assumed collection rate of 99%. After exemptions in each area have been deducted, this percentage is multiplied against the Band D calculation in order to calculate the Band D number for each part of the Borough. This means the precept income (with no change) would be £1,551,077 up from £1,535,300 (an increase of £15,777).

4. Inflation has continued to be high at 3.8% (CPIH, October 2025) or 4.2% (RPI).
5. In drawing up the FTC budget, Council is very mindful of the impact on residents especially with the forecast increases of both the Borough and County Councils council tax levels which are likely to be at least 3% with the police and crime commissioner indicating a 4.2% increase was likely in 2026/27. For information, a 1% increase in Surrey's council tax level is £18.46, a 1% in Surrey police is £3.37 and a 1% increase in Waverley is £2.48. This compares with a 1% increase in the FTC budget of £0.85.
6. Members will be aware that there has been a transfer of some costs of the principal authorities as FTC is already picking up some reductions in grants to community organisations to support those most in need in the community and will be taking on maintenance costs for any community assets transferred to give them protection from future development. The approach by the Town Council is to prepare prudently for changes ahead whilst maintaining and improving existing services. The increase for support for younger people is continuing at with a proposed increase of 10% in 2026-2027.
7. Investment income has been increased with the expectation that they will continue at a higher level with recent CIL receipts but drop as earmarked reserves are spent on capital projects. The budget assumes fees and charges broadly based on 2025-26 levels. A full list of fees and charges will be presented to the January meeting after discussion at Strategy & Finance.
8. The overall salary costs are based on the 2024 job evaluations and the assumption that the full staffing establishment is employed as there has been continued pressure on delivering services alongside new areas of focus in recent years. The budget level includes provision for a cost-of-living increase for 2026/27 of around 3.5% noting that although discussions between the Unions and the National Employers have not yet started the claim presented to the National Joint Negotiating Committee is substantially higher.
9. Members have previously discussed the potential impact of pressures on the budgets of principal authorities and the increasing likelihood that there may be a need to further top-up or take on services such as street cleansing and litter collection to meet the aspirations of the local community. The budget continues a fund for community and environmental initiatives to enable funding to be available to provide an enhanced clean of the new wider footways either directly or through the current Waverley street cleaning programme. In 2026/27, there will be a new amenity building constructed in Gostrey Meadow providing much improved toilets and storage facilities and the restoration of the Borelli Shelter.
10. The Government has not yet indicated any intention to put a restriction on the level of increase in a precept (or band D council tax rise) for town and parish councils (the capping principle). This will not be known until the Local Government Finance Settlement is announced around Christmas. Farnham Town Council's precept level in 2025-26 was again below the average sector increase for an fifteenth consecutive year as a result of prudent management of council finances and partnership working to reduce costs and the ongoing contribution of volunteers to deliver above expected levels of services.
11. At the Strategy sessions and at Strategy & Resources, there was considerable discussion over potential asset transfers to safeguard green spaces or community buildings (many of which were acquired by Waverley from the former Urban District Council in 1974) that would enable services to be delivered in future (eg Montrose House, the former Surveyors offices adjacent to Farnham Town Hall, the dilapidated Waggon Yard garages as a hub for craft makers). It was noted that apart from Morley Road Recreation Ground, Waverley's delayed timetable meant that no indication of assets proposed for transfer would be made until after Farnham had set its precept for the year ahead and a continued earmarked reserve would be required. Services such as the Farnham Museum (perhaps creating it into the UK's first Museum of Craft reflecting Farnham as a

World Craft Town, and street cleaning were also identified as significant issues where Waverely's role would increase. It was also noted that Farnham would be the 'face' of the combined councils in the future with the new Unitary HQ expected to be in Woking or further afield. There was also discussion on continuing the Neighbourhood Area Committees once the pilot concluded with Farnham taking the lead (through its Community & Wellbeing Working Group) to avoid a loss of momentum if Surrey or the new shadow unitary did not prioritise them continuing. In terms of the new council elections coming up for Farnham in 2027, the costs could be double the usual costs if there were no other election taking place to share the costs, and Members noted the increased workload expected of town councillors once the new unitary councils were set up as the number of principal authority councillors would reduce from 19 to six. As such, consideration for a potential for a member's expense allowance would be essential to attract councillors representing all walks of life.

12. When the Council considers its precept strategy it will need to bear in mind that a 1% increase in precept would bring £15,353 of additional income for Farnham Town Council at a cost of approximately 85p per band D dwelling per annum.
13. At the December Council meeting, Farnham Town Council will set its budget and in January 2026 will then agree the level of precept to deliver its services. The level of precept, which is divided by all the Band D properties to find the Band D level of council tax may be supported by the use of reserves or any changes in the fees and charges or income targets set by Council. Given the challenges around income uncertainty and the ongoing pressures on families facing hardship, the Working Group were concerned to available to minimise the impact of rising cost of services and other pressures but also recognising the changes in Local Government structures is a once in a generation change.
14. Council is recommended to approve expenditure of £2,205,030 and draft discretionary income of £501,100. The Working Group was concerned the income target was very challenging with increased sponsorship and events income targets along with investment income and considered reducing the levels but after debate agreed to adopt the recommendations of officers. As such, assuming no precept increase a total income of £2,052,177. This represents a significant shortfall of income at this stage of £152,853 which if funded by precept alone would be the equivalent of £8.22 per band D property (69pence per week). However, further consideration of this will take place at the January meeting when fees and charges are also discussed.
15. In conclusion, this is a tight budget. There are many uncertainties but the budget is designed to create the best opportunity to safeguard services for the community and in particular for families and young people, and community organisations that deliver important services to young people, families and isolated elderly. At the Strategy & Resources meeting it was noted that some of the impacts of reorganisation could be met from the earmarked and other reserves held by the Council in order to minimise the impact on Farnham's share of the Council Tax but that these could only be deployed in a limited way.
16. In finalising the budget, Council could consider adjusting spending (up or down) or income targets but the Strategy & Resources recommendation is as follows:

Recommendation

It is recommended that the gross expenditure budget for 2026-27 be set at £2,205,030

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Annual Budget - By Combined Account Code (Actual YTD Month 9)

Note: Budget 2026/27 for December Council

		<u>2024-25</u>		<u>2025-26</u>				<u>2026-27</u>		
		Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
<u>Budget Income</u>										
1000	Hall & Room Lettings Income	10,000	9,000	10,000	7,630	0	0	12,000	0	0
1030	Commercial Lettings Income	9,000	9,000	9,500	9,000	0	0	10,000	0	0
1060	Section 106 contributions	0	90,052	0	0	0	0	0	0	0
1065	Community Infrastructure Levy	0	443,689	0	1,186,834	0	0	0	0	0
1080	Allotment Rents Income	16,250	15,468	17,000	16,303	0	0	18,000	0	0
1081	Allotment admin fee	500	600	500	1,260	0	0	750	0	0
1082	Terminated Allotment Plots	0	-468	0	0	0	0	0	0	0
1083	Allotment Insurance	0	262	0	806	0	0	0	0	0
1100	Interment Fees Income	35,000	29,345	38,000	25,845	0	0	38,000	0	0
1120	Grave Purchases Income	55,000	57,803	57,000	57,295	0	0	65,000	0	0
1130	Memorials Income	6,000	6,368	7,100	3,887	0	0	7,100	0	0
1160	Cemeteries Other Income	0	156	0	160	0	0	0	0	0
1200	Grants Income	10,000	12,500	12,000	34,500	0	0	18,750	0	0
1201	Sponsorship Income (+VAT)	36,750	30,400	43,250	27,050	0	0	62,000	0	0
1202	Income - Contributions	9,250	21,893	33,000	47,686	0	0	42,000	0	0
1203	Donations - Income	1,000	13,183	0	22,083	0	0	5,000	0	0
1204	Bookings/Hire	69,500	50,454	71,500	68,617	0	0	62,000	0	0
1205	Ticket sales	12,500	18,587	12,000	371	0	0	15,000	0	0
1206	Literary Prize Entry Fee	0	1,018	0	583	0	0	1,000	0	0
1207	Sale of books etc	0	6,831	0	0	0	0	5,000	0	0
1208	Sale of Refreshments	0	1,332	500	0	0	0	1,000	0	0
1209	Seeds income	500	0	0	0	0	0	0	0	0
1215	Advertising income	8,500	17,590	10,500	6,095	0	0	14,000	0	0

Continued on next page

Annual Budget - By Combined Account Code (Actual YTD Month 9)

Note: Budget 2026/27 for December Council

		<u>2024-25</u>		<u>2025-26</u>				<u>2026-27</u>		
		Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
1300	Banners Income	5,000	2,880	2,500	910	0	0	2,500	0	0
1900	Precept	1,424,818	1,424,818	1,535,300	1,535,300	0	0	1,551,077	0	0
1910	Interest Received	65,000	122,629	75,000	75,043	0	0	110,000	0	0
1911	Dividends received	10,000	10,975	12,000	4,958	0	0	12,000	0	0
1999	Miscellaneous Income	0	43	0	1,600	0	0	0	0	0
Total Income		1,784,568	2,396,408	1,946,650	3,133,816	0	0	2,052,177	0	0
<u>Overhead Expenditure</u>										
4000	Salaries	698,500	694,563	733,500	468,438	0	0	893,050	0	0
4001	Agency/Contract Staffing	65,000	117,396	96,000	131,726	0	6,275	96,530	0	0
4003	Contracted Services	93,500	83,089	88,500	139,386	0	57,620	82,970	0	0
4020	Additional Staffing & Events	12,700	6,530	11,700	5,607	0	3,000	10,900	0	0
4022	First aid/ medical	0	146	0	0	0	0	0	0	0
4025	Farmers' Market Supervision	1,800	1,560	1,800	910	0	0	1,800	0	0
4030	Staff Training	3,000	5,741	4,000	1,918	0	3,228	3,525	0	0
4041	Staff Travel	1,000	1,439	1,000	384	0	0	1,500	0	0
4050	Staff Recruitment/Advertising	1,000	879	1,000	0	0	0	2,000	0	0
4070	Protective Clothing	3,000	3,288	3,000	737	0	0	3,000	0	0
4101	Venue hire	5,000	1,665	3,000	183	0	0	2,250	0	0
4110	Rates, rent	35,000	44,928	38,200	35,602	0	0	49,600	0	0
4115	Water Charges	6,500	9,358	9,000	7,523	0	0	9,300	0	0
4120	Energy Costs	47,000	39,175	54,200	22,754	0	20,000	50,200	0	0
4130	Insurance	13,650	18,541	18,800	18,943	0	0	20,400	0	0
4135	Insurance claim costs	0	0	0	750	0	0	0	0	0
4140	Office costs / consumables	8,500	12,281	9,050	6,243	0	0	11,000	0	0

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Annual Budget - By Combined Account Code (Actual YTD Month 9)

Note: Budget 2026/27 for December Council

	<u>2024-25</u>		<u>2025-26</u>				<u>2026-27</u>		
	Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
4170 Property Maintenance/Refurbish	90,500	33,016	80,500	13,696	0	2,955	75,500	0	0
4175 Graffiti Removal	6,000	10,442	10,000	7,200	0	0	10,000	0	0
4176 Cleaning consumables	2,000	1,070	4,000	1,759	0	0	4,000	0	0
4181 Equipment Maintenance	6,000	6,825	6,000	2,722	0	330	6,000	0	0
4182 Equipment Purchase	23,000	97,054	22,500	140,240	0	34,327	22,755	0	0
4190 CCTV / crime prevention	20,000	8,037	15,000	17,206	0	0	15,000	0	0
4195 Alarms - Fire, Security	6,000	3,068	6,000	8,096	0	0	5,000	0	0
4205 Waste Disposal	8,500	13,960	15,000	13,248	0	1,500	20,250	0	0
4217 Buy back of EROB	0	210	0	95	0	0	0	0	0
4220 Memorials & Plaques	2,000	1,599	1,000	380	0	0	1,000	0	0
4225 Cemetery Memorial Maintenance	3,000	0	3,000	7,615	0	0	3,000	0	0
4300 Vehicle Costs - Fuel	10,000	4,614	8,000	1,831	0	0	5,000	0	0
4301 Vehicle Costs - LPG/CNG	1,000	981	1,000	491	0	950	1,500	0	0
4302 Vehicle Costs - Maintenance	8,000	5,983	8,000	4,874	0	0	9,000	0	0
4303 Vehicle Costs - Road Tax	1,250	1,185	1,250	516	0	0	1,250	0	0
4304 Vehicle Costs - Insurance	0	0	0	33	0	0	0	0	0
4310 New Vehicles/Machinery	15,000	8,430	15,000	13,395	0	0	15,000	0	0
4311 New machinery reserve	0	0	5,000	0	0	0	5,000	0	0
4400 Stationery	4,000	972	2,000	1,192	0	0	2,000	0	0
4410 Photocopying Charges	4,300	2,507	4,300	1,576	0	0	4,300	0	0
4411 Publications, books etc	1,000	89	1,000	0	0	0	1,000	0	0
4425 Printing & Design (External)	38,000	28,641	37,200	18,607	0	920	30,700	0	0
4425 Publicity/Adverts/Photography	21,600	18,894	21,100	6,395	0	0	20,250	0	0
4426 Old Publicity	0	0	0	0	0	0	750	0	0

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Annual Budget - By Combined Account Code (Actual YTD Month 9)

Note: Budget 2026/27 for December Council

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		<u>2024-25</u>		<u>2025-26</u>				<u>2026-27</u>		
		Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
4440	Telephones	8,300	6,631	8,100	4,185	0	0	7,200	0	0
4455	Postages & Distribution	8,150	6,662	7,450	5,541	0	0	10,000	0	0
4460	Subscriptions & Memberships	6,500	8,278	6,750	6,604	0	0	8,450	0	0
4461	Licences	5,150	5,790	5,700	5,999	0	0	5,800	0	0
4480	IT Equipment	6,000	1,358	6,000	0	0	0	7,500	0	0
4481	Web Sites (FTC, Craft etc)	10,000	11,238	10,000	14,536	0	4,384	10,000	0	0
4482	IT Support	15,000	15,946	14,000	10,868	0	0	20,000	0	0
4483	Service software & support	0	19,760	15,000	7,499	0	0	20,000	0	0
4484	Members' IT costs	0	0	0	0	0	0	1,000	0	0
4501	Mayoral Allowance 2026-27	0	0	0	0	0	0	3,500	0	0
4502	Mayoral Allowance 2024-25	2,700	2,700	0	0	0	0	0	0	0
4504	Mayoral Allowance 2025-26	0	0	2,700	1,992	0	0	0	0	0
4520	Members' Travel	200	166	200	35	0	0	350	0	0
4525	Members' Training	2,000	376	2,000	0	0	0	2,000	0	0
4540	Civic & Community Functions	7,500	6,025	7,500	3,870	0	0	6,400	0	0
4541	Civic Carol Service - USE 4540	2,000	0	0	0	0	0	0	0	0
4545	Twinning/Partnerships Expenses	1,000	932	1,000	0	0	0	2,500	0	0
4550	Bank Charges	2,000	1,615	2,000	326	0	0	2,000	0	0
4555	Legal & professional Fees	4,000	23,427	6,000	12,595	0	0	15,000	0	0
4560	Bookkeeping, accounts, payroll	26,000	30,194	28,000	19,601	0	0	35,400	0	0
4570	Audit Fees	4,500	3,350	4,500	2,520	0	0	5,000	0	0
4600	Tourism Developments & Events	5,000	1,000	5,000	0	0	0	5,000	0	0
4610	Horticultural Supplies	16,000	6,889	16,000	6,694	0	379	14,000	0	0
4611	Plants/Flowers/bulbs	28,000	27,592	28,000	21,284	0	6,556	28,000	0	0

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Annual Budget - By Combined Account Code (Actual YTD Month 9)

Note: Budget 2026/27 for December Council

	<u>2024-25</u>		<u>2025-26</u>				<u>2026-27</u>		
	Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
4614 Allotment seed costs recharged	500	0	500	0	0	0	0	0	0
4615 Trees/hedging	8,000	11,159	5,000	2,802	0	0	15,000	0	0
4618 Green Flag Costs	4,000	3,236	4,000	0	0	0	3,000	0	0
4625 Entertainment - Performers	18,000	19,436	16,250	13,870	0	2,490	21,750	0	0
4630 Events Costs	28,250	47,360	36,000	16,497	0	833	45,500	0	0
4641 Christmas Lights Install/Store	50,000	70,557	60,000	4,115	0	440	65,000	0	0
4642 Christmas Lights - Power	1,000	0	900	0	0	0	400	0	0
4643 Christmas Lights 2025	5,000	0	5,000	74,668	0	18,486	0	0	0
4650 Street Furniture	5,000	736	5,000	200	0	0	5,000	0	0
4655 Banners	5,000	2,725	2,500	1,032	0	0	2,500	0	0
4702 Equipment hire/replacement	31,900	19,089	29,500	12,012	0	558	20,000	0	0
4800 Grants	20,500	20,145	36,000	52,049	0	0	138,500	0	0
4801 Grant - Farnham Maltings	10,000	10,000	12,500	12,500	0	0	0	0	0
4802 Grant - Citizens Advice Bureau	20,000	20,000	25,000	25,000	0	0	0	0	0
4803 Grant - 40 Degreerz	5,000	5,000	5,000	5,000	0	0	0	0	0
4804 Small Grants	2,000	987	2,500	0	0	0	2,500	0	0
4805 Farnham / Hale Carnival	0	0	3,000	1,000	0	0	3,000	0	0
4806 Hale Community Centre/Sandy Hi	5,000	5,000	5,000	5,000	0	0	0	0	0
4807 Environmental/community Initia	40,000	4,000	40,000	0	0	0	40,000	0	0
4808 Hoppa	10,000	10,000	15,000	15,000	0	0	0	0	0
4809 Gostrey Centre	9,000	9,000	10,000	10,000	0	0	0	0	0
4810 Externally funded grant	0	0	0	0	0	0	0	0	0
4811 Youth Initiatives	90,000	81,937	90,000	73,349	0	0	90,000	0	0
4814 Museum of Farnham	0	0	10,000	10,000	0	0	25,000	0	0

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Annual Budget - By Combined Account Code (Actual YTD Month 9)

Note: Budget 2026/27 for December Council

		<u>2024-25</u>		<u>2025-26</u>				<u>2026-27</u>		
		Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
4815	Support Fund Grants	0	14,611	0	4,260	0	0	5,000	0	0
4820	OLD CODE use cost centre 142	0	0	0	154	0	0	0	0	0
4821	Elections	10,000	0	10,000	0	0	0	15,000	0	0
4830	Blackwater Valley CMS	2,500	2,500	2,500	0	0	0	2,500	0	0
4999	Miscellaneous Expenses	0	0	0	-32	0	0	0	0	0
6666	Bad Debt Write Offs	0	120	0	0	0	0	0	0	0
	Overhead Expenditure	1,806,950	1,825,681	1,946,650	1,564,891	0	165,231	2,205,030	0	0
	Total Budget Income	1,784,568	2,396,408	1,946,650	3,133,816	0	0	2,052,177	0	0
	Expenditure	1,806,950	1,825,681	1,946,650	1,564,891	0	165,231	2,205,030	0	0
	Net Income over Expenditure	-22,382	570,727	0	1,568,925	0	-165,231	-152,853	0	0
	plus Transfer from EMR	0	57,361	0	0	0	0	0	0	0
	less Transfers to EMR	0	531,257	0	1,172,509	0	0	0	0	0
	Movement to/(from) Gen Reserve	(22,382)	96,831	0	396,415	0		(152,853)		

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
1200	Grants Income	100	Professional Services & Admin	Generally grants received would be offset against specific projects and activity.
4001	Agency/Contract Staffing	100	Professional Services & Admin	Agency Staff costs otherwise met under code 4000 incl assets transfers, interim support
4003	Contracted Services	100	Professional Services & Admin	Agency staff covering vacancies or contract staff.
4182	Equipment Purchase	100	Professional Services & Admin	includes new audio system 25/26
4415	Printing & Design (External)	100	Professional Services & Admin	includes council tax leaflet etc
4440	Telephones	100	Professional Services & Admin	costs recharged
4480	IT Equipment	100	Professional Services & Admin	Rolling upgrade and replacement. Changes needed in year ahead.
4481	Web Sites (FTC, Craft etc)	100	Professional Services & Admin	External costs. New website implementation in 25/26
4482	IT Support	100	Professional Services & Admin	IT support contract plus extra works Preparation for new council in 2027
4483	Service software & support	100	Professional Services & Admin	Covers Modern.gov, cloudy IT Decsions, Abavus, Finance, software etc
4555	Legal & professional Fees	100	Professional Services & Admin	Combined with professional fees 4585. Legal fees, assets transfers etc.
4560	Bookkeeping, accounts, payroll	100	Professional Services & Admin	Book-keeping/accountancy month end/year end/payroll costs. Significant incr in book-keeping rate
4570	Audit Fees	100	Professional Services & Admin	Covers internal and external audit fees.
1600	Mayor's Charity	110	Governance & Democratic	No budgetted income. Paid into separate Mayor's Charity account and redistributed.
4001	Agency/Contract Staffing	110	Governance & Democratic	Agency Staff costs generally covering vacancies eg Abavus, asset transfers
4101	Venue hire	110	Governance & Democratic	Covers Annual Town Meeting, celebratory receptions as needed
4130	Insurance	110	Governance & Democratic	New tender effective 2023/24. 3 year renewal. Increases with new land and playgrounds.
4415	Printing & Design (External)	110	Governance & Democratic	includes councillor leaflet, remembrance, civic service etc
4425	Publicity/Adverts/Photography	110	Governance & Democratic	Annual meeting etc. Newspaper/calendar and other promotions at community events
4426	Old Publicity	110	Governance & Democratic	Vantage Point, Residents Guide, newsletter.Now code 4425.
4440	Telephones	110	Governance & Democratic	costs recharged
4455	Postages & Distribution	110	Governance & Democratic	Residents' Guide etc
4460	Subscriptions & Memberships	110	Governance & Democratic	Includes NALC/SALC/SLCC/and LGA associate
4525	Members' Training	110	Governance & Democratic	Additional training as required.
4541	Civic Carol Service - USE 4540	110	Governance & Democratic	Include in Civic functions
4545	Twinning/Partnerships Expenses	110	Governance & Democratic	35th anniversary in 2026. Hosting formal visit with Andernach orchestra
4455	Postages & Distribution	111	Local Government Reorganisatio	Leaflets to all households
4555	Legal & professional Fees	111	Local Government Reorganisatio	Fees to WBC for assets being transferred

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
4001	Agency/Contract Staffing	120	Office & Customer Services	Agency Staff costs otherwise met under code 4000.
4003	Contracted Services	120	Office & Customer Services	Office cleaning.
4195	Alarms - Fire, Security	120	Office & Customer Services	Fire, intruder and keyholding service.
4440	Telephones	120	Office & Customer Services	costs recharged
4800	Grants	130	Grants	Sum is divided between codes after Council decisions. Some grants also covered under Service codes.
4801	Grant - Farnham Maltings	130	Grants	Awaiting recommendation 26/27 - included in 4800 code.
4802	Grant - Citizens Advice Bureau	130	Grants	Awaiting recommendation 26/27 - included in 4800 code.
4803	Grant - 40 Degreez	130	Grants	Awaiting recommendation 26/27 - included in 4800 code.
4804	Small Grants	130	Grants	Up to £250 during the year per request where no Community grant in same year.
4806	Hale Community Centre/Sandy Hi	130	Grants	Running cost SLA. Awaiting recommendation 26/27 - included in 4800 code.
4808	Hoppa	130	Grants	Awaiting recommendation 26/27 - included in 4800 code.
4809	Gostrey Centre	130	Grants	Awaiting recommendation 26/27 - included in 4800 code.
4440	Telephones	140	Planning	costs recharged
4821	Elections	141	Elections	Goes to earmarked reserve to spread costs. Could be £70k for stand alone in 2027
1200	Grants Income	142	Neighbourhood Plan	Potential grant from Locality... grants currently suspended
4001	Agency/Contract Staffing	142	Neighbourhood Plan	Covers advice for Neighbourhood PPlan/Local Plan issues. More for review in reserves.
4003	Contracted Services	142	Neighbourhood Plan	external consultants
1900	Precept	150	Other Operating Income/Costs	Council Tax base 18586.9 (99% collection rate) Oct 2025 at £83.45 up from 18,398.9
1910	Interest Received	150	Other Operating Income/Costs	interest on investments assumes reducing rates. cfor 25/26 and capital spend reducing reserves
1911	Dividends received	150	Other Operating Income/Costs	Local authority property Fund. Income holding up. Future dividends uncertain.
4002	Actuarial Contribution	150	Other Operating Income/Costs	Triennial Actuarial Review due 2025.
4910	Loan Repayments	150	Other Operating Income/Costs	Public Works Loan Board fully repaid. If FTC were to borrow for major capital project impact.

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
1999	Miscellaneous Income	155	Covid-19	Ad hoc Grants for supporting hardship. Ringfenced.
4000	Salaries	155	Covid-19	Management of Support Fund.
4425	Publicity/Adverts/Photography	155	Covid-19	Hardship fund and other promotion.
1000	Hall & Room Lettings Income	160	Wrecclesham Community Centre	Increasing by £1k per annum to 14,400 in 27/28
4170	Property Maintenance/Refurbish	160	Wrecclesham Community Centre	Covers FTC landowner's responsibilities
4195	Alarms - Fire, Security	160	Wrecclesham Community Centre	Fire and intruder alarms and keyholding service for landlord.
4440	Telephones	160	Wrecclesham Community Centre	Covers security/CCTV bandwidth cost
4440	Telephones	170	Community Development	Covers high bandwidth broadband for CCTV monitoring
4806	Hale Community Centre/Sandy Hi	170	Community Development	Awaiting recommendation 26/27 - included in 4800 code.
4120	Energy Costs	171	Community Safety & Well-being	CCTV cameras
4190	CCTV / crime prevention	171	Community Safety & Well-being	Camera repairs/maintenance/improvement.
4196	Crime Prevention	171	Community Safety & Well-being	Community Group disbanded. Costs covered elsewhere
4800	Grants	175	Localism - New Initiatives/Pro	Rowledge Village Hall contribution 2025
4807	Environmental/community Initia	175	Localism - New Initiatives/Pro	Towards climate challenge/community initiatives and top up for principal authority services
4182	Equipment Purchase	176	Younger People projects	New cost centre for Younger people projects
4630	Events Costs	176	Younger People projects	Primarily events organised or supported by FTC.
4800	Grants	176	Younger People projects	Used for additional grant to 40 Degreez outreach.
4811	Youth Initiatives	176	Younger People projects	New item in budget 2024/25. Also £20k in YP events
4000	Salaries	200	Grounds Services	Increase in sites managed and activity
4001	Agency/Contract Staffing	200	Grounds Services	Staffing costs otherwise met from 4000 200 for temp cover nd probationary period for outside staff
4030	Staff Training	200	Grounds Services	Additional costs met from general staff training budget
4070	Protective Clothing	200	Grounds Services	Heath and Safety requirements etc
4175	Graffiti Removal	200	Grounds Services	Due to be tendered.
4195	Alarms - Fire, Security	200	Grounds Services	Alarm system maintenance and monitoring, keyholding at Depot

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
4205	Waste Disposal	200	Grounds Services	Skips etc for collected flytipping etc
4302	Vehicle Costs - Maintenance	200	Grounds Services	3 vehicles MOT and servicing reflects usage
4310	New Vehicles/Machinery	200	Grounds Services	Replacement programme
4311	New machinery reserve	200	Grounds Services	Goes into earmarked reserve for future purchases
4440	Telephones	200	Grounds Services	Depot broadband (cctv) and radios/mobiles.
4460	Subscriptions & Memberships	200	Grounds Services	Surrey Wildlife Trust
4610	Horticultural Supplies	200	Grounds Services	Includes tree guards, compost etc. Expenditure mainly last quarter.
1202	Income - Contributions	201	Highways	No agreement for future funding
1522	Surrey Highways Contract	201	Highways	No agreement for future contributions
4000	Salaries	201	Highways	Collecting flytipping, cleaning signs/bus stops etc.
4175	Graffiti Removal	201	Highways	FTC meets cost of graffiti on highways property (now met under graffiti budget)
4611	Plants/Flowers/bulbs	201	Highways	Programme to machine plant bulbs at entrances to Town
4170	Property Maintenance/Refurbish	205	War Memorial	Repairs and cleaning.
1200	Grants Income	210	Farnham In Bloom	No guarantee of grants. Possible Farnham Institute
1201	Sponsorship Income (+VAT)	210	Farnham In Bloom	Challenging target income. New Corporate sponsor sought.
1202	Income - Contributions	210	Farnham In Bloom	Targetted contributions for baskets, troughs and planters
1990	Insurance claim income	210	Farnham In Bloom	Greenhouse fire 2021.
4003	Contracted Services	210	Farnham In Bloom	In Bloom Video production and misc photography
4415	Printing & Design (External)	210	Farnham In Bloom	Leaflets, banners, stickers, Briefing packs, judges notes etc
4425	Publicity/Adverts/Photography	210	Farnham In Bloom	Children's workshops etc
4440	Telephones	210	Farnham In Bloom	costs recharged
4540	Civic & Community Functions	210	Farnham In Bloom	Covers launch, awards event, community events etc
4610	Horticultural Supplies	210	Farnham In Bloom	Expenditure covers non-plants related costs.
4611	Plants/Flowers/bulbs	210	Farnham In Bloom	Target to cover by sponsorship income
4613	Community Events/FIB Friends	210	Farnham In Bloom	Covers sustenance for volunteers and miscellaneous expenses
4615	Trees/hedging	210	Farnham In Bloom	Statement trees and hedging replacement
4000	Salaries	220	Other Open Spaces	Increase allows for additional Outside Workforce Team Member

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
4003	Contracted Services	220	Other Open Spaces	Tree surgery and clearance etc
4830	Blackwater Valley CMS	220	Other Open Spaces	Annual contribution for advice and work done in area.
1200	Grants Income	225	Gostrey Meadow	25/26 was SCC contribution to playground
1204	Bookings/Hire	225	Gostrey Meadow	Primarily relates to coffee/ice cream concessions. Will be impacted by works in 2026.
4003	Contracted Services	225	Gostrey Meadow	Included trees work, path repairs and prep for amenity building
1202	Income - Contributions	230	Library Gardens	Surrey CC contribution for Library Gardens £20k
4003	Contracted Services	230	Library Gardens	external costs met from income
1080	Allotment Rents Income	240	Allotments	Based on £65 per plot
1081	Allotment admin fee	240	Allotments	£60 admin fee for new tenancies
1083	Allotment Insurance	240	Allotments	Re charged to plot holders at £2 per plot
1209	Seeds income	240	Allotments	Now done direct by allotment holders
4130	Insurance	240	Allotments	Public liability for allotment holders. Recharged
4140	Office costs / consumables	240	Allotments	Annual lecture and meetings.
4415	Printing & Design (External)	240	Allotments	Newsletter, show booklets etc
4440	Telephones	240	Allotments	costs recharged
4455	Postages & Distribution	240	Allotments	Newsletter etc
4614	Allotment seed costs recharged	240	Allotments	Met from income.
4000	Salaries	250	Public Conveniences	Contract management and oversight
4001	Agency/Contract Staffing	250	Public Conveniences	Contract for offices and conveniences cleaning.
4003	Contracted Services	250	Public Conveniences	Contract for offices and conveniences cleaning.
4120	Energy Costs	250	Public Conveniences	Outstanding sum owed by WBC for car park energy
4170	Property Maintenance/Refurbish	250	Public Conveniences	Refurb of Hale. Automated locking unlocking planned.
1300	Banners Income	260	Town Centre & Rural Dev	Income offsets costs - aims for breakeven - reduced 25/26 because of reduction in applications.
4175	Graffiti Removal	260	Town Centre & Rural Dev	Monthly cleaning visit
4182	Equipment Purchase	260	Town Centre & Rural Dev	Bins and bunting in 2025
4650	Street Furniture	260	Town Centre & Rural Dev	Replace finger posts, bus stops etc vinyl wrapping

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
4655	Banners	260	Town Centre & Rural Dev	Installation costs met by income
1245	Advertising income	300	Tourism	Relates to publications brochures/ Residents' Guide/ visitors' guide
4000	Salaries	300	Tourism	Split allocation with events 310
4415	Printing & Design (External)	300	Tourism	New Visitor Guide and Residents' Guide, walks leaflets
4455	Postages & Distribution	300	Tourism	Deliver residents' guide or leaflets to every household
4460	Subscriptions & Memberships	300	Tourism	Visit surrey
4805	Farnham / Hale Carnival	300	Tourism	Shared weekend with Picnic in the Park - now shown in code 311
1200	Grants Income	301	Hidden Heritage Project	One-off project. Completed in 2019.
1204	Bookings/Hire	302	West Street Market	Contributions from 3rd party organisers. Will continue to be impacted by FIP road works.
4020	Additional Staffing & Events	302	West Street Market	Partly offset by event income
4814	Museum of Farnham	303	Museum of Farnham	Requested increase for 2026/27 increasing by £10k per annum
1201	Sponsorship Income (+VAT)	310	Events	Sponsorship allocated to individual events.
4000	Salaries	310	Events	Staff time for tourism/business support/ BID activity
4020	Additional Staffing & Events	310	Events	Costs generally allocated across each event as used
4600	Tourism Developments & Events	310	Events	Allows for new developments in year
4630	Events Costs	310	Events	Emerging events
1201	Sponsorship Income (+VAT)	311	Carnival Weekend (prev PITP)	World Music day on the Sunday
1202	Income - Contributions	311	Carnival Weekend (prev PITP)	Stall income
1203	Donations - Income	311	Carnival Weekend (prev PITP)	No budgetted income as donations not guaranteed
1204	Bookings/Hire	311	Carnival Weekend (prev PITP)	Now World Music event
4020	Additional Staffing & Events	311	Carnival Weekend (prev PITP)	Costs allocated across each event as used
4702	Equipment hire/replacement	311	Carnival Weekend (prev PITP)	Staging, toilets etc.. Higher if no carnival?
4805	Farnham / Hale Carnival	311	Carnival Weekend (prev PITP)	£2k contribution to shared costs with Lions for Carnival
1204	Bookings/Hire	312	Food Festival	Reduction because of uncertainty over road works impact.

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
4003	Contracted Services	312	Food Festival	Road closure, First aid etc.
4020	Additional Staffing & Events	312	Food Festival	Temporary help for event (staff/external) paid from events.
1201	Sponsorship Income (+VAT)	313	Music in the Meadow / Vineyard	Also supported summer programme
1202	Income - Contributions	313	Music in the Meadow / Vineyard	Stall income
4020	Additional Staffing & Events	313	Music in the Meadow / Vineyard	Costs allocated across each event as used
4625	Entertainment - Performers	313	Music in the Meadow / Vineyard	Contributions for performers. incl Music in Vineyard.
1204	Bookings/Hire	314	Christmas Switch-on	Stall income
4003	Contracted Services	314	Christmas Switch-on	stage, etc
4020	Additional Staffing & Events	314	Christmas Switch-on	Temporary help for event (staff/external) paid from events
4702	Equipment hire/replacement	314	Christmas Switch-on	Staging, toilets etc.
4415	Printing & Design (External)	315	Heritage Open Days	Brochure paid for by FTC
1204	Bookings/Hire	316	Christmas Market	Reduction because of uncertainty over road works impact.
1245	Advertising income	316	Christmas Market	brochure etc
4003	Contracted Services	316	Christmas Market	Road Closure, first aid, compere etc
4020	Additional Staffing & Events	316	Christmas Market	Temporary help for event (staff/external) paid from event code.
4455	Postages & Distribution	316	Christmas Market	Christmas brochure to all households...partly offset by advertising.
4702	Equipment hire/replacement	316	Christmas Market	Staging, toilets etc.
1203	Donations - Income	317	Wellbeing & Sustainability Fes	No budgetted income as donations not guaranteed
1204	Bookings/Hire	317	Wellbeing & Sustainability Fes	Limited income as most stall fees go to Farnham Community Farm
4020	Additional Staffing & Events	317	Wellbeing & Sustainability Fes	Costs for temporary help for event (staff or external)
4702	Equipment hire/replacement	317	Wellbeing & Sustainability Fes	Event shared with Community Farm. Stall income to them.
1204	Bookings/Hire	318	Gin & Fizz Festival	No longer taking place.
1205	Ticket sales	318	Gin & Fizz Festival	Did not take place 2024. Not planned 2025.
4020	Additional Staffing & Events	318	Gin & Fizz Festival	Temporary help for event (staff/external) paid from event code.
4101	Venue hire	318	Gin & Fizz Festival	Hire of venue or staging etc for Gostrey depending on location

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
4415	Printing & Design (External)	319	Walking Festival	Brochure
1204	Bookings/Hire	320	Farmers' Market	Based on £45 per pitch.
4025	Farmers' Market Supervision	320	Farmers' Market	Set up, market management and dismount
4415	Printing & Design (External)	320	Farmers' Market	Some shared cost with Surrey markets
4425	Publicity/Adverts/Photography	320	Farmers' Market	Banners, adverts etc
4440	Telephones	320	Farmers' Market	costs recharged
4461	Licences	320	Farmers' Market	Waverley Borough Council charge of £10 per stall per market, plus other licences
1207	Sale of books etc	321	Literary Festival	offset by expenditure
4003	Contracted Services	321	Literary Festival	Co-ordinator honorarium/costs mostly in house now
4101	Venue hire	321	Literary Festival	Venue hire, Staging, sound hire etc
1201	Sponsorship Income (+VAT)	323	Film Festival	New event. combined with Literary in 2026
1200	Grants Income	330	Christmas Lights	Some contributions possible but not certain. Tender planned for 2024
1201	Sponsorship Income (+VAT)	330	Christmas Lights	New lights scheme. Aim for sponsorship of new elements and trees.
4641	Christmas Lights Install/Store	330	Christmas Lights	New 5 yr scheme from 2025/2026.
4643	Christmas Lights 2025	330	Christmas Lights	Sinking fund for new scheme.
1200	Grants Income	350	Craft Town/Craft Cities	South Street Trust for Lantern festival?
1202	Income - Contributions	350	Craft Town/Craft Cities	Sales of lantern kits
4001	Agency/Contract Staffing	350	Craft Town/Craft Cities	Co-ordinator for World Craft Town and Craft Month
4003	Contracted Services	350	Craft Town/Craft Cities	social media promotion etc
4140	Office costs / consumables	350	Craft Town/Craft Cities	Relates to Lantern festival (offset by income)
4425	Publicity/Adverts/Photography	350	Craft Town/Craft Cities	Social media, Round and about, Surrey ad
4482	IT Support	350	Craft Town/Craft Cities	Website support etc
4540	Civic & Community Functions	350	Craft Town/Craft Cities	Launch etc
4630	Events Costs	350	Craft Town/Craft Cities	Craft month panel, heritage crafts demos

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
1200	Grants Income	351	Artist in Residency	South Street Trust Artist in Residency Year 4 of 5 agreed up to £10k
4001	Agency/Contract Staffing	351	Artist in Residency	Co-ordination of Artist in Residence
4003	Contracted Services	351	Artist in Residency	Part funded by South Street Trust grant
1030	Commercial Lettings Income	400	Cemeteries	West Street Chapel Lease. Review due
1100	Interment Fees Income	400	Cemeteries	Income fluctuates.
1105	MOJ Reclaim/Grant	400	Cemeteries	New legislation allows reclaim for infant burials.
1120	Grave Purchases Income	400	Cemeteries	Income fluctuates. 50% discount for Farnham residents.
1130	Memorials Income	400	Cemeteries	Income fluctuates based on demand
4001	Agency/Contract Staffing	400	Cemeteries	Additional maintenance bought in
4003	Contracted Services	400	Cemeteries	Trees, repairs etc
4115	Water Charges	400	Cemeteries	Reflecting cemetery water costs - catch up on estimates in 2024-25
4170	Property Maintenance/Refurbish	400	Cemeteries	Ongoing programme to improve paths, railings etc
4205	Waste Disposal	400	Cemeteries	Special waste
4220	Memorials & Plaques	400	Cemeteries	Offset by income.
4225	Cemetery Memorial Maintenance	400	Cemeteries	Memorial fixing programme. Full assessment in 2025.
4483	Service software & support	400	Cemeteries	Epitaph software
4611	Plants/Flowers/bulbs	400	Cemeteries	Investing in greening of cemeteries.
1920	Sale Of Assets	901	Green Lane Chapel	Sale of Green Lane Chapel - blance in ringfenced reserve
4003	Contracted Services	903	Hale Chapels	Capital project - completed
1203	Donations - Income	904	Victoria Garden	Contribution from Swimming baths trust in 2025/26
4003	Contracted Services	904	Victoria Garden	25/26 pathways upgrade - met by grant
4182	Equipment Purchase	915	Gostrey Meadow	Playground (to be funded by CIL)
4003	Contracted Services	921	Central Carpark Toilets Projec	Capital project - Completed.
4003	Contracted Services	922	UCA Riverside Sculpture Proj	Commission funded by UCA Section 106 funding.

Budget Notes

<u>A/c Code</u>	<u>Description</u>	<u>Centre</u>	<u>Description</u>	<u>Budget Notes</u>
1200	Grants Income	930	Farnham Support Fund	Likely partner contributions but met on costs required - cost neutral.
1203	Donations - Income	930	Farnham Support Fund	Community contributions to Hardship Fund. Ringfenced for grants.
4815	Support Fund Grants	930	Farnham Support Fund	Ringfenced and covered by grant income/earmarked reserve unless specific extra allocation by FTC
4999	Miscellaneous Expenses	930	Farnham Support Fund	Hardship grants/ related support, met from donated income
4003	Contracted Services	935	Business Improvement District	Covers Mosaic and co-ordinator partly funded by grant income.
4110	Rates, rent	935	Business Improvement District	Levy for FTC
1060	Section 106 contributions	950	S106 and CIL	Current year relates to CCTV from brightwells
1065	Community Infrastructure Levy	950	S106 and CIL	Income for specified projects ...to be offset by expenditure. Goes to Earmarked reserve
4000	Salaries	950	S106 and CIL	Estimated cost of administration of Task Group and projects run by FTC

Annex II

Farnham Town Council

Budget 26/27 vs 25/26

	Proposed Budget 26/27	Current Budget 25/26	Difference	Comments
Income				
Hall/ Room & Commercial lettings	22,000	19,500	2,500	
Allotments income	18,750	17,500	1,250	
Cemetery income excl lettings	110,100	102,100	8,000	
FIB income	42,750	27,000	15,750	Increased Sponsorship / contributions / donations targets
Other Open Spaces incl GM	33,000	23,000	10,000	Increased bookings + Grant income
Banners / Markets	23,500	23,000	500	
Tourism / events - general income	10,500	8,000	2,500	
Events - sponsorship	38,000	24,250	13,750	Increased sponsorship targets
Events- contributions	3,000	2,000	1,000	
Events - bookings/hire	36,000	48,000	- 12,000	
Events - tickets	15,000	12,000	3,000	
Events - other lit festival income	7,000	500	6,500	Budget for sale of books / entry fees
Events - advertising income	3,500	500	3,000	new budget line - Christmas mkt
Grant income - NP		5,000	- 5,000	
Craft Town / Artist in Residency income	16,000	12,000	4,000	Increase in Craft Town grants income
Investment income	122,000	87,000	35,000	
Subtotal	501,100	411,350	89,750	
Precept	1,551,077	1,535,300	15,777	Based on new taxbase figures
Total income	2,052,177	1,946,650	105,527	

Expenditure

Salaries	893,050	733,500	159,550	See below
Agency/ contract staffing	96,530	96,000	530	
Contracted services	82,970	88,500	- 5,530	
Additional staffing & events	10,900	11,700	- 800	
Other staff costs incl training, travel etc	11,825	10,800	1,025	
Venue hire	2,250	3,000	- 750	
Rates, rent	49,600	38,200	11,400	
Water charges, energy costs	59,500	63,200	- 3,700	
Insurance	20,400	18,800	1,600	
Office costs, consumables	11,000	9,050	1,950	
Property maint/ refurb	75,500	80,500	- 5,000	
Graffiti / cleaning consumables	14,000	14,000	-	
Equip maint & purchase	28,755	28,500	255	
CCTV & Alarms	20,000	21,000	- 1,000	
Waste disposal	20,250	15,000	5,250	
Memorials & memorial maint	4,000	4,000	-	
Vehicle costs	16,750	18,250	- 1,500	
New vehicles / machinery/ reserve	20,000	20,000	-	
Stationery, photocopying, publications	7,300	7,300	-	
Print & Design ext	30,700	37,200	- 6,500	
Publicity	21,000	21,100	- 100	
Telephones	7,200	8,100	- 900	
Postage & distribution	10,000	7,450	2,550	
Subscriptions & memberships	8,450	6,750	1,700	
Licences	5,800	5,700	100	
Subtotal	1,527,730	1,367,600	160,130	

Annex II

Farnham Town Council

Budget 26/27 vs 25/26

	Proposed Budget 26/27	Current Budget 25/26	Difference	Comments
<i>Subtotal from prev page</i>	1,527,730	1,367,600	160,130	
IT equipment	7,500	6,000	1,500	
Websites, IT support, IT software	51,000	39,000	12,000	Increase in software & support costs
Mayoral allowance	3,500	2,700	800	
Members travel & training	2,350	2,200	150	
Civic & community functions / twinning	8,900	8,500	400	
Bank charges	2,000	2,000	-	
Legal & prof fees	15,000	6,000	9,000	Increase for costs relating to local government reorganisation
Bookkeeping, accounts, payroll	35,400	28,000	7,400	Significant rise in bookkeeping costs (no increase for 10 years)
Audit fees	5,000	4,500	500	
Tourism development & events	5,000	5,000	-	
Horticultural supplies/ plantst	42,000	44,500	- 2,500	
Trees / hedging	15,000	5,000	10,000	Growth in costs for maintenance etc
Green flag costs	3,000	4,000	- 1,000	
Event costs incl performers	67,250	52,250	15,000	Increase in waste disposal and general inflationary elements
Christmas lights	65,400	65,900	- 500	
Street furniture & banners	7,500	7,500	-	
Equipment hire/replacement	20,000	29,500	- 9,500	Staging and related costs
Grants	176,500	126,500	50,000	Extra: £15k Museum, £5k support fund, general grants total
Environmental/ community initiatives	40,000	40,000	-	
Youth initiatives	90,000	90,000	-	
Elections	15,000	10,000	5,000	Need to top up Elections reserve for single 27 election
			-	
	2,205,030	1,946,650	258,380	
Surplus / (deficit)	- 152,853	-		

Changes in salary budget

Note the salary budget assumes a cost of living increase of 3.8%. This adds £33k to the salary budget

Clerk, deputy, facilities manager	280,321.00	243,833.00	36,488.00	26-27 budget includes a deputy - previously budgeted as a team leader, plus some incremental growth
F/T grounds	240,088.00	184,387.00	55,701.00	Includes new team member for OWF plus changes to cleaning staff plus some incremental growth
P/T grounds	50,706.00	32,069.00	18,637.00	Includes updated seasonal support (watering, maintenance)
Other office staff	232,710.00	191,577.00	41,133.00	Includes changes in staffing including new CRM/projects role
Events related staff	89,205.00	81,634.00	7,571.00	Events, Craft town and Literary, as well as cost of living rises,
	893,030.00	733,500.00		



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 10th November, 2025

Place

Byworth Room, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor Alan Earwaker
Councillor Mark Merryweather
Councillor Graham White
Councillor Tim Woodhouse

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Mauluka and Murray.

2. Disclosure of Interests

Officers declared an interest to WA/2025/02096 due to vicinity to the application.

Councillor Woodhouse declared an interest to WA/2025/02107 due to vicinity to the application.

3. Applications for Key/Larger Developments Considered

Farnham Castle

Amended description

WA/2025/01495 Farnham Castle

Officer: Alistair de Joux

Erection of a four storey annexe building to the existing hotel to provide additional bedrooms with associated works following demolition of existing restaurant.

Farnham Town Council maintains its objection to the bulk of the proposed building, situated too close to the front boundary for a four-storey building. The design is in stark contrast to the existing hotel which has the character of a traditional industrial building.

Although outside of the redline boundary, the verge to the front must include improved footway/shared use path to expand the cycle and pedestrian network, in conjunction with the Local Walking Cycling Infrastructure Plan, to provide better connectivity to the site. There is opportunity to connect to routes towards town centre (also via Riverside) and to the east/northeast (towards Shepherd and Flock roundabout) for walking and cycling and to encourage use of public

Farnham North West

WA/2025/02041 Farnham North West

Officer: Robin Hodgetts

LAND CENTRED COORDINATES 483317 147157, OLD PARK LANE, FARNHAM

Application under Section 73 to vary Conditions 5 (approved plans), and 10 (construction of access) of WA/2023/01467 allowed under appeal APP/R3650/W/24/3353124 to modify vehicle and pedestrian access to the site through Cascade Way and Keepsake Close and reinstate parking bays to their original location.

Farnham Town Council welcomes the reinstatement of parking bays and requests that any street trees removed are replanted within the existing development and included in the maintenance programme.

Deferred until next meeting

WA/2025/02087 Farnham North West

Officer: Russell Brown

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Application under Section 73 to allow for variation of Condition 1 of WA/2024/00599 (Approval of reserved matters appearance landscaping layout & scale) following outline approval of WA/2019/0770 for the erection of 320 dwellings (including 96 affordable) with associated landscaping public open space and infrastructure to allow alterations to accommodate house types, mix and layout changes within Phase 2B; discharge of some pre-commencement conditions & other conditions 5, 6, 7, 8, 9, 10, 11, 12, 15).

Deferred until next meeting.

4. Applications Considered

Farnham Bourne

CA/2025/02079 Farnham Bourne

Officer: Theo Dyer

THE MARCHES, 1 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA WORKS TO TREES

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

CA/2025/02080 Farnham Bourne

Officer: Theo Dyer

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN
GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/02083 Farnham Bourne

Officer: Theo Dyer

BROWN GABLES, 9 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 07/09

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

PRA/2025/02111 Farnham Bourne

Officer: Justin Bramley

30 VICARAGE HILL, FARNHAM GU9 8HJ

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.00 M for which the height would be 3.60 M and for which the height of the eaves would be 2.55 M.

No comment.

WA/2025/02064 Farnham Bourne

Officer: Wanda Jarnecki

1 STREAM FARM CLOSE, LOWER BOURNE, FARNHAM GU10 3PD

Alterations to existing attached garage to provide habitable accommodation including bay window; erection of extension to porch; erection of a single storey side extension to provide a new attached garage and alterations to elevation and associated driveway/landscaping works.

No comment.

WA/2025/02076 Farnham Bourne

Officer: Tajinder Rehal

PINE BROW, 5 CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Erection of a self build / custom build dwelling, followed by subsequent demolition of the existing dwelling and annexe/garage.

No comment.

WA/2025/02093 Farnham Bourne

Officer: Dana Nickson

LAND TO THE REAR OF LONGDOWN, 20 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JU

Erection of a self-build / custom-build dwelling and detached garage with associated works.

No comment.

Councillor Woodhouse declared an interest due to location.

WA/2025/02107 Farnham Bourne

Officer: Wanda Jarnecki

CANDLEMAS, 2 FOREST DRIVE, LOWER BOURNE, FARNHAM GU10 3HU

Alterations to rear garden to create terracing with retaining walls and associated works (retrospective).

Farnham Town Council supports the neighbour's objections. The extent of development has impacted the character of the dwelling and street scene and the proposals will have a negative impact on the neighbour's amenity not compliant with Farnham Neighbourhood Plan FNP16 Building Extensions within and outside the Built Up Area Boundary where development will only be permitted where a) the scale, height and form fit unobtrusively with the existing building and 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 is safeguarded.

Farnham Castle

CA/2025/02117 Farnham Castle

Officer: Theo Dyer

ANDREW WINDSOR ALMHOUSES, 53 - 56 CASTLE STREET, FARNHAM GU9 7LN

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02049 Farnham Castle

Officer: Justin Bramley

36 ABBEY STREET, FARNHAM GU9 7RL

Erection of single storey extension.

No comment.

WA/2025/02112 Farnham Castle

Officer: Dana Nickson

12 GUILDFORD ROAD TRADING ESTATE, FARNHAM GU9 9PZ

Change of use from members only retail warehouse (Sui Generis) to alternative use depot (Sui Generis), light industrial (Use Class E) and storage (Use Class B8).

No comment.

WA/2025/02128 Farnham Castle

Officer: Justin Bramley

22 ABBEY STREET, FARNHAM GU9 7RL

Certificate of Lawfulness under Section 191 for single storey extensions completed in excess of 4 years.

No comment.

Farnham Firgrove

WA/2025/02097 Farnham Firgrove

Officer: Wanda Jarnecki

43 EDWARD ROAD, FARNHAM GU9 8NP

Erection of a single storey extension following demolition of existing conservatory.
No comment.

Farnham Heath End

WA/2025/02053 Farnham Heath End

Officer: Wanda Jarnecki

BALI HAI, ALMA LANE, FARNHAM GU9 0LJ

Erection of a porch following demolition of existing porch and replacement of conservatory roof.

No comment.

WA/2025/02057 Farnham Heath End

Officer: Wanda Jarnecki

82 ALMA LANE, FARNHAM GU9 0LP

Erection of a single storey extension.

No comment.

Farnham Moor Park

WA/2025/02095 Farnham Moor Park

Officer: Justin Bramley

ORMONDE HOUSE, 10 TEMPLES CLOSE, FARNHAM GU10 1RB

Erection of single and two storey extensions and alterations to elevations including installation of solar panels.

No comment.

WA/2025/02104 Farnham Moor Park

Officer: Dana Nickson

BP SERVICE STATION, FARNHAM BY-PASS, FARNHAM GU9 8SS

Installation of electric vehicle charging points with associated works including lighting and fences; installation of electrical substation.

No comment.

Farnham North West

WA/2025/02070 Farnham North West

Officer: Dana Nickson

LAND AT LEAS COTTAGE, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Erection of two dwellings with associated works following demolition of existing buildings and removal of hardstanding.

Farnham Town Council notes the previous application WA/2023/01687 for one dwelling was previously withdrawn. This application is for two dwellings on the same site.

This location is outside the built-up area boundary of the Farnham Neighbourhood Plan and must be considered against policy FNP1 Design of New Development and Conservation and policy FNP10 Protect and Enhance the Countryside.

WA/2025/02119 Farnham North West

Officer: Dana Nickson

STAFFORD LODGE, BEAVERS HILL, FARNHAM GU9 7DF

Application under Section 73 to vary condition 2 (approved plans), condition 6 (retained trees) and removal of condition 7 (tree protection measures) of WA/2025/00278 to allow removal of tree (T3).

No comment.

Officers declares an interest due to vicinity

WA/2025/02096 Farnham North West

Officer: Sam Wallis

NEW DWELLING ON LAND AT THE END HOUSE, 12 OLD PARK LANE, FARNHAM

Application under Section 73 to vary condition 2 of WA/2025/01113 (approved plans) to allow alteration to position of dwelling.

Farnham Town Council objects to the proposed enlarged dwelling being repositioned 8m closer to the front boundary having a negative impact on the character of the lane. The proposed dwelling will no longer be 'sat well back on the plot of land with intervening vegetation' as noted in the officer's report on WA/2025/01113.

The planning history shows the vast increase of what was a well screened garden building:

1. Garden building extended to form a dwelling:
WA/2023/02058 LAND OPPOSITE 12 OLD PARK LANE FARNHAM GU9 0AH
Erection of an extension and alterations to ancillary outbuilding to form a dwelling with associated garden and alterations to access.
REFUSED 01/11/2023 APPEAL ALLOWED 16/10/2024
2. Replacement single storey dwelling
WA/2025/00077 THE END HOUSE 12 OLD PARK LANE FARNHAM GU9 0AH
Erection of a dwelling and widening of existing access with associated landscaping following demolition of existing outbuilding. GRANTED: 21/03/2025
3. Two storey enlarged dwelling
WA/2025/01113 LAND AT THE END HOUSE 12 OLD PARK LANE FARNHAM
Erection of a self-build / custom-build dwelling with associated landscaping following demolition of existing outbuilding (amended description) GRANTED 14/10/2025
4. This application repositions the enlarged dwelling 8m forward towards the lane and 1m west from boundary.

Farnham Rowledge

CA/2025/02032 Farnham Rowledge

Officer: Theo Dyer

WEST COTTAGE, 2 SCHOOL HILL, WRECCLESHAM, FARNHAM GU10 4PU

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves the Arboricultural Officer to suggest appropriate replacements, as requested by the applicant. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/02034 Farnham Rowledge

Officer: Theo Dyer

6 GLYNSWOOD, WRECCLESHAM, FARNHAM GU10 4TN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 45/99

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate

emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/02081 Farnham Rowledge

Officer: Theo Dyer

1 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BS

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRERERVATION ORDER FAR111

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02042 Farnham Rowledge

Officer: Wanda Jarnecki

6 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4ND

Certificate of Lawfulness under Section 192 for use of the land to station a mobile home granny annexe for use incidental to the main dwelling.

The officer will assess if considered permitted development. No comment.

WA/2025/02101 Farnham Rowledge

Officer: Dana Nickson

4-5 CUMPSTEYS CORNER, THE LONG ROAD, FARNHAM GU10 4DQ

Erection of single storey extension and alterations together with change of use from hairdressing salon (Use Class E) to veterinary practice (Use Class E).

No comment.

Farnham Weybourne

WA/2025/02084 Farnham Weybourne

Officer: Ninto Joy

109 WEYBOURNE ROAD, FARNHAM GU9 9EZ

Certificate of Lawfulness under Section 192 for dormer extension and installation of rooflights and window to provide additional habitable accommodation in roof space.

No comment.

WA/2025/02114 Farnham Weybourne

Officer: Justin Bramley

3 ROWHILLS, FARNHAM GU9 9AT

Enlargement and raising of roof together with single storey extension to provide a garage and utility room following demolition of existing detached garage,

No comment.

5. Surrey County Council Mineral, Waste, or Other Applications/Consultations

New Waverley Local Plan: Issues and Options Consultation

This is the first formal stage of consultation for preparing the new Waverley Local Plan which, when adopted, will guide development in the borough until 2043 and include policies to meet local economic, social and environmental objectives.

The Issues and Options document sets out key planning issues facing the borough and potential options to address them. [//www.waverley.gov.uk/newlocalplan](http://www.waverley.gov.uk/newlocalplan)

The consultation closes at 11.59pm on Monday 8 December 2025.

FTCs Planning and Licensing Consultative Group defers response to FTCs Infrastructure and Neighbourhood Plan Task Group.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

There were none for this meeting.

8. Public Speaking at Waverley's Planning Committee, Hearings or Inquiries

There were none for this meeting.

9. Date of next meeting

Monday 24th November 2025 at 9.30am.

The meeting ended at 10.56 am

Notes written by Jenny de Quervain



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 24th November, 2025

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor George Hesse (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Earwaker, Mauluka and Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered

Farnham Castle

SANG Proposed at Naishes Lane

WA/2024/01557 Farnham Castle

Officer: Joanne Hollingdale

CENTRUM BUSINESS PARK, 35-42 EAST STREET, FARNHAM

Erection of 159 dwellings with associated landscaping access and parking following phased demolition of existing buildings (amended scheme 2).

Farnham Town Council objects to the proposed use of Naishes Lane SANG at Church Crookham to mitigate harm to the Thames Basin Heath SPA not being compliant with Farnham Neighbourhood Plan policy FNP12: 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.

Farnham Town Council was led to believe that brownfield sites within the Farnham Neighbourhood Plan had been allocated to Farnham Park. The proposed use of this SANG requires residents to travel by the existing Farnham Park SANG and the SPA being mitigated against to reach Church Crookham contrary to the intentions of policy FNP12.

New SANG will be available in Farnham with permission being granted for WA/2024/02300 Change of use of existing agricultural land to Suitable Alternative Natural Greenspace (SANG) including all supporting infrastructure and parking including alterations to existing vehicular access off Moor Park Lane at Land at The Walled Garden Farnham.

The Assistant Director of Planning has previously advised that SANG only needs to be provided prior to occupation therefore conditions should be in place to utilise the most appropriately located SANG to the site.

Farnham Moor Park

PIP/2025/02185 Farnham Moor Park

Officer: Sam Wallis

HIGHFIELD HEIGHTS FARM, GUILDFORD ROAD, RUNFOLD, FARNHAM GU10 1PN

Application for Permission in Principle for the erection of up to 9 dwellings.

Farnham Town Council strongly objects to development in this unsustainable location and questions if this application is valid. The site is previously developed land and subject to enforcements action for unauthorised development.

Farnham North West

Deferred from meeting on 10 November 2025

WA/2025/02087 Farnham North West

Officer: Russell Brown

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Application under Section 73 to allow for variation of Condition 1 of WA/2024/00599 (Approval of reserved matters appearance landscaping layout & scale) following outline approval of WA/2019/0770 for the erection of 320 dwellings (including 96 affordable) with associated landscaping public open space and infrastructure to allow alterations to accommodate house types, mix and layout changes within Phase 2B; discharge of some pre-commencement conditions & other conditions 5, 6, 7, 8, 9, 10, 11, 12, 15).

No comment.

NMA/2025/02222 Farnham North West

Officer: Russell Brown

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Amendment to WA/2024/00599 to regularise an inconsistency between seven of the approved plans in Condition 1 so that they correctly correspond with the approved External Materials Plan.

No comment.

4. Applications Considered

Farnham Bourne

CA/2025/02147 Farnham Bourne

Officer: Theo Dyer

86A TILFORD ROAD, FARNHAM GU9 8DS

GREAT AUSTINS CONSERVATION AREA WORKS TO TREE

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

CA/2025/02149 Farnham Bourne

Officer: Theo Dyer

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREE

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure. The cumulative impact of tree removal on the site and the Great Austins Conservation Area should be considered given the number of applications made.

TM/2025/02130 Farnham Bourne

Officer: Theo Dyer

PINONS, DENE CLOSE, LOWER BOURNE, FARNHAM GU10 3PP

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/11

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

NMA/2025/02150 Farnham Bourne

Officer: Dana Nickson

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Amendment to WA/2025/00521 for the removal of two existing windows.

No comment.

WA/2025/02166 Farnham Bourne

Officer: Tajinder Rehal

HIGH WRAY, 73 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RB

Change of use from B&B accommodation (Use Class C1) to provide 1 dwelling together with single storey extension and alterations to roofspace including a dormer, alterations to elevations and demolition of existing self-contained flats.

No comment.

WA/2025/02199 Farnham Bourne

Officer: Wanda Jarnecki

REDGARTH, 84 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Erection of a single storey extension together with conversion of attached garage to habitable accommodation and alterations to ground floor western elevation fenestrations.

No comment.

WA/2025/02200 Farnham Bourne

Officer: Justin Bramley

WOODTHORPE, 30F FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Construction of a swimming pool and service building with associated landscape works.

No comment.

Farnham Castle

WA/2025/02159 Farnham Castle

Officer: Wanda Jarnecki

3 TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7ND

Listed building consent for the display of non-illuminated signage.

No comment.

WA/2025/02195 Farnham Castle

Officer: Ninto Joy

5 NIGHTINGALE WALK, FARNHAM GU9 7WF

Display of illuminated fascia signage and 1 projecting sign.

No comment.

WA/2025/02197 Farnham Castle

Officer: Justin Bramley

1 LOWNDES BUILDINGS, FARNHAM GU9 7JD

Listed Building Consent for the installation of a window.

No comment.

WA/2025/02198 Farnham Castle

Officer: Anna Whitty

3 BISHOPS MEAD, FARNHAM GU9 7DU

Certificate of Lawfulness under Section 192 for installation of a ground floor window on south west elevation.

No comment.

Farnham Firgrove

TM/2025/02134 Farnham Firgrove

Officer: Theo Dyer

6 HILLARY ROAD, FARNHAM GU9 8QY

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/05

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02179 Farnham Firgrove

Officer: Justin Bramley

6 BRAMBLETON AVENUE, FARNHAM GU9 8QU

Erection of a single storey extension following demolition of existing single storey extension; alteration to elevation.

No comment.

WA/2025/02206 Farnham Firgrove

Officer: Matt Ayscough

19 SEARLE ROAD, FARNHAM GU9 8LJ

Application under Section 73 to vary Condition 2 (approved plans) of WA/2025/00397 to allow for alterations to roof design.

No comment.

Farnham Heath End

TM/2025/02227 Farnham Heath End

Officer: Theo Dyer

5 FERNHILL CLOSE, FARNHAM GU9 0JL

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/99

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02143 Farnham Heath End

Officer: Wanda Jarnecki

TESCO EXPRESS TESCO EXPRESS, 128 UPPER HALE ROAD, FARNHAM GU9 0JH

Installation of new gas cooling unit following relocation of existing gas cooling unit.

No comment.

Farnham Moor Park

TM/2025/02221 Farnham Moor Park

Officer: Theo Dyer

BADSHOT LEA RECREATION GROUND, THE GREEN, BADSHOT LEA, FARNHAM

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 03/18

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02154 Farnham Moor Park

Officer: Tajinder Rehal

SOUTH FARNHAM SCHOOL ACADEMY TRUST, SOUTH FARNHAM SCHOOL, MENIN WAY, FARNHAM GU9 8DY

Erection of a two storey extension to main school building.

No comment.

Farnham North West

TM/2025/02218 Farnham North West

Officer: Theo Dyer

LAND BETWEEN 12 HEATHYFIELDS ROAD AND OLD PARK CLOSE, FARNHAM GU9 0BN

APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER 29/00
Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02173 Farnham North West

Officer: Anna Whitty

THE STABLE, CHAMBER LANE, FARNHAM GU10 5ES

Laying of permeable Hoggin driveway to connect to existing vehicular access onto Chamber Lane.

No comment.

WA/2025/02192 Farnham North West

Officer: Shane O'Donnell

COXBRIDGE BUSINESS PARK, ALTON ROAD, FARNHAM GU10 5EH

Resurfacing of part of the main access road using permeable block paving.

No comment.

WA/2025/02214 Farnham North West

Officer: Wanda Jarnecki

1 ORLETON ROAD, FARNHAM GU9 0FA

Certificate of Lawfulness under Section 192 for installation of roof lights.

No comment.

Farnham Rowledge

TM/2025/02144 Farnham Rowledge

Officer: Theo Dyer

BEECHPOINT, 2 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/02145 Farnham Rowledge

Officer: Theo Dyer

BEECHPOINT, 2 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/01

WRECCLESHAM

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/02146 Farnham Rowledge

Officer: Theo Dyer

1 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/01

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02182 Farnham Rowledge

Officer: Matt Ayscough

26 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ

Erection of extensions and alterations to existing bungalow including raising of roof ridge height, associated landscaping and removal of chimney stacks.

No comment.

WA/2025/02215 Farnham Rowledge

Officer: Wanda Jarnecki

13 THORN ROAD, WRECCLESHAM, FARNHAM GU10 4TU

Certificate of Lawfulness under Section 192 for the erection of a roof extension dormer window.

No comment.

Farnham Weybourne

TM/2025/02133 Farnham Weybourne

Officer: Theo Dyer

12 OAKLAND AVENUE, FARNHAM GU9 9DY

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 19/01

Note. The application form states: T1: Oak - They are happy to replant another tree in the front garden replacing the Oak Tree. They are not particularly keen on having the same species. The Oak tree has ruined the grass to our front garden and now is just a lot of moss. The sap from the tree covers the front facade of the property i.e. windows and fascias along with the cars meaning we need to continually clean weekly. In general, the clearing up and the maintenance of the Oak tree yearly is a lot and we would prefer something less demanding. The acorn fall is problematic, including onto cars.

Farnham Town Council objects to the removal of the Oak at 12 Oakland Avenue. The tree has wider benefits to the environment, biodiversity, wildlife and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

5. Surrey County Council Mineral, Waste, or Other Applications/Consultations

6. Appeals Considered

Appeal Decisions

Appeal Ref: APP/R3650/X/24/3343161

WA/2024/00285 15 Crondall Lane, Farnham, Surrey GU9 7BG

Certificate of lawfulness under section 192 for the stationing of a shipping container for purposes ancillary to the lawful residential use of the land.

The appeal was dismissed. The Inspector concluded that the Council's refusal to grant a certificate of lawful use or development for 'Stationing of shipping container within rear garden of site edged red on accompanying plan' is well-founded and that the appeal should fail.

Appeal Ref: APP/R3650/W/25/3367506

WA/2024/00875 6 Searle Road, Farnham, Surrey GU9 8LJ

Erection of a dwelling with all matters reserved save for means of access, layout and scale.

The appeal was dismissed due to the harm the appeal scheme would cause to the character and appearance of the area and to living conditions for neighbouring occupiers.

7. Licensing Applications Considered

There were none for this meeting.

8. Public Speaking at Waverley's Planning Committee, Hearings or Inquiries.

Licensing Hearing

A hearing will take place before the Licensing Sub-Committee on 1st December 2025 at 10.00 am at the Council Offices, The Burys, Godalming, Surrey, GU7 1HR to determine the application below.

It was agreed that Councillor George Hesse, as ward councillor will represent Farnham Town Council's objection to the proposed 24 hour opening of The Local convenience store at 28 The Borough at the Licensing Hearing.

Licensing Objectives:

1. Prevention of crime and disorder	2. Public Safety
3. Prevention of public nuisance	4. Protection of children from harm

New

The Local Farnham, 28 The Borough, Farnham, Surrey, GU9 7NJ
Mr M Singh

An application has been received for a new premises licence.

The application is for Late night refreshment 23:00-0:5:00 Monday to Sunday; and Off sales of alcohol and Opening hours 00:00-00:00 (24 hours) Monday to Sunday.

There is currently a premises licence on this site, this will be surrendered if this application is successful. Sale by Retail of Alcohol Monday – Sunday 07:00- 23:00.

Farnham Town Council strongly objects to this licensing application for 24 hour opening of The Local Farnham, 28 The Borough, Farnham GU9 7NJ. The location of the convenience store in the town centre has the potential to cause public nuisance from increased movement with people accessing on foot and the potential for vehicles to pull up and stop outside. There is potential for increased noise, anti-social behaviour, and litter, particularly late at night, which will negatively impact residents in dwellings above the shops on the south side of The Borough and opposite in Town Hall Buildings.

The proposed 24 hour opening will also have a negative impact on the character of the Town Centre Conservation Area where no business operates all night.

Farnham Town Council would like to draw attention to the applicant's response to its previous licensing application regarding deliveries to the store. The applicant stated that "We have a Phone shop at no. 26 The Borough and we pay to use the hotel (Bush) car park. We intend to do the same for this shop for deliveries. We can also use the central car park. We are an independent shop therefore we can be flexible."

Nuisance is caused by deliveries to the front of the store on The Borough. Deliveries will potentially increase with the proposed 24 hour opening. This issue must be addressed by WBC Licensing Manager as raised as a concern in April 2025 with the previous licensing application.

The store is located within the Farnham Infrastructure Programme works, with major changes being implemented in Farnham Town Centre. The Borough, on this eastern section, will be altered to a single lane for vehicles, with no stopping, and wider footways. This work commences in January with a road closure, and the new layout will be in place by April 2026. A mechanism must be available to avoid nuisance from deliveries to the store and customer vehicles being parked outside to make purchases, day or night.

9. Date of next meeting

Monday 8th December 2025 at 9.30am.

The meeting ended at 10.59 am

Notes written by Jenny de Quervain

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FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 8th December, 2025

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor Alan Earwaker
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor Tim Woodhouse

Officers: Jenny de Quervain

1. Apologies for Absence

None were received.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered**Farnham Bourne/ Farnham Moor Park**

Amendments received

WA/2025/01270 Farnham Bourne

Officer: Shane O'Donnell

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM

Approval of reserved matters (appearance, landscaping, layout and scale) following outline permission granted under appeal reference APP/R3650/W/22/3311941 (original reference: WA/2022/01621) for the erection of 146 dwellings (including 37% affordable housing); public open space, detailed design of onsite SANG, landscaping infrastructure and new vehicular accesses; discharge of some pre-commencement and other conditions, namely Conditions: 8, 9b, 10, 21, 23, 24. Miller Wates (Farnham) LLP and Neame Sutton Limited

A copy of the decision notice needs to be added to WA/2022/01621 to ensure all conditions can be reviewed.

Farnham Town Council would like to see a Construction Environmental Management Plan (CEMP). This is an environmentally sensitive development located on a narrow B-road with constraints of a railway level crossing and access to a primary school and large junior school. Further consultation will be required when this is submitted.

Farnham Town Council notes that a meeting has taken place with the CHA and proposed amendments have been tabled in the Highways Technical Note. Concern is raised over vehicle speeds on Waverley Lane.

Farnham Town Council notes that Farnham Footpath 73 is not shown on the plans. The Public Right of Way needs to be maintained in its current position and must not join the meandering path within the SANG.

WA/2025/01277 Farnham Bourne

Officer: Shane O'Donnell

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM

Approval of reserved matters (appearance, landscaping, layout and scale) following outline permission granted under appeal reference APP/R3650/W/22/3311941 (original reference: WA/2022/01621) for the erection of 146 dwellings (including 37% affordable housing); public open space, detailed design of onsite SANG, landscaping infrastructure and new vehicular accesses; discharge of some pre-commencement and other conditions, namely Conditions: 8, 9b, 10, 21, 23, 24 (duplicate application). Miller Wates (Farnham) LLP and Neame Sutton Limited

A copy of the decision notice needs to be added to WA/2022/01621 to ensure all conditions can be reviewed.

Farnham Town Council would like to see a Construction Environmental Management Plan (CEMP). This is an environmentally sensitive development located on a narrow B-road with constraints of a railway level crossing and access to a primary school and large junior school. Further consultation will be required when this is submitted.

Farnham Town Council notes that a meeting has taken place with the CHA and proposed amendments have been tabled in the Highways Technical Note. Concern is raised over vehicle speeds on Waverley Lane.

Farnham Town Council notes that Farnham Footpath 73 is not shown on the plans. The Public Right of Way needs to be maintained in its current position and must not join the meandering path within the SANG.

4. Applications Considered

Farnham Bourne

TM/2025/02245 Farnham Bourne

Officer: Theo Dyer

1 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION 02/00

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/02324 Farnham Bourne

Officer: Theo Dyer

WAVERLEY COURT FARM, MONKS WALK, FARNHAM GU9 8HT

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 02/16

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02248 Farnham Bourne

Officer: Tajinder Rehal

BOURNE FARM, 27 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RG

Application under S73 to vary Condition 2 (approved plans) of WA/2024/02242 to allow for increase to roof ridge height and extending the building footprint by 1.5m and re-siting it southwest by 1m.

No comment.

WA/2025/02257 Farnham Bourne

Officer: Justin Bramley

COOMBE HURST, 11A LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3QN

Erection of front balcony extension and alterations.

No comment.

WA/2025/02271 Farnham Bourne

Officer: Dana Nickson

LAND AT 1 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN

Erection of a detached dwelling and associated works with construction of new vehicle crossover for existing dwelling; demolition of existing detached garage.

Neighbours' objections and a history of refusals on the site. Objection to be submitted following consultation with Conservation Group.

Farnham Castle

CA/2025/02292 Farnham Castle

Officer: Theo Dyer

FARNHAM CASTLE, CASTLE HILL, FARNHAM GU9 0AG

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02233 Farnham Castle

Officer: Tajinder Rehal

BEAVER HOUSE, 79 WEST STREET, FARNHAM GU9 7EH

Change of use and alterations to ground floor and basement level from (Use Class E) to residential and combine with existing first and second floor residential unit to provide one dwelling; erection of a single storey extension, relocated vehicle access, amenity space and associated landscaping; demolition of existing extension.

No comment.

WA/2025/02234 Farnham Castle

Officer: Tajinder Rehal

BEAVER HOUSE, 79 WEST STREET, FARNHAM GU9 7EH

Listed Building Consent for alterations to interior and exterior of building to provide one dwelling; erection of a single storey extension and demolition of existing extension.

No comment.

WA/2025/02278 Farnham Castle

Officer: Wanda Jarnecki

3 TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7ND

Application for Advertisement Consent to display 2 non illuminated fascia signs and 1 non illuminated hanging sign.

No comment.

WA/2025/02304 Farnham Castle

Officer: Wanda Jarnecki

16 BRIDGE SQUARE, FARNHAM GU9 7QR

Listed Building Consent for replacement sash windows.

No comment.

Farnham Firgrove

WA/2025/02284 Farnham Firgrove

Officer: Ninto Joy

24 SHORHEATH CREST, FARNHAM GU9 8SB

Erection of a first floor extension to provide a two storey dwelling; erection of single storey rear extension following demolition of existing garage.

No comment.

WA/2025/02308 Farnham Firgrove

Officer: Wanda Jarnecki

5 BALDREYS, FARNHAM GU9 8RJ

Erection of single storey and two storey extensions following demolition of existing conservatory.

Farnham Town Council raises objection to the proposed two-storey to the boundary. The neighbour's amenity must be protected.

Farnham Heath End

TM/2025/02291 Farnham Heath End

Officer: Theo Dyer

THE OLD COTTAGE, 34 ALMA LANE, FARNHAM GU9 0LH

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 27/24

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02267 Farnham Heath End

Officer: Justin Bramley

BERWYN, FOLLY LANE NORTH, FARNHAM GU9 0HU

Certificate of Lawfulness under Section 192 for hip to gable roof extension and installation of rooflights to existing single storey dwelling to provide habitable accommodation in roof space.

No comment.

Farnham Moor Park

WA/2025/02259 Farnham Moor Park

Officer: Justin Bramley

32 BRIDGEFIELD, FARNHAM GU9 8AW

Application under Section 73 to vary Condition 1 (approved plans) of WA/2023/00482 to allow for alterations to the roof, omit roof side gable, install rooflight and solar panels and remove Georgian bars to windows.

No comment.

WA/2025/02260 Farnham Moor Park

Officer: Justin Bramley

10 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of extensions and alterations.

No comment.

Farnham North West

TM/2025/02273 Farnham North West

Officer: Theo Dyer

HIGH CORNERS, 24 UPPER OLD PARK LANE, FARNHAM GU9 0AT

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 23/08

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02272 Farnham North West

Officer: Justin Bramley

19 FOLLY HILL, FARNHAM GU9 0AZ

Erection of extensions and alterations to existing 1.5 storey dwelling to provide a 2 storey dwelling; demolition of existing conservatory.

No comment.

Farnham Rowledge

TM/2025/02274 Farnham Rowledge

Officer: Theo Dyer

10 GLYNSWOOD, WRECCLESHAM, FARNHAM GU10 4TN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 45/99

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/02275 Farnham Rowledge

Officer: Anna Whitty

16 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NS

Application under Section 73 to vary condition 4 of WA/2023/02387 (obscure glazing) to allow the hall window and utility window to be clear glazing.

Note. 4. Condition: The two windows on the first floor of the front elevation, serving the bathroom and landing, and the utility room window on the ground floor of the front elevation, shall be glazed with obscure glazing to the extent that intervisibility is excluded. The obscure glazing shall be retained for the lifetime of the development and shall not, at any time, be replaced with clear glazing. Reason: In the interests of the privacy and amenity of the neighbouring residential properties and to accord with Policy DM5 of the Local Plan (Part 2) 2023.

The application has been withdrawn. No comment required.

WA/2025/02288 Farnham Rowledge

Officer: Sam Wallis

70 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM

Certificate of Lawfulness under Section 191 for existing use of land as storage (Use Class B8).

Farnham Town Council raises concern on the impact of the Ancient & Semi-Natural Woodland which requires the inclusion of a buffer for any nearby development. The impingement on the Ancient Woodland boundary must be reviewed by Arboricultural Officers, Forestry England and Natural England.

5. Surrey County Council Mineral, Waste, or Other Applications/Consultations

There were none for this meeting.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

Licensing Hearing

A hearing took place before the Licensing Sub-Committee on 1st December 2025 at 10.00 am. Councillor George Hesse attended as ward councillor to represent Farnham Town Council's objection to the proposed 24 hour opening of The Local convenience store at 28 The Borough at the Licensing Hearing.

The official decision is yet to be received but the outcome times agreed by the Licensing Sub-Committee are listed below.

Deliveries between 6am and 10pm only.

On-line food deliveries:

Sunday to Thursday between 8am & 1am

Friday and Saturday between 8am & 1.30am

Extended opening hours:

Sunday to Thursday from 11pm to 1 am

Friday and Saturday from 11pm to 3 am

8. Footpaths and Rights of Way

For information only

Extension of Temporary Closure of Public Footpath 121 Farnham

Finishing touches with tree/hedge planting and footpath reinstatement are planned to be done over the winter at Runfold South.

The permanent diversion of Footpath 121 (to move it to the edge of the Area B field) will not now be approved by year end and the ground will need a little time to consolidate, so the current temporary diversion of the footpath (along the edge of Areas A and C) has been extended for a further year until December 2026 (or as long as it takes to get the new route in place).

9. Public Speaking at Waverley's Planning Committee, Hearings or Inquiries

There were none for this meeting.

10. Date of next meeting

Due to limited availability of Members for the meeting set for 22nd December 2025, it was agreed that applications would be circulated via email if comments were required before the subsequent meeting to be held on Monday 12th January 2026 at 9.30am.

The meeting ended at 10.53 am

Notes written by Jenny de Quervain

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