

## 4) The Farnhams' Neighbourhood Plan

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# Farnham Royal Neighbourhood Plan

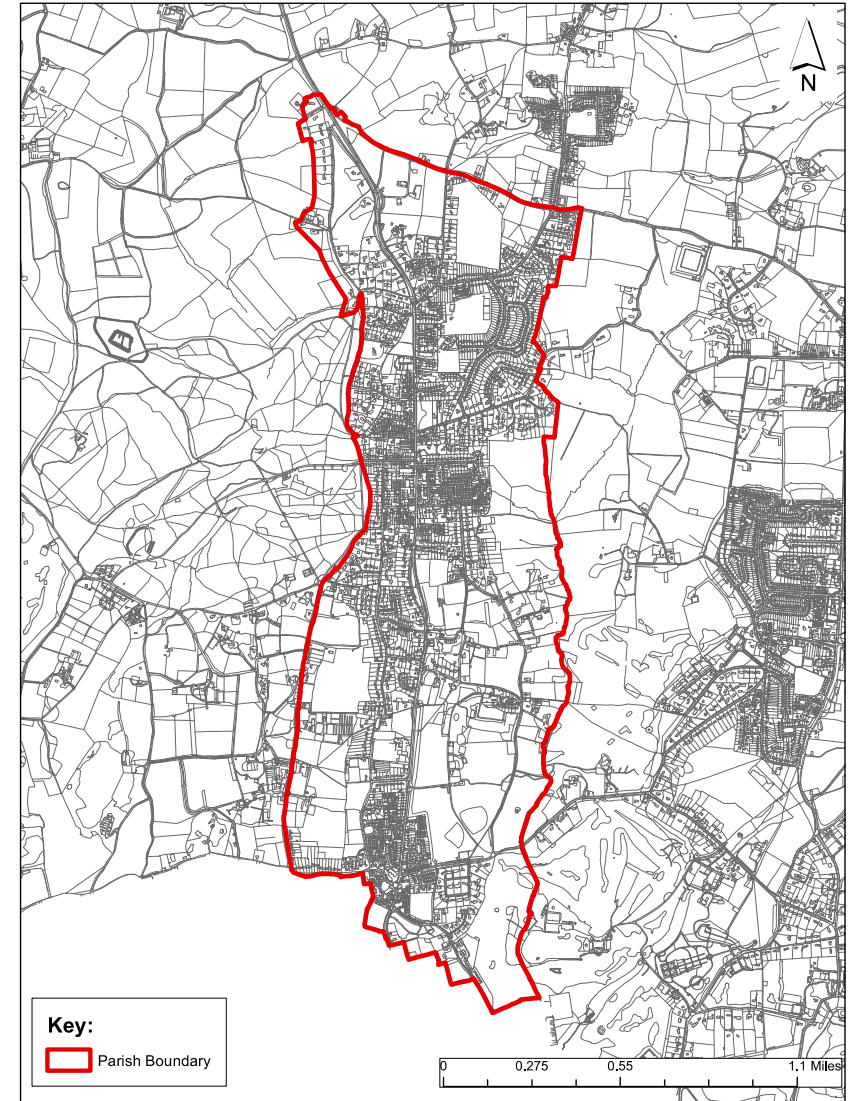
Summary, May 2023

**Leani Haim and Matthew Jennings,  
Oneill Homer Ltd**

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- neighbourhood planning
- the story so far
- the challenges
- the key objectives
- the draft policies
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Farnham Royal Parish



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# Neighbourhood Planning

the essential features

- Part of the statutory 'development plan' alongside a Local Plan so confined to 'land use and development' matters only
- Informs the determination of planning applications including S106 agreements and planning conditions
- 'Made' following a successful independent examination and then referendum
- Examination tests 'basic conditions'; referendum tests community support
- There are a number of other Parishes in the surrounding area undergoing the Neighbourhood Planning process, including: Stoke Poges, Burnham, Beaconsfield, Penn etc

# Farnham Royal NP

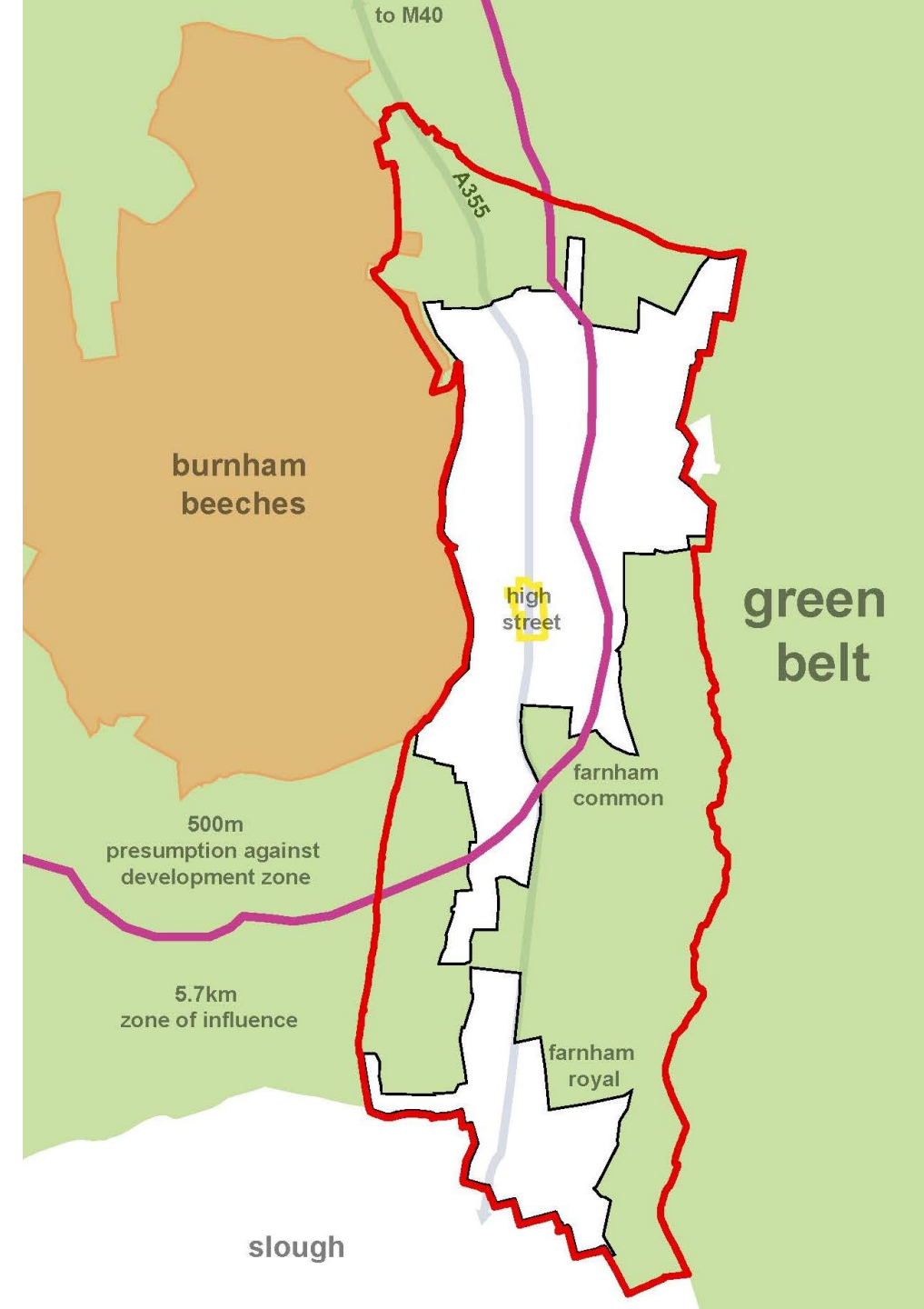
the story so far

- NP area designated by LPA July 2016
- initial public workshops in July 2019
- Withdrawn joint Chiltern and South Bucks representations in 2019 – 2020
- Project on hold during pandemic
- NP vision and action plan May 2022
- Work on evidence analysis and policy ideas drafting 2022/23
- Informal consultation Apr 2023
- Preparation of draft NP for statutory consultation NOW

# Farnham Royal NP

## the challenges

- uncertainty of Bucks LP and position on Slough expansion
- limitations on NPs in Green Belt
- impact of Burnham Beeches zones



# Farnham Royal NP

the challenges

- local planning issues

## workshops feedback

### protect

- Farnham Royal & Farnham Common
- community facilities
- tranquillity
- rural character
- access to countryside & green spaces
- local businesses & shops

### encourage

- affordable housing
- mixed & balanced community
- improve existing community facilities
- new community facilities
- sustainable transport
- traffic mitigation measures

### change

- speeding & through traffic
- HMO's in residential roads
- overuse of infilling
- benefit from development
- village centre
- public transport

# Farnham Royal NP

## key objectives

- Design coding to manage infill and other schemes and prioritising future housing mix and tenure to deliver smaller homes
- Defining a green infrastructure network important for wildlife and our local communities to protect them from loss, improve their condition and number/size
- Securing investment in traffic management schemes to make active travel to the Farnham Common Village Centre and other services and facilities more pleasant
- Protecting community and commercial services and facilities including retaining and enhancing the vitality and viability of Farnham Common Village Centre



# The FRNP

draft policies

## FAR 1 Housing Mix and Tenure

- A policy to set out the starting point for housing mix and tenure for new housing schemes which may come forward
- Based off the recommendations from the Housing Needs Assessment (HNA) report produced by AECOM obtained through Locality
- Weighted to 2-3 beds and for affordable housing 66% rented and 33% ownership

Number of bedrooms	Current mix (2011)	Indicative Target mix (2036)	Balance of new housing to reach target mix
1 bedroom	8.4%	8.7%	7.3%
2 bedrooms	16.5%	21.6%	42.8%
3 bedrooms	29.8%	34.8%	50.0%
4 bedrooms	24.2%	20.2%	0.0%
5 or more bedrooms	20.7%	14.7%	0.0%

Source: AECOM Calculations

# The FRNP

draft policies

## **FAR2 Green Infrastructure Network**

- We have identified all existing green and blue infrastructure assets which may have biodiversity value as part of a Green Infrastructure Network
- The majority of the parish has been identified for opportunities to enhance the National Habitat Network through improving connections between existing habitats and additional green infrastructure provision
- There are also some locations that have been identified may be suitable for natural flood management opportunities
- The policy will require any future development proposals to relate their scheme to this Network or at the very least not harm its functionality and connectivity
- We have similar GI goals than Stoke Poges and will be looking to ensure our GI strategies work together

# The FRNP

draft policies

## FAR3 Local Green Spaces

- We've identified a number of important green spaces in the built-up area boundaries that might be at risk of future development or encroachment
- Including them in this policy will give them the same high level of protection as the Green Belt. There's therefore no need to include spaces that are already in the Green Belt
- The Steering Group have already suggested a number of candidates. Land owners still to be contacted regarding designation



# The FRNP

## draft policies

### FAR4 Design Codes

- Design Codes establish the principles of essential design considerations in each distinct area of the Parish
- This will guide infill and plot redevelopment schemes
- A technical support package to commission a Design Code report has been obtained through Locality



# The FRNP

## draft policies

### FAR5 Local Heritage Assets

- These are buildings and other features in the Parish that, although not of a standard to be listed, have local architectural and historic interest, or play an important role in shaping its character
- Having this status doesn't mean that listed building rules apply, or that improvements etc can't be carried out, but does mean that owners should take into account and preserve that local interest wherever they can
- We've prepared an initial list of candidates to assess against Historic England criteria before we contact landowners regarding designation

# The FRNP

## draft policies

### FAR6 Local Community Uses and Pubs

- This policy is intended to protect your precious local community uses and pubs from unnecessary loss and to support proposals to improve and extend them
- The Steering Group have identified a list and will consult on this in due course.



# The FRNP

## draft policies

### FAR7 Early Years Provision

- ‘Non-residential creche, day centre or nursery’ uses are no longer classed in the same use class as other community facilities identified at FAR6. There is therefore a risk that their use can change without the need for planning permission.
- The policy seeks to prevent this, but will need the Parish Council to submit formal request to Bucks for an Article 4 Direction to be made at these locations.
- An Article 4 Direction removes permitted development rights and can only be made by Bucks Council.



# The FRNP

## draft policies

### FAR8 Farnham Common Village Centre

- As with FAR7 there is now less of a barrier to businesses in changing their use, although the Burnham Beeches presumption will still apply in our village centre
- The extent of the Village Centre will be identified on the Policies Map
- The policy is intended to identify how important our local businesses and shops are
- There is also a desire to explore with Bucks how residential uses on upper storeys could be supported given the Burnham Beeches presumption





# The FRNP

## draft policies

### FAR9 Sustainable Travel

- This policy works in a similar way to the Green Infrastructure Network (FAR2), but for sustainable travel
- We have taken the Active Travel Strategy adopted by the Parish Council and identified existing routes and opportunities for improvement
- The policy will facilitate the protection of existing routes and require future development proposals to recognise them, and where applicable improve their quality and connectivity
- Identifying areas and opportunities for improvement will help direct investment to encourage walking, cycling and the use of public transport
- We have similar goals in terms of ST than Stoke Poges and will be looking to ensure our ST strategies work together

# The FRNP

## next steps

- Annual Parish Meeting and meetings with other stakeholders – Bucks, Stoke Poges, Burnham Beeches
- PC signs off draft documents for statutory consultation date for a minimum of 6 weeks
- Steering Group reviews feedback and recommend changes to PC
- Documents finalised for submission to BC
- Parish Council approve final documents and submits to BC
- BC publishes the documents for final comments (another statutory consultation date for a minimum of 6 weeks)
- Examination
- Referendum