

FARNHAM NEIGHBOURHOOD DEVELOPMENT PLAN

Miscellaneous Technical Points and Queries

1. I understand that the area South of The Long Road in Rowledge is a candidate for AONB status. Some representations state that this candidate status applies to the entire AGLV area south of The Long Road, but Map D shows only parts of that area. I assume that the mapping is correct, but I would welcome confirmation

Map D is correct and is derived from the attached map prepared by Hankinson Duckett Associates on the basis of their study which explains the rationale for the inclusion of some areas and the exclusion of others.
2. I haven't visited the site yet, but several representations state that access via Shrubbs Lane to the northern part of Housing Policy site FNP14 (g) (West of Switchback Lane) is potentially hazardous and dangerous – as Shrubbs Lane is a narrow, single-track lane with no passing places. I would welcome the Town Council's comment on this point. (This may be of more significance if Waverley Borough Council's stated capacity of 25 dwellings for this site is correct).

Policy FNP14(g) enables the option of accessing only the northern part of the site from Shrubbs Lane. The northern part of the site is constrained by trees and would have limited capacity to accommodate development. It is considered that such limited development could be served by Shrubbs Lane. Surrey County Council Highway Authority stated at a meeting on 13 March 2015 stated that the impact of this proposal for 10 dwellings could be absorbed by current provision.
3. Several representations state that the Rowledge Recreation Ground and the Badshot Lea Recreation Ground should be within the list on Page 72 (1st column) of the NP. Are these omissions, or intentional? (I note that they are referred to on Page 76).

The list on Page 72 (1st column) refers specifically to Parks and Gardens and is derived from the Farnham Open Space Evidence Base, 2016 (page 6) which in turn is derived from the Waverley Open Space, Sport and Recreation Study (PPG17 Study) February 2012 (page 44). The section on Outdoor Sports Facilities refers on a number of occasions to both Rowledge and Badshot Lea in respect of both land needs and the deteriorating condition of the clubhouse facilities based on local assessment; community engagement and discussion with local sports clubs. There would be no objection to including Rowledge Recreation Ground and Badshot Lea Recreation Ground on the list for Parks and Garden improvements on Page 71 if the need for more general improvements has now been identified by the local resident and community associations.
4. Apparently, planning permission under Application Ref. WA/2012/0912 provides for "a new community centre" in the East Street redevelopment scheme. I assume that this is the "...day care facilities or equivalent community facilities" referred to in Policy FNP 21. Is that correct? That is correct.
5. With reference to Rep. No. 160 (Jeremy Ricketts), can the Town Council confirm that the Plan is correctly showing on Map F the Historic Park and AGLV designations and boundaries in the area extending around the Castle? (I am particularly referring to the areas of Farnham Old Park and the Grade II registered Park of Farnham New Park).

The Old Park is correctly shown in Map F based on historic maps and research (principal source: The History of Farnham Park, Farnham and District Museum Society in collaboration with Waverley Borough Council, 2009). The Old Park does not include the castle on any of the maps.

The 'new' Farnham Park (English Heritage registered Grade II Historic Park and Garden) coincides with an area shown as an area of high landscape value and sensitivity with the exception of Farnham Castle (a Grade 1 Listed Building) and immediate curtilage which is included in the designation. Text on Page 36 of the Neighbourhood Plan makes reference to designation of Farnham Park as a Grade II listed Historic Park and Garden by Historic England for its special historic interest. A map of the Historic Park and Garden is not included in the Neighbourhood Plan but could be included on Map F as a matter of fact.

<https://historicengland.org.uk/listing/the-list/list-entry/1001499>

The area around the Castle forms part of the Town Centre Conservation Area. Farnham Park is also a designated Local Wildlife Site. The Historic Park and Garden is therefore covered by Policies FNP10 (d); FNP2 and FNP13 as well as the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Area of Great Landscape Value (AGLV) covers Farnham Park (with the exception of Farnham Castle and immediate curtilage), part of the Old Park and other land.

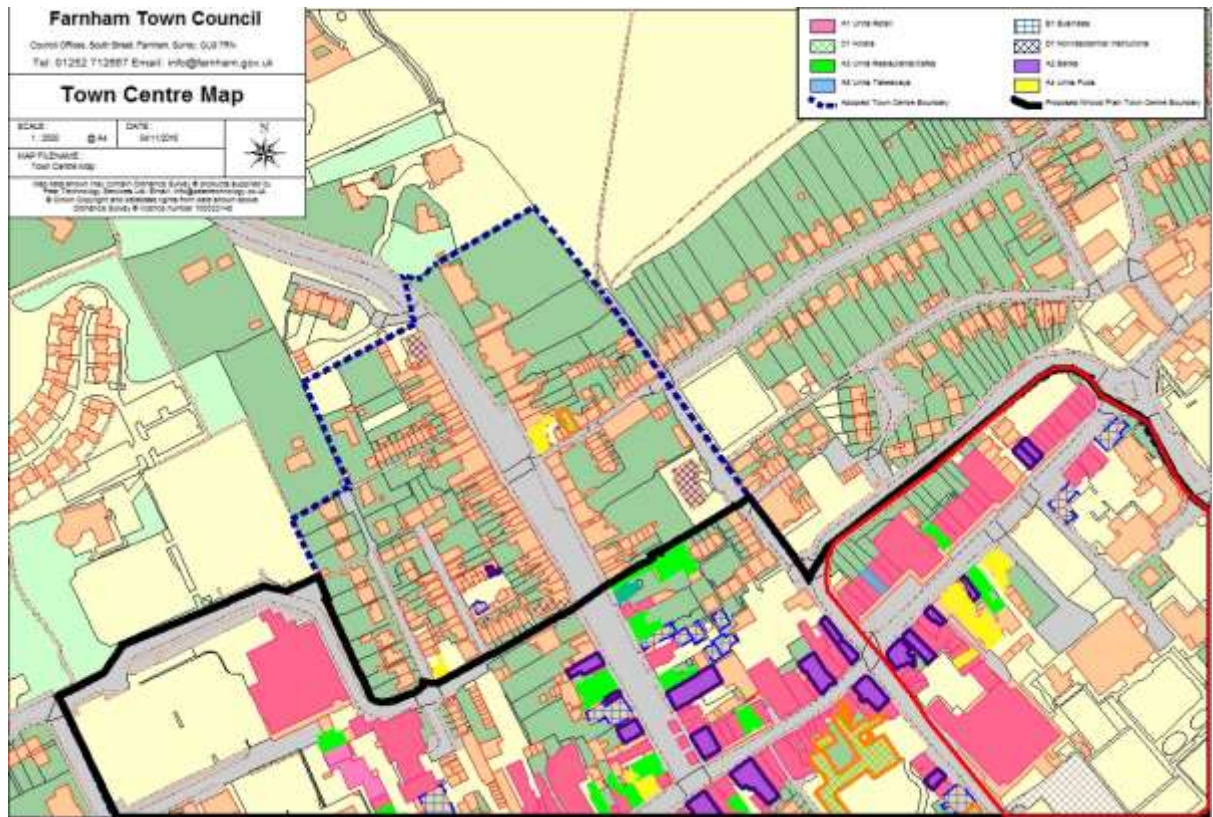
The County Council designated part of Surrey as an AGLV in 1958 and 1971. Additional areas were designated in Waverley in 1984 and the saved Local Plan Policy C3 currently seeks to give strong protection to ensure the conservation and enhancement of the landscape character of the AGLV. The Waverley Borough Council Local Landscape Designation Review, 2014, did not re-examine the purpose or appropriateness of this designation or the areas designated. Whilst the boundary of the Surrey Hills Area of Outstanding Natural Beauty is being reviewed, the Neighbourhood Plan seeks to conserve and enhance the landscape and scenic beauty of those Areas of Great Landscape Value under consideration for designation as AONB. In relation to the remaining Areas of Great Landscape Value, the Neighbourhood Plan is based on more up to date evidence: the Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh, 2014 and designates areas of high landscape value and sensitivity and the Old Park area of high landscape sensitivity and historic value.

6. I would welcome the Town Council's comments on the point raised by Waverley B.C. (re. Page 63 of the NP) that "the Town Centre area is slightly smaller than that in the adopted Local Plan" (as shown on Map L).

The Town Council's survey of the Town Centre boundary (adopted in 2002) confirmed that it remained appropriate with two exceptions.

The survey showed that the northern part of Castle Street and surrounding streets which are currently included within adopted Town Centre boundary comprise almost entirely residential uses.

The map below shows non-residential land uses within the area proposed to be removed from the Town Centre at Castle Street. All other properties within this area are dwelling houses (Use Class 3).



The western end of West Street was excluded from the proposed Town Centre in the Regulation 14 Neighbourhood Plan. Following consultation, it was agreed that the library and museum should be incorporated within the boundary. The survey also showed that the northern part of West Street comprises a considerable number of properties in residential use.

The map below shows non-residential land uses within the area proposed to be removed from the Town Centre. All other properties within this area are dwelling houses (Use Class 3).



The Town Council do not consider that there is a need to designate these relatively small areas of the adopted Town Centre area as part of the Town Centre to meet retail or other needs as these were, or could be, located elsewhere in the proposed Town Centre boundary (notably East Street and the Woolmead). There appeared no realistic prospect during the Plan period that the dwelling houses would be converted to retail or other town centre uses. The Chamber of Commerce has not objected to this minor modification to the Town Centre boundary. For these reasons the Town Council consider that the Town Centre boundary as shown on Map L is appropriate and supported by up to date evidence and engagement.

7. Some representations, including that by Waverley B.C. (who own the site), suggest that Policy FNP 26 should also include provision for other recreational uses. (I am aware that creating sports pitches on former landfill sites is technically difficult – e.g. difficult to maintain levels, pockets of subsidence, drainage, etc.) What are the Town Council's views on the points raised by Waverley B.C. and The Farnham Society?

In preparing the Neighbourhood Plan, the neighbourhood plan team was aware of a resolution made by the Borough Council regarding this site. The minutes of the Executive Committee meeting of 01/03/2016 were approved and the recommendations contained therein adopted by Waverley Borough Council on 19/04/2016. The report to the Executive Committee and Council considering the future uses for Brambleton Park states that the site is large enough to allow for football pitches alongside informal recreation space for local people (Para 142.22). The recommended preferred option for the site is for the relocation of Farnham Football Club and redevelopment of their existing site for housing (including a proportion of affordable housing) which the Borough Council consider would provide a viable future for the site although further detailed work would be required to fully evaluate the works required, refine the cost estimates and test its viability further. The Council approved a supplementary estimate of £50,000 to undertake a detailed feasibility study into relocating the Farnham Football Club to the Weydon Lane Site and making available their current site for housing.

The Map below is not intended to show a final layout of the allocated site but to illustrate the scale of two full sized adult pitches in relation to the capacity of the Brambleton Park site.



Policy FNP26 seeks to meet an identified shortfall in sports pitches within the Outdoor Sports facilities section of the Neighbourhood Plan. It is acknowledged that this will not be the only open space use of the site and this could be clarified in the policy or accompanying text.

8. The representation by Mrs. E.G.R. Cattell (Rep. No 169) states that the village of Runfold has been “visually erased” in the Plan. I haven’t visited the area yet, but I seek the Town Council’s comments on why Runfold was not identified as a Character Area, e.g. on Map B (ii), or why it was not included in the Moor Park Character Area?

Runfold appears on Ordinance Survey base maps and is a small isolated hamlet which forms part of the countryside and the Farnham / Aldershot Strategic Gap in the adopted Local Plan and is located outside the Built Up Area Boundary in the Neighbourhood Plan.

The character areas in the Farnham Neighbourhood Plan are derived from the adopted Farnham Design Statement, 2010 which itself followed extensive local consultation. The character areas in the Design Statement were defined after extensive involvement by residents.

Historically, Runfold related to Badshot Lea as it was located north of the old road. In the 1990s the A31 was upgraded and the current A31 constructed as a dual carriageway. Nevertheless, the character area is based on the historic association between Runfold and Badshot Lea.

In developing the Neighbourhood Plan, resident associations and the Farnham Society have wished to retain the adopted character areas.

9. The term “South Farnham Arcadian Areas” in Policy FNP 8 would replace the term “South Farnham Area of Special Environmental Quality” as contained in the adopted Local Plan. Waverley Borough Council support this in principle, but do note that Policy FNP 8 could contain stronger wording to help protect the character of the areas, including a positively expressed resistance to infilling. I would welcome the Town Council’s comments on this, and whether any discussions have taken place with Waverley B.C. regarding the wording of Policy FNP 8. The Town Council does not agree that the Neighbourhood Plan weakens the policy approach to the areas currently defined as South Farnham Area of Special Environmental Quality.

Policy FNP 8 sets out not to duplicate other policies in the Neighbourhood Plan. As set out on Page 4 of the Neighbourhood Plan, it is assumed that in considering proposals for development, the Town and Borough Councils will apply all relevant policies of the Plan and that the Plan will be read as a whole. Cross-referencing between Plan policies has been minimised but the text accompanying Policy FNP8 refers to the importance of Policy FNP1 in such areas.

Analysis of Policy BE3 (below) demonstrates that the combination of Neighbourhood Plan Policies FNP1 and FNP8 ensures that all the criteria within the adopted policy remain included as criteria for the consideration of proposals within the South Farnham Arcadian Areas:

POLICY BE3 – South Farnham Area of Special Environmental Quality

New development for housing will not be allowed within the areas of South Farnham shown on the Proposals Map if the Council believe that the development would:-

- (a) lead to an erosion of its semi-rural character; (see FNP8 (a))
- (b) be out of keeping with the scale, pattern and density of surrounding development; (see FNP1 (a))
- (c) detract from the well wooded appearance of the area; (see FNP8 (a))
- (d) lead to pressure for the fragmentation of other development; (see FNP8 (c))
- (e) result in the loss of hedges or walls. (see FNP8 (b))

10. Can the Town Council confirm that Policy FNP 9 only applies to buildings and structures in the Buildings of Local Merit evidence base document, and whether they would support the proposed title for this policy, as suggested by Waverley B.C.?

Yes

11. Certain representations state that Policy FNP 14 (i) should be correctly entitled “Coxbridge Farm, West Street” rather than “Coxbridge Farm, off Alton Road”. Which is correct please?

The site is described in the Waverley Borough Council SHLAA (2014) and LAA (2016) as Coxbridge Farm, Alton Road but Policy FNP 14 (i) could be re-titled Coxbridge Farm, West Street.

12. Surrey County Council (Rep. No. 201) state that certain school playing fields are shown on Map H (via Policy FNP 27) as designated Public Open Space – when these facilities are not open to the public to access at any time. They make a similar comment with regard to indoor sports facilities and Policy FNP 28. In my assessment, unless a dual-use agreement has been reached between third parties and the school bodies, such facilities are not Public Open Space, but can be considered as part of the wider Recreational audit for an area. I am particularly concerned that Map H – which effectively forms part of Policy FNP 27 – is not correct. I would welcome the Town Council’s comments on Surrey County Council’s representations.

The schools where playing pitches are identified on Map H are

- Weydon School (secondary)
- Heath End (secondary)
- All Hallows School (secondary)
- Frensham Heights
- Hale Primary School
- William Cobbett Primary School / Weybourne Infant School

These are highlighted on the plan below.

