

THE FARNHAMS NEIGHBOURHOOD PLAN

Pre-Submission Plan

2020 - 2040

PUBLISHED BY

Farnham Royal Parish Council for Pre-Submission consultation
under the Neighbourhood Planning (General) Regulations

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. THE NEIGHBOURHOOD AREA

This section details many of the features of the designated area.

3. PLANNING POLICY CONTEXT

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of the local planning authority.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & LAND USE POLICIES

This key section firstly provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

6. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council Forum will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

FOREWORD

LIST OF POLICIES

1.	INTRODUCTION & BACKGROUND	2
2.	THE NEIGHBOURHOOD AREA	6
3.	PLANNING POLICY CONTEXT	14
4.	COMMUNITY VIEWS ON PLANNING ISSUES	21
5.	VISION, OBJECTIVES & LAND USE POLICIES	22
6.	IMPLEMENTATION & MONITORING	50

POLICIES MAPS & INSETS

APPENDICES

APPENDIX A – THE FARNHAMS DESIGN CODE

APPENDIX B – LOCAL HERITAGE ASSETS

APPENDIX C – THE FARNHAMS COMMUNITY FACILITIES AND PUBS

APPENDIX D – POST OCCUPANCY EVALUATION GUIDANCE

FOREWORD

The Farnhams Neighbourhood Plan covers the villages of Farnham Common and Farnham Royal, it plays an essential role in allowing residents to shape the future of the two villages in which they live and work and can have significant influence on new development proposals.

Once approved by a community referendum, the Plan becomes a statutory part of the development plan for the Farnham Royal Parish and carries significant weight in how planning applications are decided.

In Section 5 we set out the vision and objectives for the plan. These objectives were built on the feedback received from residents around aspects of our villages which could change, be encouraged, or protected.

First and foremost, there is a clear desire to protect the semi-rural environment, our green spaces and the greenbelt, which the Parish Council supports. At the same time, the need to encourage development focus towards more affordable well-designed housing for keyworkers, younger residents and downsizers.

Change should help ensure we protect or improve the character of the villages by protecting our community and commercial services, enhancing the viability and vitality of our village centre.

The Neighbourhood Plan has taken many hours of hard work by the Neighbourhood Plan Steering Group made up of residents, support from specialist consultants O'Neill Homer and the Parish Council Clerk who has co-ordinated the administration of the plan under the advice of the Chairman of the Parish Council.

LIST OF POLICIES

POLICY FAR1: RURAL RESILIENCE	25
POLICY FAR2: GREEN AND BLUE INFRASTRUCTURE	28
POLICY FAR3: LOCAL GREEN SPACES	32
POLICY FAR4: HOUSING MIX AND TENURE	37
POLICY FAR5: DESIGN CODES	38
POLICY FAR6: LOCAL HERITAGE ASSETS	39
POLICY FAR7: LOCAL COMMUNITY USES AND PUBS	40
POLICY FAR8: EARLY YEARS PROVISION	41
POLICY FAR9: FARNHAM COMMON VILLAGE CENTRE	42
POLICY FAR10: SUSTAINABLE TRAVEL	44
POLICY FAR11: PASSIVHAUS BUILDING	45

1. INTRODUCTION & BACKGROUND

1.1. Farnham Royal Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Buckinghamshire Council (BC) previously South Buckinghamshire District Council, on 19 July 2016. The area coincides with the parish boundary (see Plan A on page 4). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

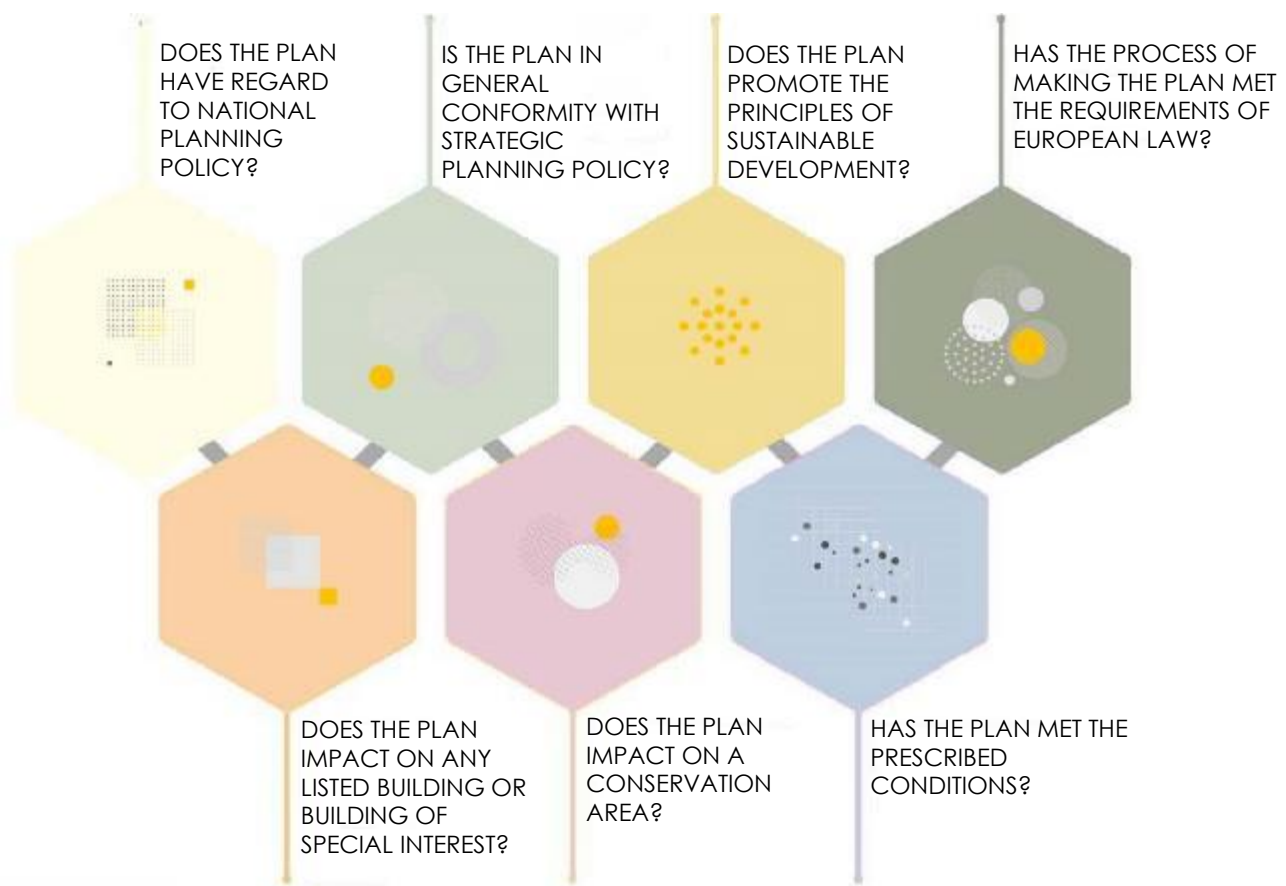
1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to March 2040. The Plan will form part of the development plan for the Parish, alongside the policies of the adopted South Bucks Local Plan 1999 and the adopted South Bucks Core Strategy 2011. The Local Plan and Core Strategy policies will eventually be replaced by the first Bucks Local Plan, which will also run to 2040.

1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions (see Figure 2 overleaf).

1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the neighbourhood area.

THE PRE-SUBMISSION PLAN

1.5. This is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Draft Neighbourhood Plan (the Pre-Submission Plan). The Parish Council has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence and its reports are published as appendices to the Pre-Submission Plan or separately as part of the evidence base.



1 Neighbourhood Plan Basic Conditions

STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.6. A Strategic Environmental Assessment (SEA) assesses the environmental implications of a proposed policy or plan. It allows for the cumulative effects of development and policies to be assessed and addresses any identified issues at an early stage. A screening request was submitted to BC for this purpose in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). BC issued a screening opinion in January 2023 which has confirmed that an SEA is not required. The Basic Conditions Statement which will be submitted alongside the Submission Plan in due course will summarise how the neighbourhood plan contributes to the achievement of sustainable development.

1.7. The request also seeks BC opinion on the requirement to prepare a Habitats Regulations Assessment given that the designated Neighbourhood Area includes, and is in close proximity to, the National Site Network (formerly Natura 2000 sites) as per the Conservation of Habitats and Species Regulations 2017 (as amended). The screening report in January 2023 confirmed that a Habitats Regulations Assessment of the neighbourhood plan will not be required.

THE NEXT STEPS

1.8. Once the consultation is complete, the Parish Council will review the comments made, assess where amendments are required, and prepare a final version of the Plan. This will be submitted to BC for a further consultation and to arrange for its examination by an independent examiner and subsequent referendum, if the examiner is satisfied that the draft plan meets the basic conditions.

THIS CONSULTATION

1.9. If you have comments to make on this plan, please do so by 25 February 2024 at the latest in the following ways:

The Clerk, Judith Hall
Address: Farnham Royal Parish Council
Farnham Common Village Hall
Victoria Road
Farnham Common
SL2 3NL

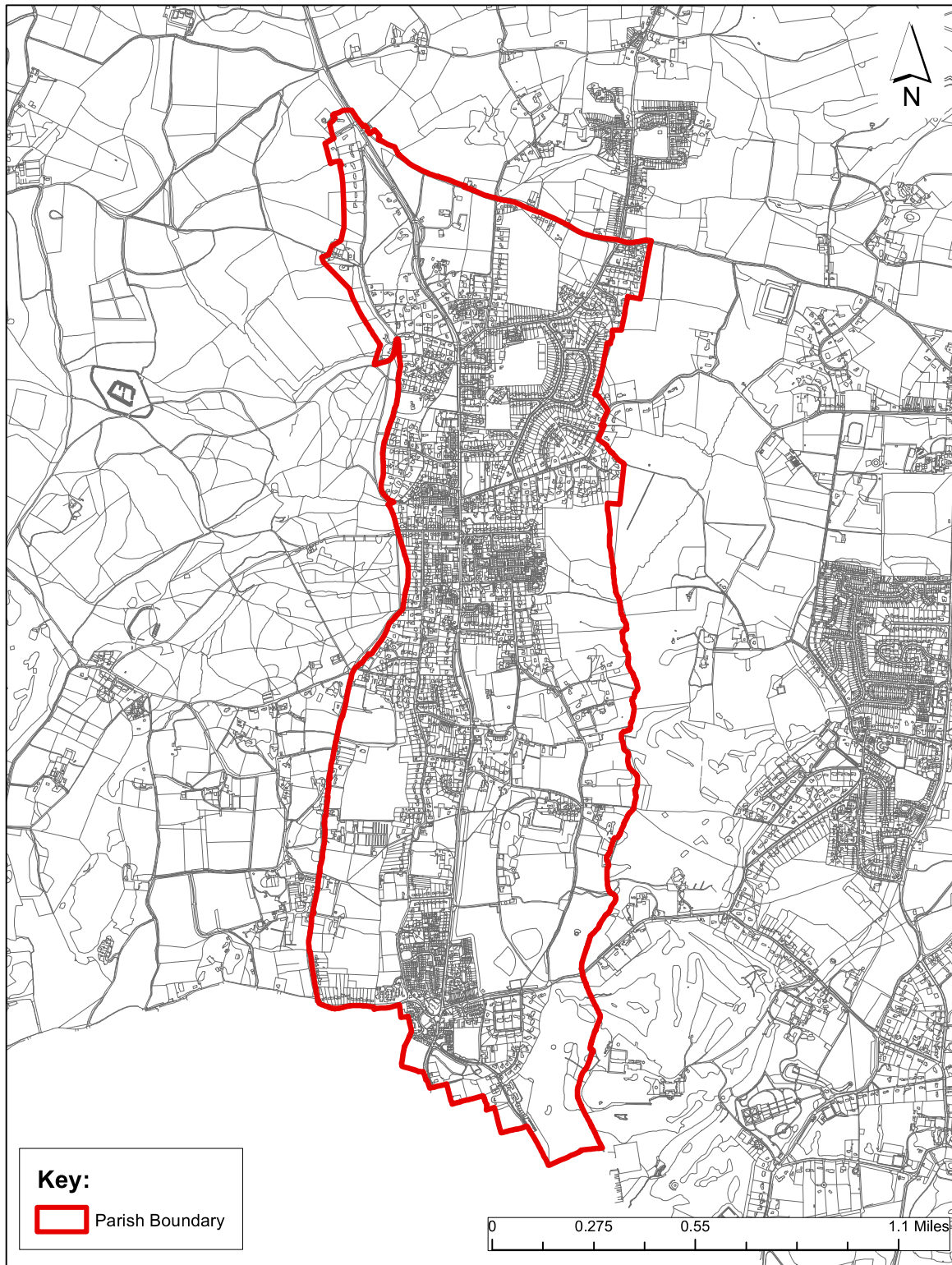
Tel: 01753 648497

Email: clerk@farnhamroyal-pc.gov.uk

1.10. Further information on the Plan and its evidence base can be found on the project website at:

<https://farnhamroyal-pc.gov.uk/neighbourhood-plan/>

Farnham Royal Parish



This map is reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution and civil proceedings. © Crown Copyright and database right 2015. Ordnance Survey 100025874

Plan A: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

2.1 Farnham Royal Parish extends from the border with Slough in the south to Parish Lane in the north, which acts as a border with the parish of Hedgerley. To the west lies Burnham and to the east, Stoke Poges. The Parish follows a linear north-south course, approximately 4km long by 1km wide, with the Burnham Beeches Special Area of Conservation (SAC), and Site of Special Scientific Interest (SSSI) greatly appreciated by residents and visitors alike and Stoke Wood ancient woodland enclosing the Parish on each side. Whilst the majority of the Burnham Beeches is in the adjacent Parish, a small section lies within the designated neighbourhood area boundary. The two main settlements in the Parish are Farnham Royal and Farnham Common.

2.2 The statistics show that in the 2011 Census the NA had a total of 5,972 residents, formed into 2,322 households and occupying 2,418 dwellings. Statistics from the 2021 Census show the Parish had a population of 6,351 residents, indicating a growth of approximately 6% since the 2011 Census. The largest age group is 45-64, representing 29.3% of the population (2020 ONS estimates). The fastest growing age group is 85+, which increased by 29.4% between 2011 – 2020 (2020 ONS estimates). During the same time period, all age groups below 44 decreased in size by up to 8%.



2 The Broadway, Farnham Common

2.3 Housing tenure in the Parish is skewed significantly towards ownership (74.5%) and a dominance of detached houses (47.9%), compared to the rest of England (15.9%). Of all the houses in the Neighbourhood Area, 40% contain 4 or more bedrooms. In 2021, the average house price in the Parish was £540,000 (Land Registry PPD).

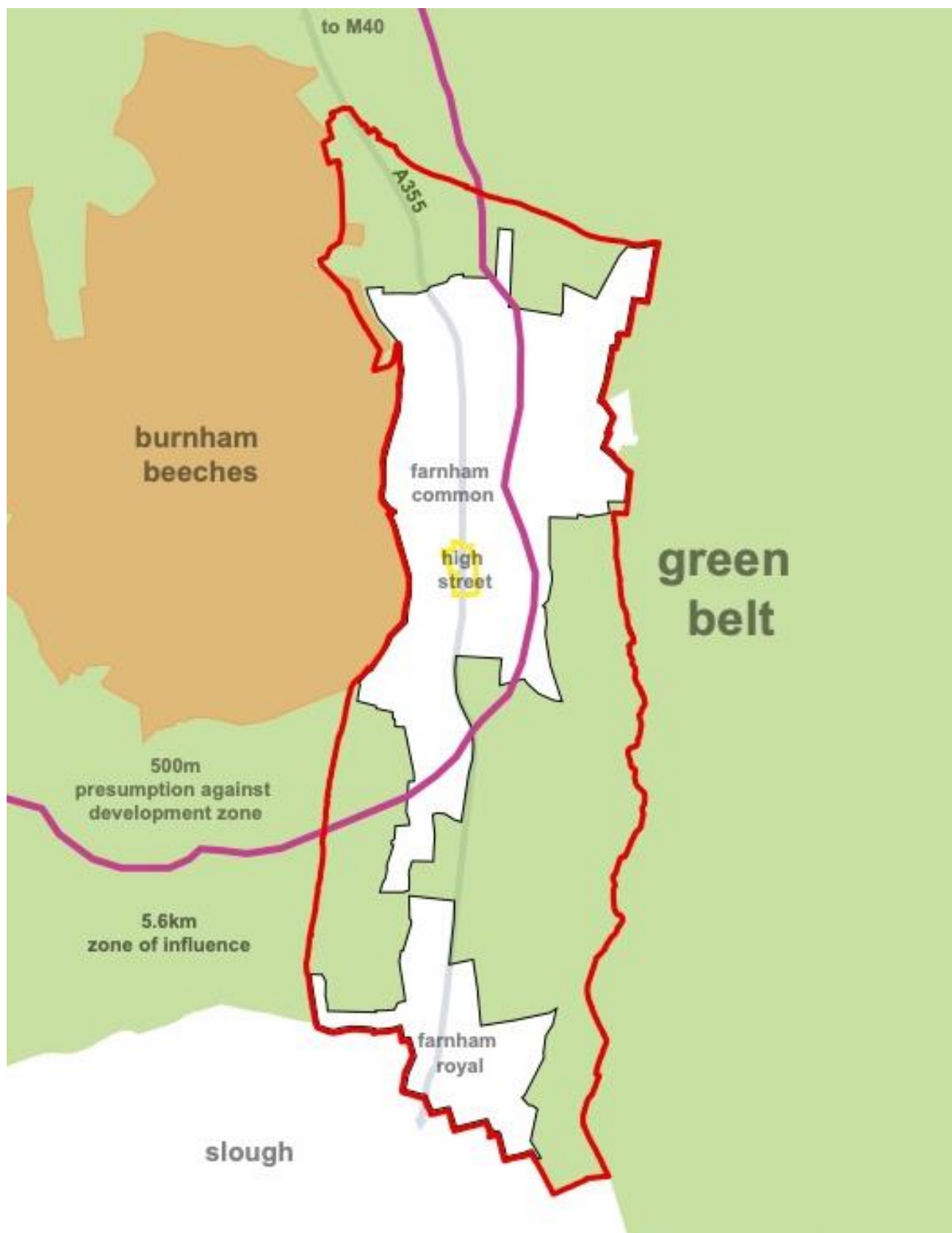
2.4 The area features a wide range of uses including shops and small supermarkets, offices, restaurants and pubs and a number of large garden centres nearby, although there are notably more of these in the village of Farnham Common than there are in Farnham Royal. The two main areas of sports and recreational activity are Farnham Common Sports Club and Farnham Park Playing Fields which host a number of facilities for a variety of sports. The Parish also features several Churches and well-regarded schools.



3 Burnham Beeches

2.5 Before the 1830s, Farnham Royal occupied a relatively large area although contained few houses within it. The rapid expansion of Slough, fuelled by the introduction of the railway has influenced the current boundary seen today at the south of the Parish. The development and growth of Farnham Common occurred a number of years later, notably with the construction of St John's Church in 1907. Since then, there has been a general trend of a shift in development in the Parish towards the northern settlement of Farnham Common with new houses and services being built, such as a post office and shops. This has resulted in the current circumstances of Farnham Royal being situated at the southern extremity of the Parish. Over time, Farnham Royal has lost a number of its facilities and services such as a baker's shop and pubs. To this day, the majority of housing and facilities are located towards the northern end of the Parish.

2.6 The parish lies entirely within the Metropolitan Green Belt with the built-up areas of the villages of Farnham Royal and Farnham Common inset. There is also a 500m presumption against development zone and a 5.6km zone of influence operational around the Burnham Beeches due to recreational pressures on the special habitat it supports (see Plan B below). For the most part, therefore, the Parish remains protected from speculative housing development proposals in its Green Belt, but that has been seen to increase the pressure for infill and plot redevelopment within the village settlement's inset boundaries.



Plan B Designated neighbourhood area main spatial constraints

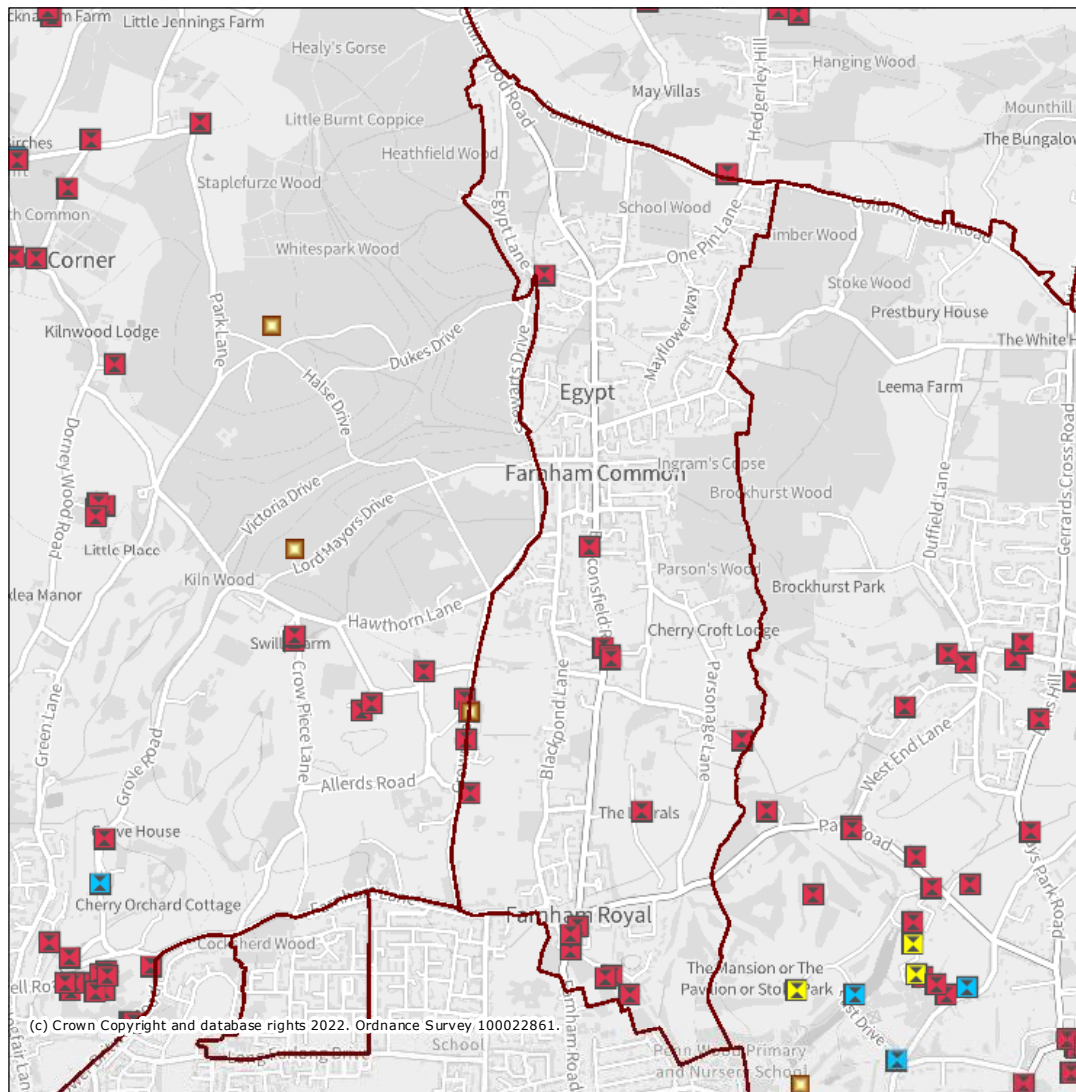
The map displays the Farnham Royal area, highlighting the district boundary and the designated 19th-century conservation area. Key features include:

- Boundaries:** District boundary (green line) and Conservation area (red line).
- Buildings:** Listed buildings (blue), Positive unlisted buildings (red), and Positive curtilage buildings (pink).
- Green Spaces:** Greenways (green), Significant groups of trees (green wavy lines), and Significant trees (green stars).
- Other Features:** Cricket Ground, Farnham Royal C of E Primary School, St Anthony's Catholic Church, and St Anthony's RC Primary School.
- Infrastructure:** Roads (A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, A196, A197, A198, A199, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211, A212, A213, A214, A215, A216, A217, A218, A219, A220, A221, A222, A223, A224, A225, A226, A227, A228, A229, A230, A231, A232, A233, A234, A235, A236, A237, A238, A239, A240, A241, A242, A243, A244, A245, A246, A247, A248, A249, A250, A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261, A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277, A278, A279, A280, A281, A282, A283, A284, A285, A286, A287, A288, A289, A290, A291, A292, A293, A294, A295, A296, A297, A298, A299, A300, A301, A302, A303, A304, A305, A306, A307, A308, A309, A310, A311, A312, A313, A314, A315, A316, A317, A318, A319, A320, A321, A322, A323, A324, A325, A326, A327, A328, A329, A330, A331, A332, A333, A334, A335, A336, A337, A338, A339, A340, A341, A342, A343, A344, A345, A346, A347, A348, A349, A350, A351, A352, A353, A354, A355, A356, A357, A358, A359, A360, A361, A362, A363, A364, A365, A366, A367, A368, A369, A370, A371, A372, A373, A374, A375, A376, A377, A378, A379, A380, A381, A382, A383, A384, A385, A386, A387, A388, A389, A390, A391, A392, A393, A394, A395, A396, A397, A398, A399, A400, A401, A402, A403, A404, A405, A406, A407, A408, A409, A410, A411, A412, A413, A414, A415, A416, A417, A418, A419, A420, A421, A422, A423, A424, A425, A426, A427, A428, A429, A430, A431, A432, A433, A434, A435, A436, A437, A438, A439, A440, A441, A442, A443, A444, A445, A446, A447, A448, A449, A450, A451, A452, A453, A454, A455, A456, A457, A458, A459, A460, A461, A462, A463, A464, A465, A466, A467, A468, A469, A470, A471, A472, A473, A474, A475, A476, A477, A478, A479, A480, A481, A482, A483, A484, A485, A486, A487, A488, A489, A490, A491, A492, A493, A494, A495, A496, A497, A498, A499, A500, A501, A502, A503, A504, A505, A506, A507, A508, A509, A510, A511, A512, A513, A514, A515, A516, A517, A518, A519, A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A8

9

2.8 There are 16 listed buildings in the Parish, all Grade II listed, as well as the Scheduled Monument of East Burnham animal pound (see Plan D below). These include the Church of St Mary, the Pump Shelter and the War Memorial.

MAGiC istoric Statutory Designations



Legend

Parishes (GB)

Scheduled Monuments (England) - points

Listed Buildings (England)

I

II

II*

0 0.75 1.5
km

Projection = OSGB36

xmin = 492100

ymin = 181200

xmax = 499600

ymax = 188200

Map produced by MAGIC on 4 January, 2023.

Copyright resides with the data suppliers and the

map must not be reproduced without their permission.

Some information in MAGIC is a snapshot of the

information that is being maintained or continually

updated by the originating organisation. Please refer

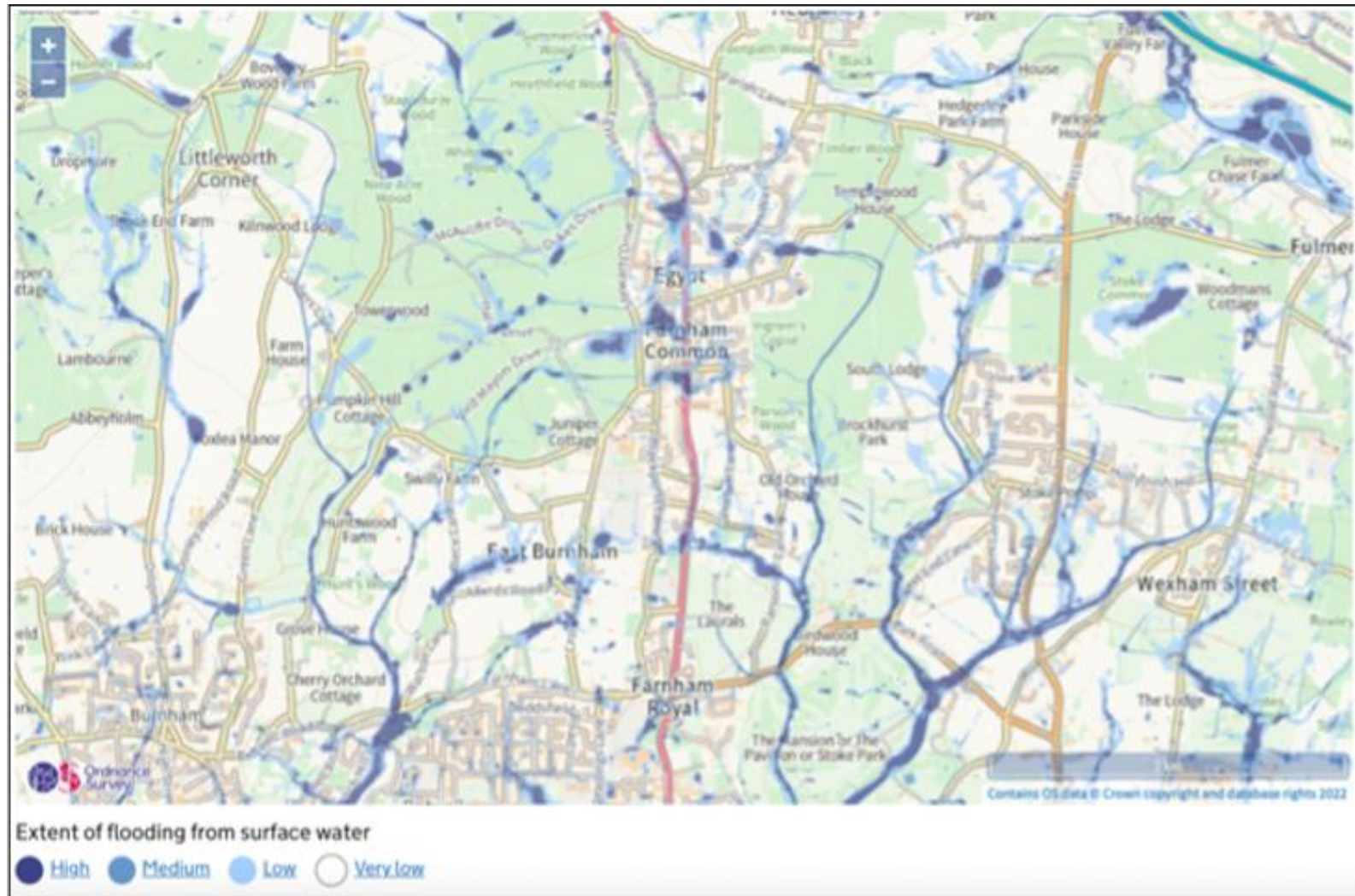
to the metadata for details as information may be

illustrative or representative rather than definitive

at this stage.

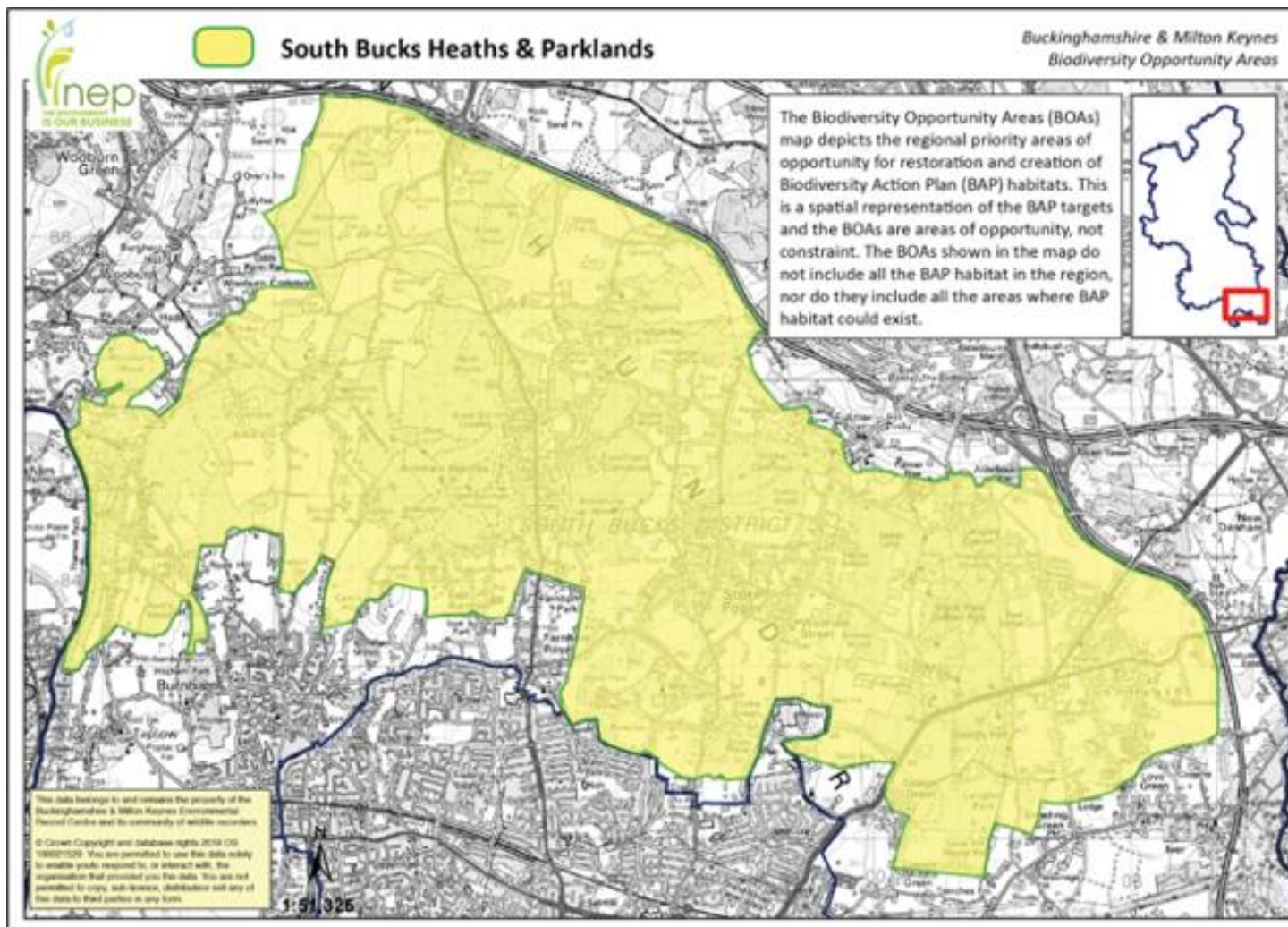
Plan D: Historic statutory designations in the designated neighbourhood area

2.9 There is no fluvial flood risk recorded in the designated neighbourhood area. However, the risk from surface water is extensive, particularly around the built-up area of Farnham Common (see Plan E below). There are also a number of underground streams.



Plan E: extent of surface water flood risk in the designated area

2.10 Within the Parish Boundary there are a number of priority habitats. These include lowland heathland, ancient woodland, deciduous woodland, traditional orchard, wood pasture and parkland BAP, and areas where no main habitat but additional habitat exists. Areas of ancient woodland can provide key green infrastructure and habitat value. Parts of the designated neighbourhood area are included within the South Bucks Heaths and Parklands Biodiversity Opportunity Area (BOA).



Plan F: South Bucks Heaths and Parklands BOA

3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the county of Buckinghamshire. Buckinghamshire Council (BC) is the local planning authority for the area.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest version of the NPPF is considered especially relevant:

- Neighbourhood planning (§28 - §30)
- Sustainable development in rural areas (§79)
- Promoting healthy and safe communities (§92 - §93)
- Open space and recreation (§98 - §99)
- Local green spaces (§100 – 103)
- High quality design (§130)
- Protecting Green Belt land (§137)
- Conserving and enhancing the natural environment (§174 - §176)
- Conserving and enhancing the historic environment (§189 - §203)

3.3 The Government has also set out a requirement for the provision of First Homes in a Written Ministerial statement on 24 May 2021. These requirements were subsequently incorporated into National Planning Practice Guidance. As the Parish outside of the built-up area is 'washed over' by Green Belt, First Homes Exception Sites are unable to come forward in the Parish. However, this does not preclude First Homes forming part of the affordable housing contributions through Rural Exception Sites allowed for by the NPPF. It is anticipated that the forthcoming Local Plan will deal with this matter appropriately and BC has published an Interim Position Statement regarding First Homes in the meantime¹.

3.4 The Government is consulting on proposed changes to the NPPF, and the Levelling Up & Regeneration Bill (LURB) is currently passing through Parliament. It expects to publish the new NPPF and enact the LURB later in 2023, but there are further changes to the NPPF proposed in relation to the LURB. The proposed amendments continue to indicate that there remains a future for neighbourhood planning.

STRATEGIC PLANNING POLICY

3.5 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, which primarily comprises the saved policies of the *South Bucks District Local Plan* adopted in March 1999 and the *South Bucks Core Strategy* adopted February 2011. All of these policies predate the NPPF, but most are considered to be consistent with it and so until they are replaced, either by this Neighbourhood Plan or by the *new Bucks Local Plan* (BLP), they will continue to operate in determining planning applications.

¹ <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/affordable-housing/first-homes-interim-position-statement/>

3.6 The *Core Strategy* defines Farnham Common as a 'secondary settlement' and Farnham Royal and a 'tertiary settlement'. The Parish currently lies entirely within the Green Belt, but both settlements are 'inset' from the Green Belt. There are also a number of development management policies that cover a wide range of matters affecting the Parish, including its Conservation Area, Listed Buildings, priority habitats, SSSIs, and Ancient Woodland (see Plans G and H below).

3.7 A submitted Chiltern & South Bucks Local Plan was withdrawn from examination in 2021 and will not be resubmitted. It contained significant changes to the policy context for the designated neighbourhood area. It would have replaced the saved Local Plan and Core Strategy Policies; however, its withdrawal means that its evidence and reasoning are not relevant in informing the Neighbourhood Plan.

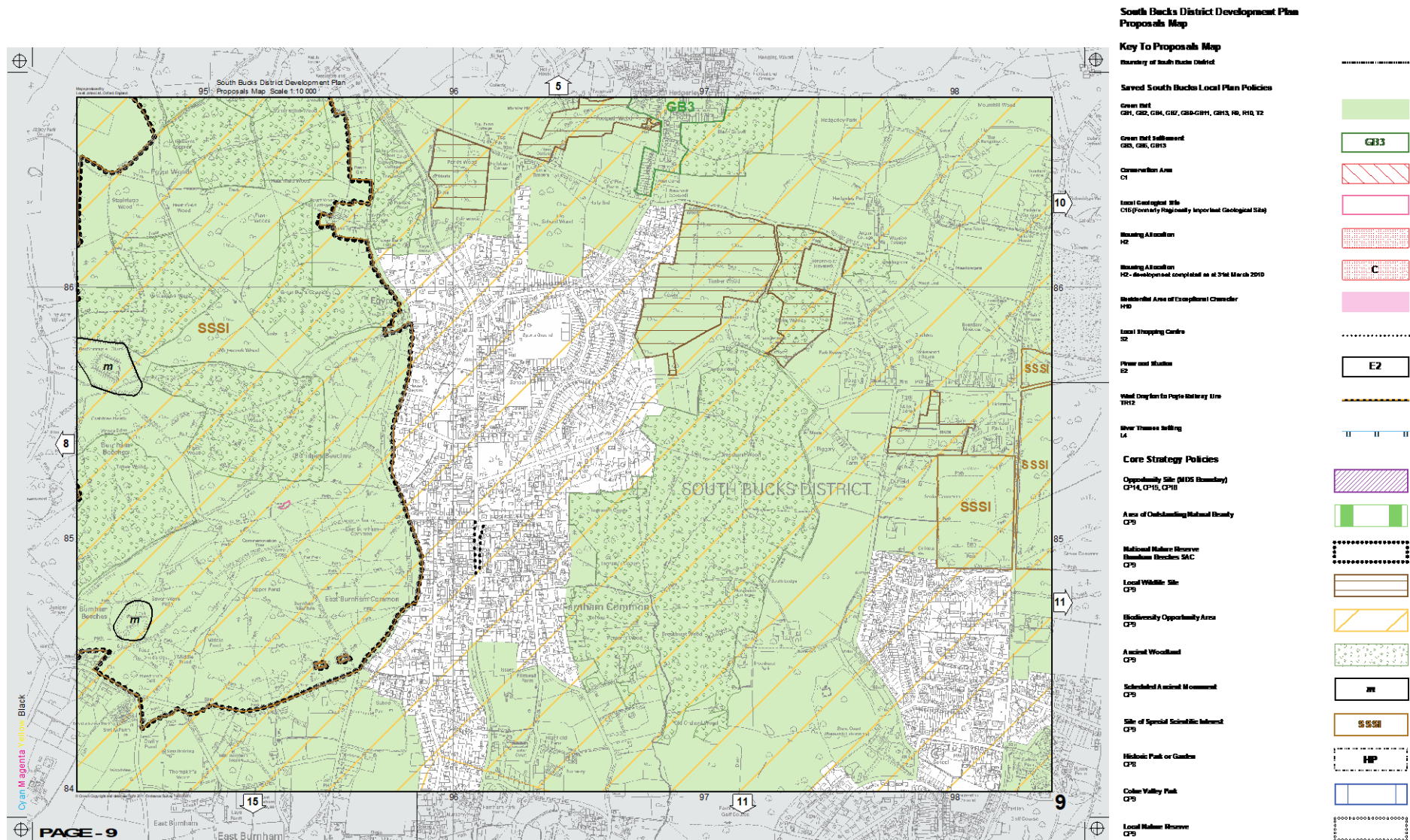
3.8 BC has begun the process of bringing forward its first Local Plan for the county of Buckinghamshire. It proposes to adopt the new Plan in Spring 2025 and its gathering evidence to shape consultation on the plan later in 2023. It is therefore at too early a stage to inform the Neighbourhood Plan; however, some updated evidence has been published.

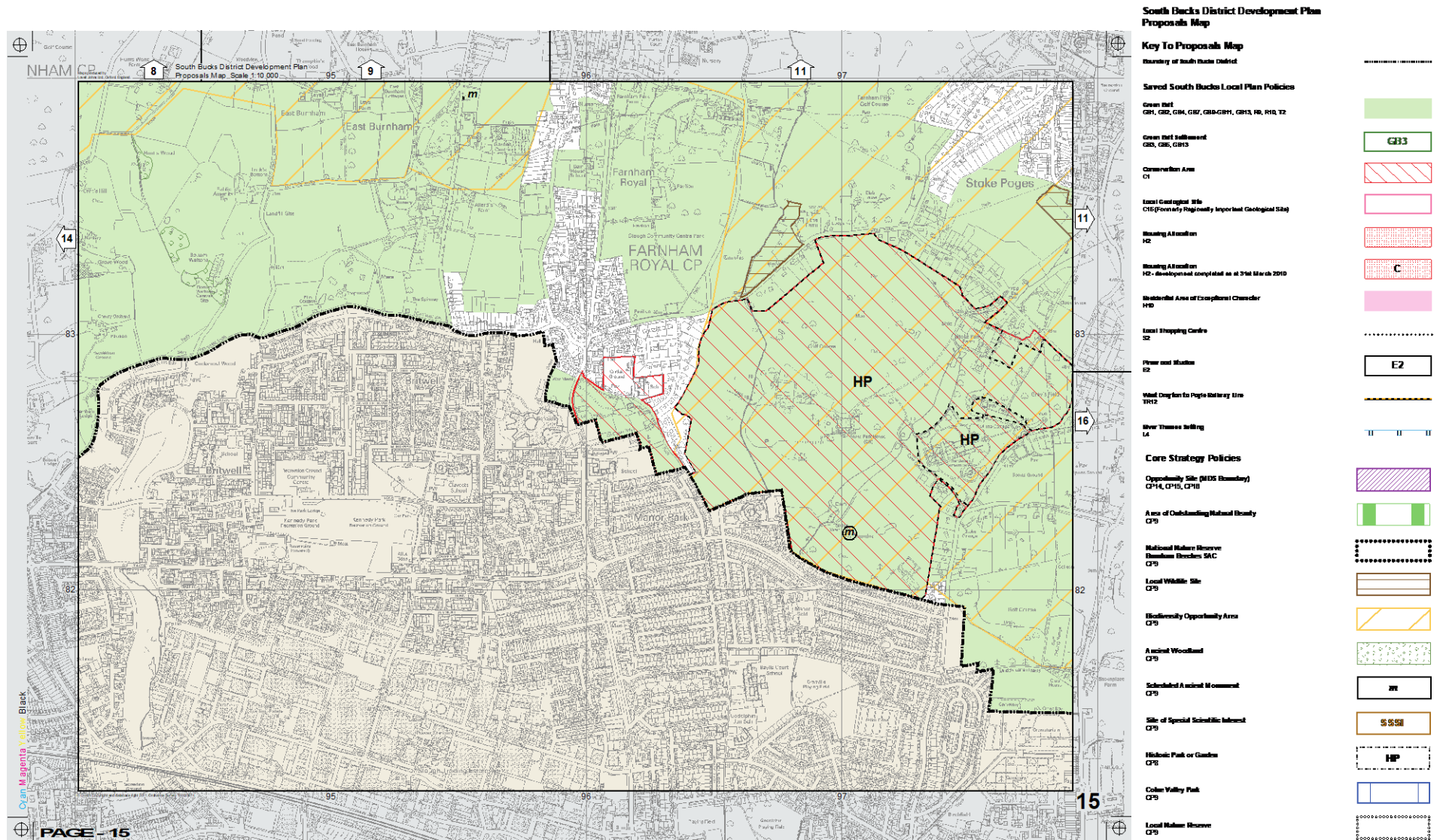
3.9 The Buckinghamshire Minerals and Waste Local Plan 2016-2036 also forms part of the development and apply in the neighbourhood area. The majority of the Parish lies within a Minerals Safeguarding Area for sand and gravel (Policy 1) (see Plan I). Their normal effect is to sterilise land from development prior to extraction unless it is clear that the development site will not prejudice the economic extraction of the mineral.

3.10 BC has also adopted a number of Supplementary Planning Documents (SPDs) which are material considerations when planning applications are determined. The most relevant to the designated neighbourhood area include:

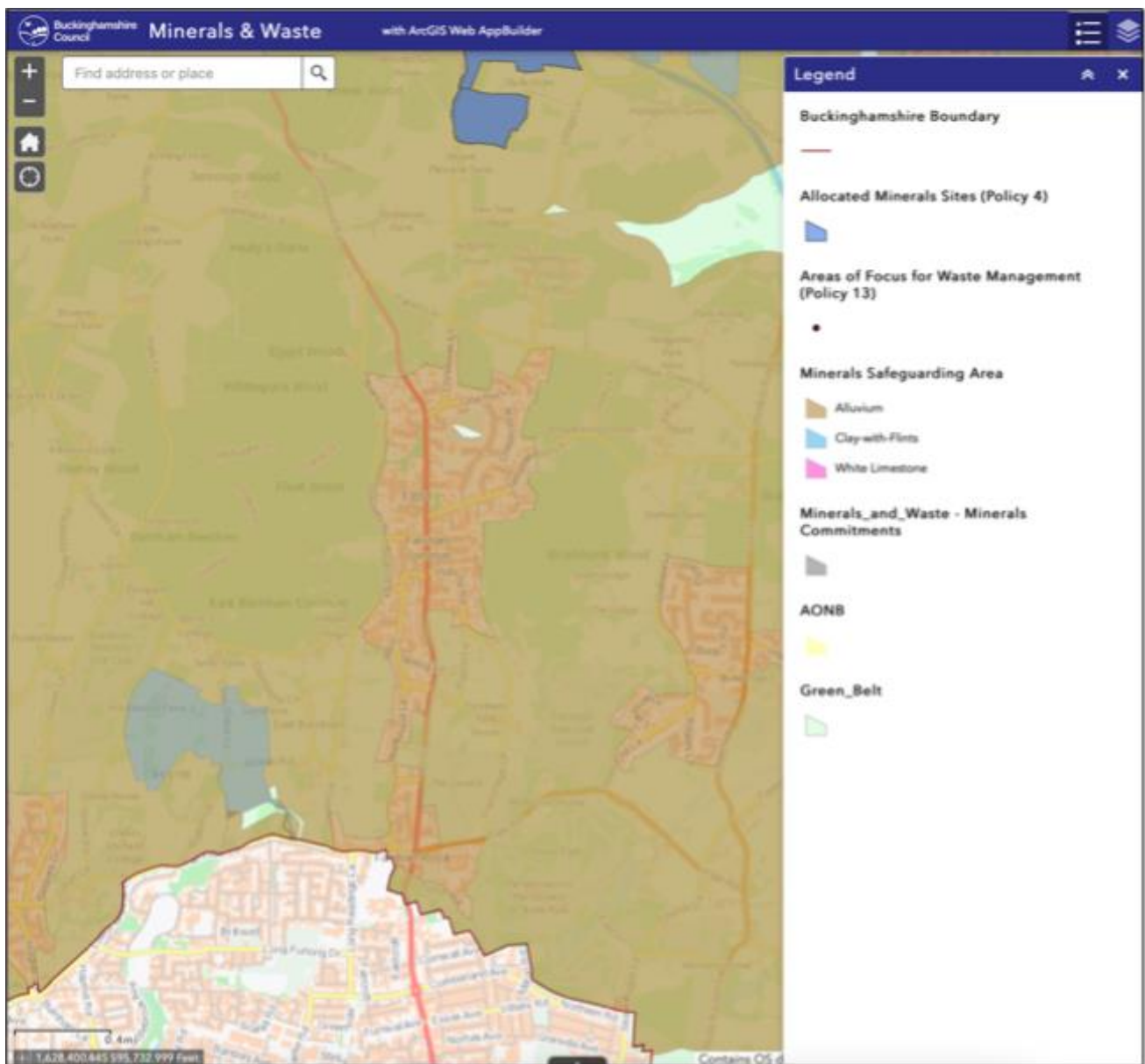
- South Bucks Affordable Housing SPD adopted July 2013
- Burnham Beeches SAC Strategic Access Management and Monitoring Strategy SPD adopted November 2020
- Biodiversity Net Gain SPD adopted July 2022

3.11 The Burnham Beeches SAC SPD introduces zones of influence around the Burnham Beeches SAC as part of its Mitigation Strategy. The Mitigation Strategy seeks to address the requirement to avoid or mitigate adverse impacts on the integrity of Burnham Beeches SAC mainly due to recreational pressures. A 500m presumption against development zone and a 5.6km zone of influence (see Plan J) is operational. There is a presumption against development or increase of dwellings within the zone of 500m of the linear boundary of the SAC and financial contributions are sought from all net new residential development within the 500 metres – 5.6km zone of influence.

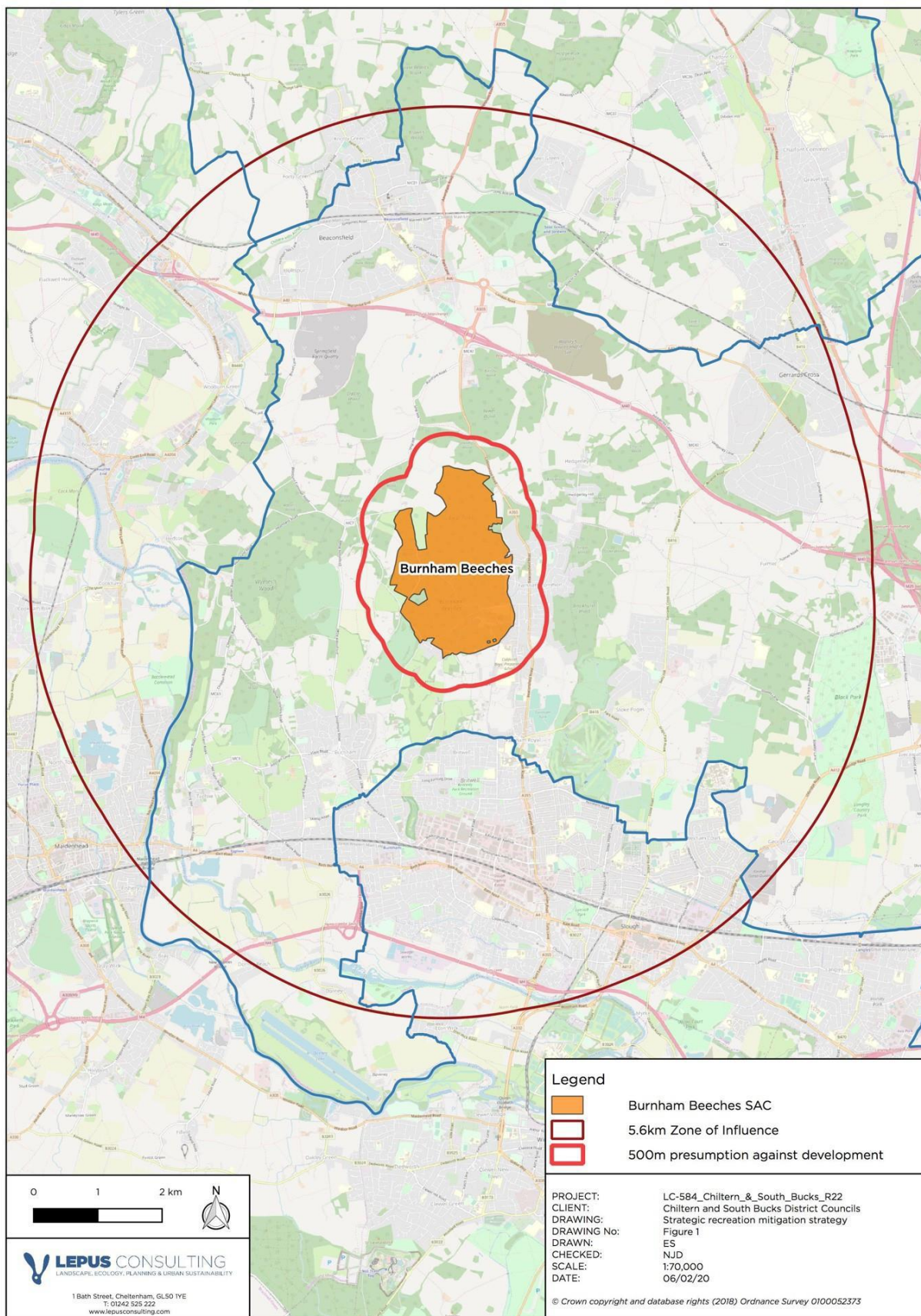




Plan H: Adopted South Buckinghamshire Policies Map Extract Farnham Royal (published when Burnham Beeches SAC and SSSI was classified as an NNR)



Plan I: Extract of Minerals and Waste Local Plan Policies Map



Plan J: Extract from Burnham Beeches SAC SPD - Zones of Influence

3.12 The Parishes of Stoke Poges to the east, Burnham to the west, and Hedgerley to the north are currently preparing neighbourhood plans, but none have reached any formal stages. There are green infrastructure functionality and connectivity matters which will work across parish boundaries.

THE LOCAL PLAN FOR SLOUGH

3.13 The Proposed Spatial Strategy for Slough consultation ended in January 2021. The strategy proposes that nearly all of the Borough's growth will take place in the centre of Slough, however it notes that there may need to be some release of Green Belt sites on the edge of Slough to meet housing needs. The Council published its 'Proposed Release of Green Belt Land for Family Housing' consultation document in November 2021. It identified that St Anthony's Field, Farnham Road that adjoins the Parish boundary could accommodate 13-18 new homes, but notes that the site is ultimately unsuitable given the significant visual impact it would have on the small gap between Slough and Farnham Royal, including the adjoining Conservation Area.

3.14 The document also notes that the ideas for the northern expansion of Slough, outside the parish boundary but which would have an impact on the designated neighbourhood area, remain an option. However, the strategy recognises that it is one option of many that are currently being assessed and its conclusions will be published in a Draft Local Plan. Its publication timetable is yet to be agreed.

3.15 The strategy also reverts back to restraining development in order to protect the Green Belt, Colne Valley Park and Strategic Gap between Slough and Greater London in the absence of any policy support or any demonstrable need for the expansion of Heathrow airport. The Strategy does not address or recognise the proposed changes to calculating housing need which may have an impact on the number of homes needed to be accommodated in Slough and Buckinghamshire.

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 In discussion with the community the clear priority of residents was the need to protect the greenbelt, which the Parish Council supports, access to the countryside and green spaces which contribute significantly to the relative tranquillity and rural character of the two villages.

4.2 The following views were also expressed:

- Protecting and wherever possible enhancing the high street and its local businesses and shops by allowing continued appropriate development was considered vital to ensure the villages continue to thrive.
- The need for affordable key worker housing was also identified as something that should be encouraged, not least to ensure local schools can attract and retain vital teaching staff.
- Better control over retrospective planning, the overuse of infilling and the building of properties which are out of character with the existing village stock and design was also repeatedly highlighted.
- Residents also felt that HMOs should not be allowed in residential areas of the villages.
- More community activities and improving outdated community facilities such as the village hall, play areas, the Dell, school pitches and the playing field facilities to encourage wellbeing in the community.
- Sustainable travel options, charging points, bike rack, green route from south to north.
- Zebra/pelican crossing on A355 to enable safe access to FR sports ground.
- Zebra/pelican crossing on Templewood Lane to allow safer access to the junior school.
- Reinstating the Beaconsfield bus route.
- Protect and retain all of the current green belt.
- Resist expansion of Slough urban form northwards.

5. VISION, OBJECTIVES & LAND USE POLICIES

5.1 The main challenge faced in planning the future is ensuring the continued protection of the Green Belt. We know that protecting the Green Belt is the clear priority of the community, but we are also acutely aware that some of the community see a need for truly affordable new homes and improved (or new) community facilities. The plan recognises that under current circumstances it is not possible to fully realise both.

5.2 There are currently no opportunities for affordable housing to come forward in the built-up area boundaries of Farnham Common and Farnham Royal and we cannot follow the conventional routes of allocating land for specific purposes outside of our built-up areas due to the Green Belt designation. We also don't yet know what the new Bucks Council Local Plan will expect from villages such as ours in their county-wide strategy.

5.3 We are therefore mindful that the desire to deliver genuinely affordable housing for keyworkers, young people and downsizers, alongside any new or expanded community facilities. How achievable this is remains an open question for the community in balancing the need to protect the Green Belt against the desire for affordable new homes. This Neighbourhood Plan has therefore focused on a set of guiding objectives that goes beyond solely retaining the spatial policy tool of the Green Belt, but that expresses the local identity of the existing village settlements that any future development proposals will need to respond to.

5.4 Additionally, through engaging with local businesses, as well as operators of community services and facilities, in preparing this Neighbourhood Plan it has been established that local schools are struggling to attract staff. Whilst local businesses have attracted staff, staff availability is hindered. This is all considered to be through a combination of an ageing demographic, a lack of suitable sustainable transport, and little to no smaller and more affordable homes being made available in the local area, worsened by current spatial restrictions on new development. The Farnham Royal Housing Needs Assessment, April 2022 confirms that there is a worsening and serious need for smaller and affordable housing in the neighbourhood area.

5.5 The Neighbourhood Plan also recognises that there is an outstanding balancing act to be undertaken in terms of the environmental constraints and the defined Village Centre. Currently, limited net new residential uses can come forward in the defined Village Centre as it lies entirely within the Burnham Beeches SAC 500m presumption against development for net new residential units. The Parish Council recognises the positive planning aspects of the exclusion zone but also recognises that residential uses can also contribute to maintaining and/or enhancing the Village Centre as it does now, and it is important to retain a critical mass of commercial, businesses and service uses in this location. The defined Village Centre plays an important local social and economic role, not only for residents of the neighbourhood area, but the loss of a functional and established village centre in this location will have wider impacts beyond the neighbourhood area.

5.6 It is also important to ensure that the special habitats at the Burnham Beeches SAC is appropriately safeguarded. Therefore, alongside efforts to adopt and deliver a green infrastructure strategy and projects, the Parish Council will monitor vacancies in the Village Centre. Should it become clear that the presumption is leading to increased vacant premises in the Village Centre, the Parish Council will seek to establish a means by which applicants seeking to bring forward mixed use schemes that maintain and/or enhance the vitality and viability of the defined Village Centre, which may include residential uses resulting in net new homes, can make their case to BC and Natural England. It is recognised that a solution to this matter will prove challenging given existing provisions.

THE FARNHAMS NEIGHBOURHOOD PLAN

VISION

“New homes have been delivered within the development constraints of Farnham Royal and Farnham Common in sympathy with our Green Belt. The mix of these new homes has started to address local need and their design respects the local character of the villages. Opportunities for improved biodiversity and green infrastructure connectivity has been realised and there has been an increased uptake in active travel. We have remained a busy and vibrant community with access to a wide range of services and facilities.”

OBJECTIVES

Design coding to manage the quality of infill and other schemes and prioritising the mix of any future housing schemes 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

5.7 The following policies relate to the development and use of land in the designated Neighbourhood Area of Farnham Royal. They focus on specific planning matters that are of greatest interest to the local community.

5.8 There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the adopted South Buckinghamshire policies and forthcoming Buckinghamshire Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and adopted planning policies, though they have a mutual, helpful inter-dependence.

5.9 Each policy is numbered and titled, and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

THE LAND USE POLICIES AND SUPPORTING TEXT

POLICY FAR1: RURAL RESILIENCE

- A. The Neighbourhood Plan proposes the establishment of a 'shared back garden' linking the communities of Stoke Poges and Farnham Common, as shown on the Policies Map, comprising a variety of green and blue infrastructure assets, including informal recreation space, a footpath/cycle network and land of biodiversity value.**
- B. Development proposals that lie within the broad location of this 'shared back garden' will be required to align their public open space and connectivity requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of this 'shared back garden' land or features that will prejudice its completion will not be supported.**

5.10 The policy establishes the principle of 'a shared back garden' at Farnham Common as a green infrastructure project and identifies its location on the Policies Map, for that part which lies in the designated neighbourhood area. It is anticipated that the Stoke Poges Neighbourhood Plan will identify the land lying within its designated neighbourhood area. It requires all development proposals within its broad location to make provision for its delivery and management and it resists the loss of any 'shared back garden' land or associated features that cannot be justified.

5.11 The planning of green infrastructure is an increasingly important element of national policy. The NPPF acknowledges this type of infrastructure can serve many simultaneous purposes, from providing a local informal recreational asset, to enhancing biodiversity, protecting visual amenity and adapting to climate change. Its two most important

features, however, are in creating an improved pedestrian/cycle route using rural resurfacing techniques and accessibility features on the existing public right of way which spans across Brockhurst Woods and Ingram Copse connecting the settlements of Stoke Poges and Farnham Common, and in providing a new amenity for existing residential areas. This may also lead to reduced recreational pressure at Burnham Beeches and positive economic effects for both Farnham Common and Stoke Poges village centres.

5.12 A longer-term vision for this space is that of focussing on protecting and improving the ancient woodland of Brockhurst Woods, including Ingram Copse, itself (see Plan K). Both Stoke Poges and Farnham Royal Parish Council have in the past sought to purchase the land with a view to securing its protection and enhancement, however to date efforts have remained unsuccessful. The longer-term strategy provides an opportunity to focus on Brockhurst Woods, including Ingram Copse, as a shared back garden for Farnham Common and Stoke Poges communities bringing opportunities for new activities improving health, wellbeing and education facilities ranging from an informal meeting space for users of the public right of ways to more formal opportunities such as an educational space for local schools and groups.

5.13 The 'shared back garden' will become a defining feature of the settlements in years to come. It is accepted that its completion may take many years even beyond the plan period and will rely upon future investment and the support of relevant landowners.



Plan K: Shared back garden vision diagram

POLICY FAR2: GREEN AND BLUE INFRASTRUCTURE

- A. The Neighbourhood Plan designates the Farnhams Green Infrastructure Network, as shown on the Policies Map, for the purpose of promoting nature recovery and helping mitigate climate change. The Network comprises the establishment of a 'shared back garden' linking the communities of Farnham Common and Stoke Poges, part of the Burnham Beeches SAC, SSSI and NNR, land with known biodiversity value, open amenity space, priority habitats, woodlands, over/underground streams, significant hedgerows and lines of trees.**
- B. Development proposals that lie within or adjoining the Network are required to have full regard to maintaining and improving the functionality of the network, including delivering a net gain to biodiversity safeguarding underground streams, in the design of their layouts, landscaping schemes and public open space provisions.**
- C. Proposals that will harm the functionality or connectivity of the Network, including the loss of ancient woodland, ancient and veteran trees, and ancient wood pasture which are irreplaceable habitats, and any harm to underground streams will not be supported.**
- D. Development proposals that will lead to an extension of the Network including the proper management of ancient woodland, ancient and veteran trees, and ancient wood pasture as irreplaceable habitats, and the proper maintenance of underground streams, will be supported, provided they are consistent with all other relevant policies of the development plan.**
- E. The Policies Map shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas; as hedgerows or lines of trees; or as streams and rivers. For the purpose of calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals located within or adjoining that part of the Network should anticipate achieving at least a medium distinctiveness multiplier score.**
- F. Any proposal that can demonstrate that off-site compensation to mitigate for biodiversity loss is necessary must follow a sequential approach to its delivery. The gain should be delivered within or adjoining the network where the land is suited in principle for delivering the necessary gain. If this is not practical, then gain should be delivered on land within an adjoining parish that is suited in principle for delivering the necessary gain. Only if it can be shown that this is not practical may the gain be delivered on other land.**

5.14 The policy defines the presence of green and blue infrastructure assets in the Parish which have multiple roles including carbon sinking, flood alleviation, climate change mitigation and biodiversity net gain. By doing so it supports Core Strategy Policy 6 'Local Infrastructure Needs'. The Policies Map shows the full extent of the Network, which allows applications to determine if their proposals should take this policy into account.

5.15 The policy requires that all development proposals that lie within the network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. This may mean that development layouts are designed to contribute to the network's effectiveness. The policy also requires a biodiversity net gain to be delivered. This is expected to be in line with national provisions which is expected to be a minimum of 10% as identified in the Environment Act 2021. Net gain will be measured using DEFRA's latest biodiversity metric.

5.16 The policy also recognises that the provisions of the NPPF on irreplaceable habitats (such as ancient woodland or ancient or veteran trees) applies in the designated neighbourhood area. Proper management of this special resource will be expected to be in line with Natural England and the Forestry Commission's standing advice on this matter². There are also a number of underground streams in the area and developments will be expected to have regard to existing standing advice on hydrology currently provided in the form of the Development Management Guidance Note: Hydrology in Burnham Beeches, February 2014³.

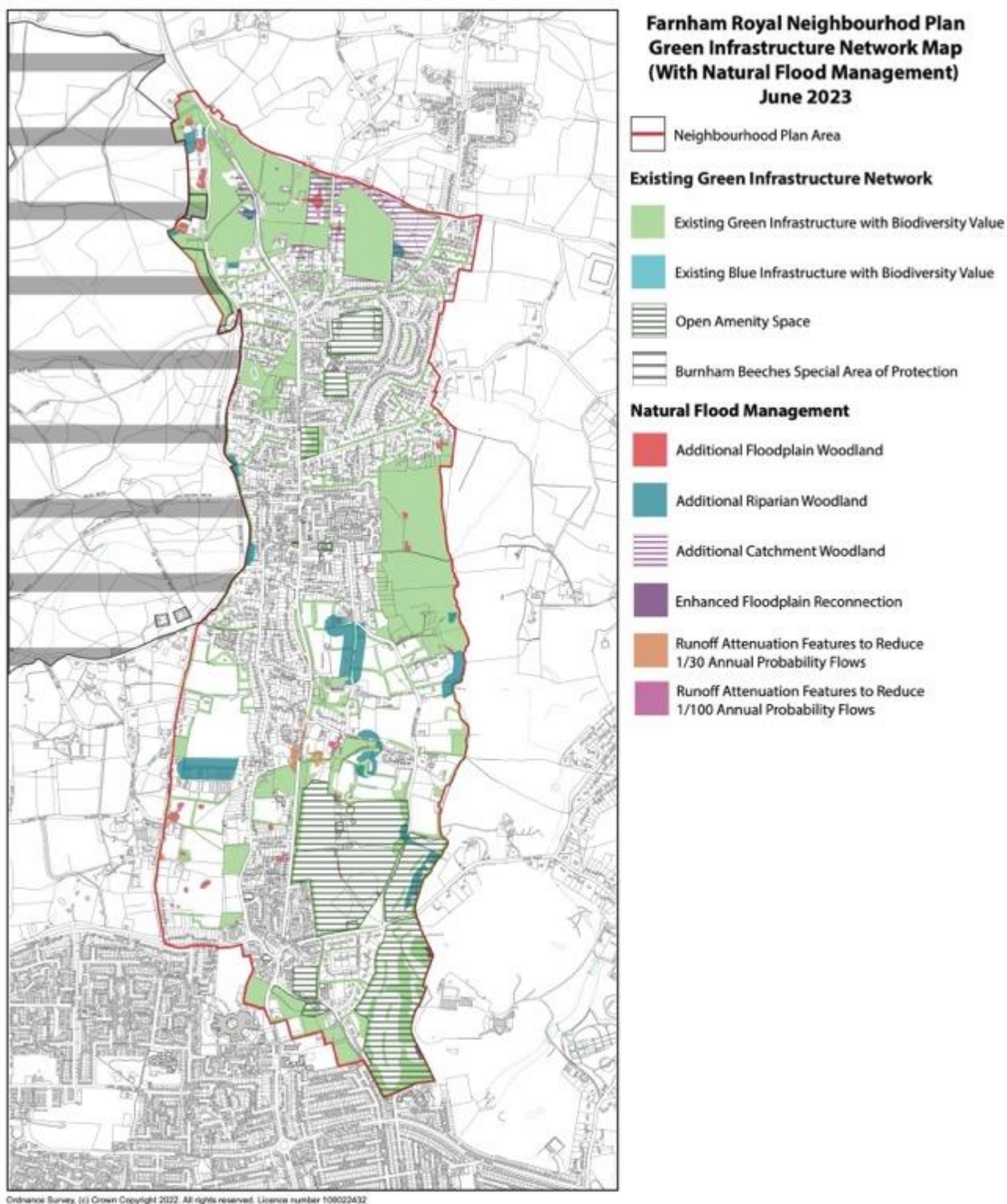
5.17 There is a variety of priority habitat areas in the Parish. A very small amount of the land in the southwest corner of the designated neighbourhood area already has a Countryside Stewardship Agreements. In addition to the focussed green infrastructure project of Policy FAR1, and recent Parish Council improvements and commitments to improving existing green infrastructure (e.g. improvements at the Temple Dell), opportunities to improve green infrastructure identified by the Neighbourhood Plan include additional catchment woodland, riparian woodland and floodplain woodland planting opportunities using the 'Working with natural processes to reduce flood risk' evidence base by the Flood and Coastal Erosion Risk Management Research and Development Programme and Environment Agency in February 2021⁴ and National Habitat Network expansion, action, enhancement and restorable habitat zones using the National Habitat Network Maps evidence base by Natural England in May 2020⁵. These opportunities are shown on Plans L and M below and the Parish Council will seek to work with landowners to realise such opportunities where possible avoiding the loss of the best and most versatile agricultural land.

² <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

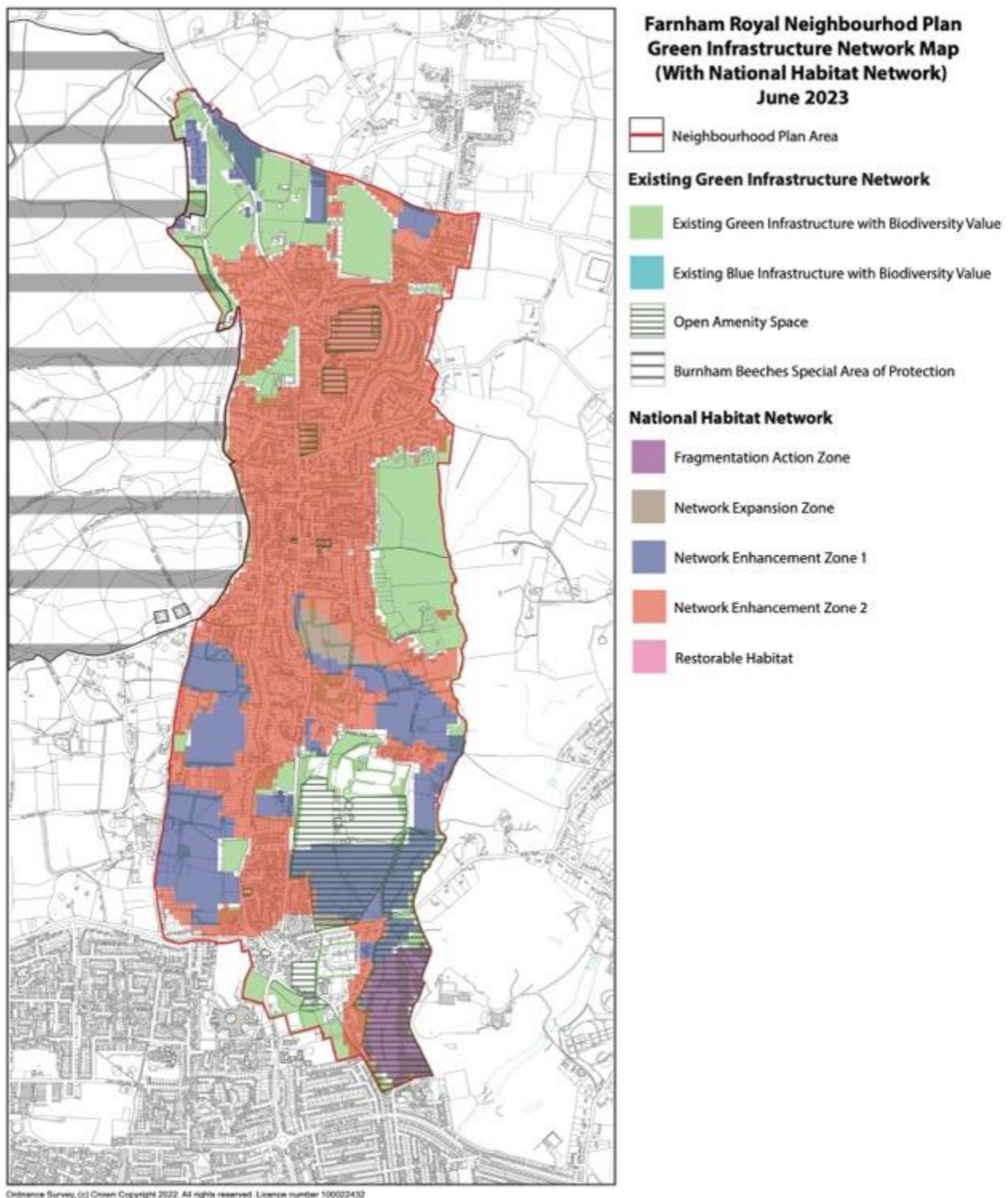
³ <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans-and-guidance/local-planning-guidance/>

⁴ <https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/working-with-natural-processes-to-reduce-flood-risk>

⁵ https://magic.defra.gov.uk/Metadata_for_magic/Habitat%20Network%20Mapping%20Guidance.pdf



Plan L: Natural flood management planting opportunities in The Farnhams (see paragraph 5.17 for further information)



Plan M: National Habitat Network opportunities in The Farnhams (see paragraph 5.17 for further information)

5.18 Clauses E and F respond to the biodiversity net gain (BNG) provisions of the Environment Act 2021, which will become a statutory part of plan making and development management in November 2023, April 2024 for small sites. The BNG Metric (currently in its 4.0 version and includes a Small Sites Metric which is a simplified version of the 4.0 Metric) will provide the means for applicants to calculate the baseline biodiversity

value of the application site in determining the net gain requirement of their proposals. The Policies Map makes a distinction between those parts of the Network that have, or are likely to have, existing biodiversity value, based on published mapped data and observation, and those that do not. Green infrastructure is multi-functional but some features – for example amenity and formal recreational land – are unlikely to have biodiversity value or will be suited to improving that value by the nature of their use.

5.19 Clause E relates to those parts of the Network of biodiversity value. Given it includes all defined Priority Habitats and semi-natural habitats, native hedgerows and trees and natural water bodies, the clause anticipates that the distinctiveness multiplier score of the BNG Metric (from very low to very high) will be at least medium.

5.20 Finally, the policy sets out how the loss of biodiversity value will be addressed through a sequential approach. The new biodiversity net gain requirement of at least 10% (as set out by the Environment Act of 2021 and the Biodiversity Net Gain SPD) should be delivered either onsite or within or adjoining the Network so that the benefits of development are accrued as close as possible. In every case, attention should be paid to schemes avoiding undermining the openness of the Green Belt. However, it is accepted that the Network in the Parish may not be suited to delivering every type of required off-site gain. In such cases Clause F allows for the gain to be delivered in adjoining parishes to Farnham Royal parish or, as a final resort, on land elsewhere.

5.21 Identifying our GI network is the first step to protect its functionality and connectivity and will also contribute to maintaining access to countryside and preserving the rural character.

POLICY FAR3: LOCAL GREEN SPACES

A. The Neighbourhood Plan designates the following Local Green Spaces, as shown on the Policies Map:

- A. Temple Dell**
- B. Farnham Common Sports Club**
- C. Kingsway Village Green**
- D. Devonshire Green**
- E. Farnham Royal Cricket Club, Church Road**
- F. Bishops Orchard**

B. Proposals for development in a local green space will only be supported in very special circumstances.

5.22 The policy designates a series of Local Green Spaces in accordance with §100 - §103 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt in terms of the definition of 'inappropriate development' consistent with paragraph 101 and 143 of the NPPF and of the 'very special circumstances' tests in the NPPF when determining planning applications located within a designated Local Green Space. For this reason, spaces which are important, but lie within the Green Belt has not been included in this list but may be identified in other policies of the Neighbourhood Plan. This policy is in line with Core Strategy Policy 5 'Open Space, Sport and Recreation' which highlights the importance of green spaces, sports and recreational facilities for improving healthy living and social inclusion.

5.23 A review of all open land within settlement has been completed, informed by the qualifying criteria in the NPPF. The land is considered to meet those criteria and is therefore worthy of designation as illustrated and justified below. In the Parish Council's judgement, each designation is capable of enduring beyond the end of the plan period. The owners of these sites were notified of the proposed Local Green Space designations during the preparation of the Plan.

5.24 The policy has been reviewed in relation to the consideration in the Court of Appeal (2020 EWCA Civ 1259) of an equivalent policy in a neighbourhood plan in Mendip District. Policy FAR3 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by BC. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy. Similarly, to Policies FAR5 & FAR6, this policy will safeguard the tranquillity and rural character of the area.

A. TEMPLE DELL

5.25 A small area of green space (1.12 h) within the built-up area of Farnham Common. It is bounded by roads and pavements on the west (the busy A355) and south sides and housing to the north and east. Once part of the common 'wasteland' of heath and scrub used by locals to graze cattle and collect wood for burning and bracken for animal bedding. Today the area is largely amenity



grassland. However, on the eastern edge and around the base of trees are remnants of the heath and furze (gorse) vegetation. There are several mature trees mostly oak with ash, Scots pine, sycamore and weeping willow. The scrub is largely holly and brambles with a

few hazel bushes. These areas of trees and heathland vegetation provide excellent habitats for native wildlife.

5.26 It includes a community orchard of 29 native, fruit trees. The trees were planted in 2011, donated by several local organisations, and an interpretation board has been erected which maps the position of and gives information about the fruit trees. The mature trees are an important habitat for birds, squirrels and invertebrates. In the same year a fruiting hedge was planted by volunteers along the west boundary fence. The hedge is composed of native fruiting species of shrubs with occasional fruit trees which as well as providing a wildlife habitat provides a welcome screen for this quiet space from the busy main road. Mature hedgerows that line the perimeter are important habitats for wildlife (acts as a wildlife corridor for muntjac deer, hedgehogs, squirrels and rabbits).

5.27 Temple Dell is the most important informal recreation area in the Farnhams' parish; regularly used by parents and children walking to and from school (it is opposite Farnham Common Infant School), shoppers (it is in walking distance of the village shops) and dog walkers. The space is used for play and ball games and the benches and tables for relaxing, socialising and picnics. Regular events are held on the Dell from orchard and apple days and Mayday celebrations to carol singing events.

5.28 It is important that this area remains accessible to the local community as an area of relaxation, a 'green lung' for residents and a steppingstone/refuge for wildlife.

B. FARNHAM COMMON SPORTS CLUB

5.29 A large, green, open space at the northern end of the parish. Much of the land was gifted to the Parish Council (some 60 years ago) for recreational and sporting use by the parishioners. The area is bordered by mature trees (many of them oaks) bushes, hedgerows and fencing and surrounded by housing



and Farnham Common Junior School. Many of the houses and the school have a back entrance on to the sports ground. Mature hedgerows and trees that line the perimeter are important habitats for wildlife (acts as a wildlife corridor for muntjac deer, hedgehogs, squirrels and rabbits) and provides a green buffer in a residential area.

5.30 A large majority of the grounds is leased to Farnham Common Sports and Social Club which includes the cricket club with pitch and practise net, the tennis club with six all weather courts and a small pavilion, The Drifters Rugby Club with two pitches one of which is used by the newly formed Lacrosse Cub and the Squash Club with two courts. The squash courts are housed in the Club building to the west of the sports fields. This building also

houses a fitness studio, changing rooms and a large Clubhouse with bar, social area and outside terrace overlooking the cricket pitch.

5.31 The clubhouse is next to a car park for use by club members but also used by local parents when they drop off and pick up their children attending the local primary schools. The back entrance to the junior school is in the southwest corner of the recreation ground as is a footpath that leads to the main road and only a short walk to the infant school and Burnham Beeches SAC and SSSI.

5.32 The field is regularly used by dog owners to exercise their pets. There are dog bag dispensers and waste bins around its perimeter. Also in the southwest corner is a children's play area with equipment appropriate for toddlers and infant aged children. Already well used, especially after school and at weekends, use should increase after the equipment is renewed in 2023. There is a selection of outdoor gym equipment next to this playground aimed at older children and adults. This green space is the most important sporting, social and recreational community amenity in the village of Farnham Common.

C. KINGSWAY VILLAGE GREEN

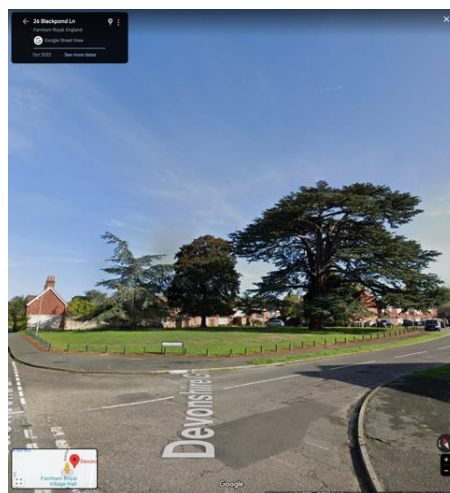
5.33 Kingsway Green is a small area of grassland at the southern end and adjacent to the shops in Farnham Common. The site of the village name sign at the heart of the village. There are houses beyond it and a local pub/restaurant opposite (The Foresters). The Green contains flower beds, several benches, a flagpole and a circular bench around the trunk of the central 'Red Oak'. The tree provides shade for visitors in the hot summer months. There are also five flowerbeds which provide a habitat for a large range of butterflies, bees and other invertebrates in an otherwise built-up area.



5.34 The area provides an open space of calm and tranquillity alongside the busy scene of shoppers and traffic. It is used as a place to rest and relax by pedestrians on their way to or from the shops or the nearby GP surgery and by walkers; it is on the Beeches Way walking route between Burnham Beeches and Stoke Poges. On Remembrance Day the Kingsway Green flagpole is used for wreath laying and at Christmas the community Christmas tree is sited here.

D. DEVONSHIRE GREEN

5.35 This small green sits on one corner of the entrance of an attractive development of mid-20th century houses. It is an open grassed space with four mature trees growing on it. Two of these trees, the copper beech and veteran, Cedar of Lebanon are particularly fine specimen trees and provides an important habitat for birds, squirrels and invertebrates. They are remnants of the former parkland estate on which the Devonshire Green development was built. As well as providing an attractive outlook the green gives the area a tranquil, parkland character, which the residents value.



E. FARNHAM ROYAL CRICKET CLUB, CHURCH ROAD

5.36 The home of Farnham Royal Cricket Club for many years catering for all ages and an essential amenity for the local community. An attractive grass area surrounded by mature trees, bushes and hedgerows providing habitats for wildlife (acts as a wildlife corridor for muntjac deer, hedgehogs, squirrels and rabbits) and provides a green buffer in a residential area. As well as the pitch there is a large cricket pavilion with outdoor seating, several long benches for spectators and practise nets for the cricketers.



5.37 The Club stands in the historic heart of the conservation area of Farnham Royal, adjacent to the village school and opposite the historic church of St Mary's with houses backing on to the other two sides of the ground. This facility significantly adds to the character of the Conservation Area. There is a strong historical link to St Mary's Church as cricket used to be played on the site after church services.

F. BISHOPS ORCHARD

5.38 An important grassed, open space in the centre of the Farnham Royal Conservation Area. It acts as a village green on one quadrant of a busy crossroads. The gardens in these roads are typically very small thus this open green space is vital for informal recreation. The green is bordered by the village pub (The Dukes Head), a car park and the houses of Bishops Orchard and provides a pleasant outlook for these homes as well as for the apartments, village shop, offices and other houses that surround the crossroads. On the green is the recently refurbished village sign, the flagpole, a bench and several mature trees, the largest of these is lit up at Christmas time. In 2022 three large saplings were

planted as part of the Queen's Jubilee Green Canopy initiative. The mature trees are an important habitat for birds, squirrels and invertebrates.

5.39 The green is also home to the historic Farnham Pump; a small, attractive, gazebo like building with brick walls and slate roof that housed the village pump and provided water for the people and animals of the village. It once stood in the centre of the crossroads and acted as a roundabout. It was moved the short distance to the green when the crossroads was redesigned, and the pump was replaced by two mini-roundabouts. This small, open space softens the impact of the busy main road and crossroads and helps to give the centre of Farnham Royal its appealing, semi-rural character.



POLICY FAR4: HOUSING MIX AND TENURE

- A. Provision should be made for a high proportion of small to mid-sized dwellings, particularly those with one, two and three bedrooms, in schemes of residential development where this can be achieved without detriment to the amenities and the character of the surrounding area and neighbouring properties. Permission will not be granted for proposals which do not incorporate a high proportion of small dwellings on a site, where a high proportion could be provided without detriment to the locality and neighbouring properties.**
- B. The starting point for affordable housing provision on land within the Parish, should be 66% affordable homes for rent and 33% affordable home ownership routes. The precise tenure mix of affordable housing will be determined on a site-by-site basis.**

5.40 The aim of this policy is to diversify the local housing stock to help satisfy the increased demand for smaller, lower cost dwellings and generally to improve choice. The existing housing stock in the parish consists predominantly of four or more bedroomed properties and is amongst the most expensive to buy in the country. The number of elderly households is projected to increase considerably over the same period.

5.41 The provision of a stock of small housing units would give the elderly an opportunity, if they wish, to vacate their larger dwellings, yet remain resident in the parish and provide an opportunity for younger and/or key worker, one and two person households to find suitable accommodation in the area. This is key for the continuing development of vibrancy in our communities and overall sustainability of the Village Centre. Better utilisation

of the existing housing stock is unlikely to occur unless smaller units are available either by the construction of new small dwellings or by the conversion of existing properties.

5.42 In addition, a greater number of smaller units can be delivered on a given site than larger units. The provision of a higher proportion of small dwellings (i.e., greater than 50% of the total of schemes of five or more dwellings) will ensure an efficient use of scarce land in the built-up areas of the villages, or where Rural Exception sites may come forward.

5.43 The tenure split of 66/33, recommended by the Farnham Royal Housing Needs Assessment (HNA) report included in the evidence base, is in line with the Affordable Housing SPD tenure split of two thirds social or affordable rent. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here. In this context, affordable rented tenures should be prioritised to a greater extent than affordable ownership. The HNA also recognises that First Homes are not affordable in the neighbourhood area, even at a 50% minimum discount. The Neighbourhood Plan therefore supports other affordable home ownership routes.

5.44 Introducing a policy relating to housing mix and tenure is crucial for addressing the affordability and community balance concerns that were raised during the community workshops. Changing the balance of housing mix towards more and smaller, two-to-three-bedroom houses would allow more younger families to join the community.

POLICY FAR5: DESIGN CODES

A. Development proposals will be supported provided they have full regard to the Farnhams Design Code, attached as Appendix A, as relevant to their location, scale and nature.

5.45 Design Codes are detailed and can address a wide range of land use-based issues in an area. By identifying area-specific characteristics, they would guide future development without compromising the rural character.

5.46 This policy responds to the Government's encouragement that neighbourhood plans should set out local design guidance by refining saved Local Plan Policy EP3 'The Use, Design and Layout of Development' and Core Strategy Policy 8 'Built and Historic Environment'; and in respect of its Conservation Area by refining saved Local Plan Policy C1 'Development Within a Conservation Area'; to provide a compendium of design guidance in the form of a Code that covers all of the Parish.

5.47 The Code is an integral part of the policy but is extensive in distinguishing the different settlements in the Parish and is therefore published separately as Appendix A to the Neighbourhood Plan. To be clear therefore, as the Code has been prepared and consulted on as part of the Plan, its content carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight.

5.48 Applicants will therefore be expected to have acknowledged, understood and responded positively to the Code as relevant to the location, scale and nature of their proposals. Where a proposal does not seek to follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made.

POLICY FAR6: LOCAL HERITAGE ASSETS

A. The Neighbourhood Plan identifies a number of buildings and structures as set out in Appendix B as Local Heritage Assets. Proposals that will result in harm to, or unnecessary loss of, a local heritage asset, will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.

5.49 This policy identifies a number of buildings and structures which are regarded as ('non-designated') heritage assets in the parish that, whilst not statutorily listed, have some local heritage value for the purposes of applying the provisions of §203 and §204 of the NPPF and Core Strategy Policy 8 'Built and Historical Environment'. Local volunteers identified candidate local heritage assets as part of the preparation of the evidence base supporting the Neighbourhood Plan. These have been assessed against criteria advocated by Historic England in its 2019 guidance note⁶. A description of the value of each asset is provided in the Appendix B list along with the source. The owners of the heritage assets properties have already been notified of the proposed inclusion on this list and their responses have been considered in the Consultation Statement which will be published alongside the Submission Plan in due course.

5.50 BC has its own Local Heritage List project, which shares the same aims of this policy. Given both have used the same evaluation criteria, it is expected that the assets identified in this policy will be added to Buckinghamshire list in due course.

5.51 By creating a list of Local Heritage Assets, the neighbourhood plan will be able to carry out the community's wishes of protecting historic buildings and architecture that make a contribution to Farnham Royal's character and sense of place.

⁶ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

POLICY FAR7: LOCAL COMMUNITY USES AND PUBS

- A. The Neighbourhood Plan identifies the local community uses and pubs listed in Appendix C, and as shown on the Policies Map, in the parish.**
- B. Proposals that will harm or result in the loss of a local community use or pub will not be supported unless it can be clearly demonstrated that.**
 - i. A replacement building and/or land can be provided in an equally convenient location within the community it serves; or**
 - ii. It can be demonstrated that the facility is no longer required for its existing use, or for any other community use in the built-up area in which it is located, as appropriate to the type of use under consideration.**
- C. Proposals to extend a local community use or pub will be supported, provided they are consistent with the relevant policies of the development plan.**

5.52 The Local Community Uses and Pubs list identified in Appendix C is comprised of a mix of religious worship sites, educational facilities, foodservice providers, sport & recreational facilities and healthcare facilities. The Use Class Order of September 2020 now deems such uses as either Class F2 ('Local Community Uses') or in the case of the schools and churches, F1 ('Learning and non-residential Institutions'). The pubs are now deemed 'sui generis' (i.e., not included in any class of uses).

5.53 Policy COM2 'Loss of Community Facilities' of the South Bucks Local Plan and Policy 6 'Local Infrastructure Needs' of the South Bucks Core Strategy seeks to avoid the loss of community facilities. The policy therefore identifies community facilities and pubs to be protected from loss. As finding land for such uses is often difficult, it is important that established land is retained in that use, even if the current occupier is not viable. A description of each facility and its community value is provided in Appendix C. Collectively, these facilities in each settlement are cherished by the community and offer a valuable and vital resource to support community life, and therefore warrant the protection of the policy.

POLICY FAR8: EARLY YEARS PROVISION

A. Proposals to retain and improve the following early years provision facilities, as shown on the Policies Map, will be supported:

- 1. Wise Owls Pre School, Farnham Royal Village Hall, Farnham Lane**
- 2. Little Oaks Montessori Nursery School, Brian Jubb Hall, Victoria Rd**
- 3. Millwood House Private Day Nursery, Beaconsfield Road**
- 4. Dair House School, Beaconsfield Road**

5.54 The policy is intended to protect the only early years provision uses in the Parish from unnecessary loss. Each of these facilities provide an important service to the community meaning that fewer car trips are necessary to larger towns beyond the Parish. These uses now form part of Class E of the new Use Class Order, and new permitted development rights allow a change of use to residential use without the need for planning permission. In an area of very high land values for housing, such premises are therefore coming under increasing pressure.

5.55 The supporting text of Local Plan Policy COM1 'Provision of Community Facilities' places emphasis on the provision of childcare facilities such as nurseries and crèches, citing the increase in opportunities this can provide for residents.

5.56 The Parish Council therefore hopes that BC will make an Article 4 Direction for these facilities in the parish to remove those rights, enabling such changes to remain in planning control. The Parish Council will submit a formal request for this following the referendum of this Neighbourhood Plan. In the meantime, proposals for changing the use of these premises will require Prior Approval from BC. Such approval will require consideration of the impact of the loss of such early years provision. Although the Neighbourhood Plan policy (as part of the development plan) is not engaged in a Prior Approval determination by way of S38 (6) of the 1990 Planning Act, the policy demonstrates that each of these services plays an important role in providing important early years service provision to the community and could therefore be a legitimate reason for refusing approval for proposals that will harm this provision.

POLICY FAR9: FARNHAM COMMON VILLAGE CENTRE

- A. The Neighbourhood Plan defines a Village Centre at Farnham Common as shown on the Policies Map. Proposals for a change of use that will result in the loss of an active commercial, business or service use of a ground floor frontage in a village centre will be resisted.**
- B. Mixed use development schemes lying within the defined Village Centre which retain an active commercial, business or service use of a ground floor frontage and contribute to the attractiveness of the defined Village Centre through public realm enhancements will be supported. The presumption against development resulting in net new residential homes, as per the Burnham Beeches SAC SPD will continue to apply.**

5.57 It is now widely accepted that high streets need to diversify to become more community focussed in their use and to do so requires planning for a mix of different uses⁷. Unsurprisingly therefore, there is a local desire to protect community facilities and pubs, local businesses and shops, encourage new and improve existing community facilities and encourage change and improvements to the environment in the village centre. It is also therefore not enough for planning policy to seek to simply protect existing commercial business, and service uses. It is also important for planning policy to enable a diversification of uses to allow for emerging trends and needs to be met.

5.58 Farnham Common Village Centre is a functional centre and has retained a reasonable selection of commercial, business and service uses. The majority if these uses are located on or just off The Broadway, Beaconsfield Road (the A335). It therefore falls entirely within the Burnham Beeches SAC 500m presumption against development. BC has confirmed that the 500m presumption against development zone has been implemented by an SPD which is not planning policy and so does not set out a blanket ban on new homes within 500m of Burnham Beeches. It sets out a mitigation strategy to avoid adverse public access and disturbance impacts from development on the integrity of the Burnham Beeches SAC and includes model Appropriate Assessments which are a tool for decision making not a decision themselves.

5.59 The policy is therefore twofold, firstly it protects the essential core of local shopping facilities in Farnham Common Village Centre, in line with the provisions of Local Plan Policy S2 'Local Shopping Centres' and Core Strategy Policy I1 'Healthy and Viable Town and Village Centres'. The Village Centre plays a vital role in providing the local communities with convenience and local services that reduce their dependence on travelling to larger centres. Trade is made up of primarily residents, visitors from Stoke Poges (a village east of Farnham Common), visitors to the Burnham Beeches SAC and a small amount of passing trade using the A335. The Chiltern and South Bucks Retail Study 2017 noted that Farnham

⁷ <https://www.highstreettaskforce.org.uk/resources/details/?id=40ffe198-8121-462b-b77a-7fa3a8de3550>

Common was a popular destination for residents within Zone 5 (Central South Bucks) with 52.6% visiting for its pubs, bars or clubs. The focus of commercial, businesses and services use however, need only be limited to ground floor frontages and other local community uses would be well suited to upper floors, as is the case already.

5.60 It is also recognised that some changes of use do not now require planning permission and new permitted development rights (from August 2021) enabled future changes of use from what are now Class E (commercial, business and service) uses to residential uses. However, as per the adopted Burnham Beeches SAC SPD, the presumption against development for net new residential homes will continue to apply.

5.61 In addition to protecting existing commercial, business and service ground floor frontages, it is considered that changes which seek to meet local needs in retaining, or enhancing, the vitality and viability of the defined Village Centre should be encouraged and enabled. It is considered locally that trade in the defined Village Centre is hindered by a lack of free parking and heavy vehicular traffic from the A335 which leads to congestion and illegal parking. Beaconsfield Road which runs through the centre of the defined Village Centre is on the busy A355 which is an arterial route between at the South the M4 and the North the M40 motorways. There is therefore an opportunity to make improvements to the public realm in the defined Village Centre to make it a more pleasant environment to spend time in. The policy therefore also seeks to encourage mixed use schemes in the defined Village Centre, which retains an active ground floor frontage and contribute to the attractiveness of the defined Village Centre through public realm enhancements.

POLICY FAR10: SUSTAINABLE TRAVEL

- A. The Neighbourhood Plan identifies the existing Sustainable Travel Network, as shown on the Policies Map, for the purpose of supporting healthy and safe active travel opportunities in the parish.**
- B. Development proposals on land that lies within or adjacent to the Network should sustain, and where practicable, enhance the functionality of the network by virtue of their layout and means of access and landscape treatment.**
- C. Proposals that will harm to the functioning or connectivity of the network will not be supported.**
- D. Key Locations, as shown on the Policies Map, have been identified as areas where public realm improvements and traffic mitigation measures are required to enhance the active travel environment and improve residential amenity and highway safety. Proposals which deliver such public realm improvements and traffic mitigation measures at Key Locations will be supported.**

5.62 Identifying our existing sustainable travel network, and where there are opportunities for improvement, will help direct investment to encourage walking, cycling and the use of public transport. The policy maps a network of walking and cycling routes through the parish to its boundaries where many routes continue to connect the parish with the countryside and its neighbouring settlements. The aim of both is to raise awareness of the routes to encourage safe and convenient use, and to identify future opportunities to improve their connectivity, in line with Core Policy 7 'Accessibility and Transport'. There are also other local initiatives which contribute to encouraging sustainable travel such as the daily mile initiative by St Mary's Farnham CE Primary School.

5.63 The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness of rural routes. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

5.64 The Parish Council has adopted the Farnham Royal Active Travel Strategy included in the evidence base which informed this policy. The Strategy details the opportunities available to encourage more people to walk and cycle in and around the Parish and the local community have been supportive of the opportunities identified. The Policies Map therefore also shows the Key Locations where there are opportunities for improvement to enhance the active travel environment and the policy supports proposals which contribute to delivering such opportunities.

POLICY FAR11: PASSIVHAUS BUILDING

- A. All development must be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.
- B. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area.
- C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.
- D. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.
- E. An Energy Statement will be submitted to demonstrate compliance with the policy (except for householder applications). The statement will include a passive design capacity assessment to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.

Zero Carbon Buildings – What is Passivhaus?

Passivhaus is a quality assured standard and methodology for low energy building, which can help create buildings which use around 75% less energy than standard practice for UK newbuild. Key Passivhaus features: Super insulation; Stringent levels of airtightness; Minimal thermal bridging; Optimisation of passive solar gain; Mechanical ventilation with heat recovery; Simple compact shape.

5.65 The UK Parliament declared an environment and climate emergency in May 2019. The Climate Change Act 2008 is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050. BC has also published its Climate Emergency Statement.

5.66 The Energy White Paper published in December 2020 sets out the government's Vision and 10-point transition plan for how the UK will reach the UK target of 'net zero' carbon emissions by 2050. The White Paper confirms the government's intention to ensure significant strides are made to improve building energy performance to meet this target. This means that by 2030 all new buildings must operate at 'net zero', the means by which this can be achieved is described in the diagram overleaf. This approach unequivocally focuses on the energy hierarchy and the role of post occupancy monitoring and verification to ensure buildings perform in the way they are designed.

5.67 The consultation on the 'Future Buildings Standard' announced in January 2021 aims to 'radically improve' the energy performance of new homes ensuring they are 'zero carbon ready' by 2025. This means having high levels of energy efficiency and fabric performance that produce 75 to 80 per cent lower carbon emissions than houses built to current standards. The Government has also confirmed in its response to the Future Homes Standard consultation that they do not intend to amend the Planning and Energy Act 2008 and that as a result the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan scale is permissible.

5.68 This policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new and extended buildings in the town and, in doing so, encourage and incentivise the use of the Passivhaus or equivalent standard of building design. Along with the passive design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM34 Operational Energy. Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can help deliver.

Net Zero Operational Carbon

Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GHA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

Low energy use

- 1 Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:

- 35 kWh/m²/yr (GIA) for residential¹

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal or less than:

- 65 kWh/m²/yr (GIA) for schools¹
- 70 kWh/m²/yr (NLA) or 55 kWh/m²/yr (GIA) for commercial offices^{1,2}

- 2 Building fabric is very important therefore space heating demand should be less than 15 kWh/m²/yr for all building types.

Measurement and verification

- 3 Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

Reducing construction impacts

- 4 Embodied carbon should be assessed, reduced and verified post-construction.³

Low carbon energy supply

- 5 Heating and hot water should not be generated using fossil fuels.
- 6 The average annual carbon content of the heat supplied (gCO₂/kWh) should be reported.
- 7 On-site renewable electricity should be maximised.
- 8 Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

Zero carbon balance

- 9 A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10 Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.



Notes:

Note 1 - Energy use intensity (EUI) targets

The above targets include all energy uses in the building (regulated and unregulated) as measured at the meter and exclude on-site generation. They have been derived from predicted energy use modelling for best practice, is review of the best performing buildings in the UK, and a preliminary assessment of the renewable energy supply for UK buildings. They are likely to be revised as more knowledge is available in these three fields. As heating and hot water is not generated by fossil fuels, this assumes on-site electric building until other zero carbon fuels exist. (GHA targets are the same as kWh_{thermal}). Once other zero carbon heating fuels are available this metric will be adapted.

Note 2 - Commercial offices

With a typical net to gross ratio, 70 kWh/m²/yr (NLA) is equivalent to 55 kWh/m²/yr (GIA). Building owners and developers are recommended to target a base building rating of 8 stars using the BBP's Design for Performance process based on NABERS.

Note 3 - Whole life carbon

It is recognised that operational emissions represent only one aspect of net zero carbon in new buildings. Reducing whole life carbon is crucial and will be covered in separate guidance.

Note 4 - Adaptation to climate change

Net zero carbon buildings should also be adapted to climate change. It is essential that the risk of overheating is managed and that cooling is minimised.

Developed in collaboration with:



5.69 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. Applicants are directed to the Net-Zero Carbon Toolkit created by Cotswold District Council and two partner councils, WODC and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to use and adopt ([link](#)).

5.70 Its Clause B requires all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. It is acknowledged that it may not be feasible to do so on some sites, for practical or cost reasons, and if that is the case it should be fully explained in the planning application.

5.71 In respect of scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus standard (now less than 5%) will diminish to zero well within the period of this Plan, as per both the Governments Regulatory Impact Assessments, research by the Passivhaus Trust and the viability assessment published by Cornwall Council. The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.

5.72 In Clause B, the policy also acknowledges that there may sometimes be a trade-off between its objectives and local design policy. Although meeting these standards ought not to compromise a scheme fitting in with the character of a local area, on occasions this may be the case. It therefore allows for some degree of flexibility in meeting the Farnhams Design Code, especially in terms of prevalent building orientation and density.

5.73 Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.

5.74 Clause C requires the developer of a consented housing development scheme of any size to carry out a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way, and they are therefore exempted from this policy requirement. Further

guidance on the purpose and operation of Clause C is contained in Appendix D of this document and mirrors the POE requirements at the Ivers which has already been adopted through its made neighbourhood plan.

5.75 In the absence of any current adopted or saved policy in Bucks, formerly South Bucks District, covering the energy performance of new buildings, Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment, RICS methodology is preferred ([link](#)). The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly, contributing to resource efficiency (Clause A) and contributing to the 'circular economy'. This requirement will be added to the Buckinghamshire Validation Checklist for outline and full planning applications applying to proposals in the Stoke Poges Parish area until such a time that there is a Bucks-wide requirement.

5.76 Clause E requires an Energy Statement to be submitted to cover the following:

- an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- a calculation of the energy and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.77 Every new build or redevelopment project in the Neighbourhood Area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings.

6. IMPLEMENTATION & MONITORING

6.1 The Neighbourhood Plan will be implemented through the determination of planning applications for development in the parish by BC.

DEVELOPMENT MANAGEMENT

6.2 The planning authority will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

LOCAL INFRASTRUCTURE IMPROVEMENTS

6.4 Initial consultations with local residents and users of local facilities demonstrated the importance of infrastructure improvements including community facilities. Opportunities may arise through S106 agreements or through the Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. When the Neighbourhood Plan is made, the Parish Council will be able to determine how and where 25% of the CIL collected from schemes in the parish is spent (currently only 15%). An indicative list is provided below, and the Parish Council will keep this updated as needs develop:

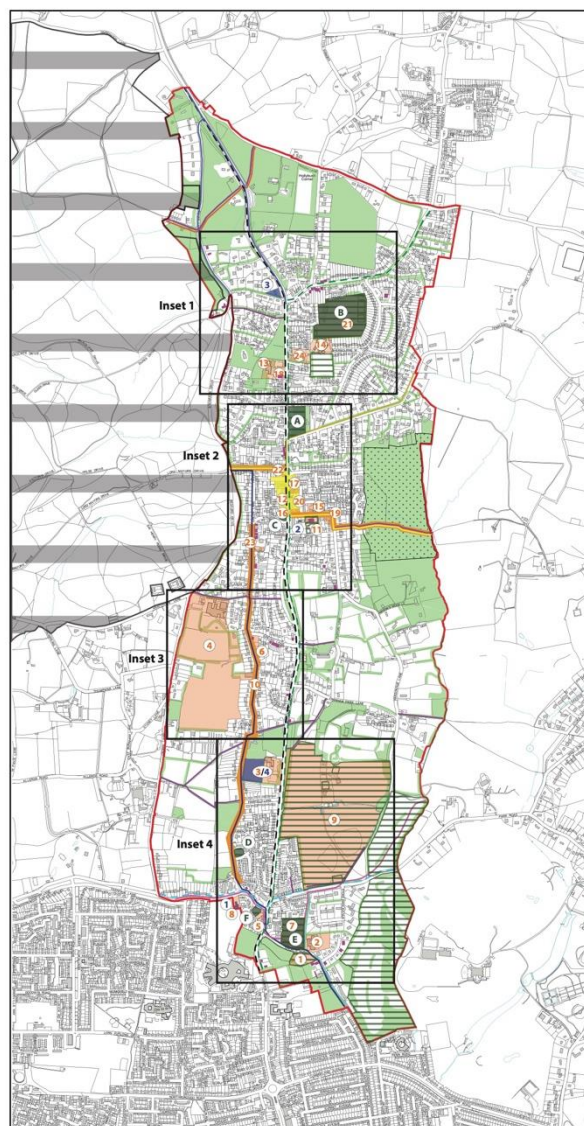
- Green infrastructure improvement projects – including the 'shared back garden' project, Boundary Copse improvements and the creation of a parish Woodland Management Plan to include the increased planting of native mature trees in the parish;
- Sustainable travel improvement projects – focussing on Key Locations
- Community-based Sustainable Drainage Schemes⁸
- Village centre public realm enhancements
- Community facilities enhancements – including retrofitting buildings to improve their energy efficiency and the cost of running these buildings; demolition of the old guide hut in Farnham Common; Farnham Common Playground equipment.

⁸ <https://www.rtpi.org.uk/policy-and-research/research/planning-research-matters/resilience-and-adaptation-planning/exploring-new-ways-to-manage-surface-water/>

OTHER NON-PLANNING MATTERS

6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

- Implementing traffic mitigation and parking measures which was a top priority for the local community, in particular the restriction of heavy goods vehicles through the village centre on the A355. Community Speedwatch is currently being planned for.
- The need for residential road parking permit schemes, traffic controls, protection of verges and a pricing scheme for local residents at the Broadway car park were also highlighted.
- In general, it was felt that more could be done to improve the appearance of the village in particular preventive maintenance of public footpaths, drainage and roads. Fly tipping remains a constant issue which needs resolution.
- The Parish Council is also currently working on creating a Neighbourhood Association, Traders Association, and holding a number of community events.
- An alternative approach to the protection of mature trees as a blanket TPO approach has previously been rejected by BC.
- Better enforcement of existing TPOs.



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

The Farnhams Neighbourhood Plan Policies Map - August 2023

Neighbourhood Plan Area

FAR 1: Rural Resilience

'Shared Back Garden'

FAR 2: Green and Blue Infrastructure Network

Existing Green Infrastructure with Biodiversity Value

Existing Blue Infrastructure with Biodiversity Value

Open Amenity Space

Burnham Beeches Special Area of Protection

FAR 3: Local Green Spaces

Local Green Spaces

- A. Temple Dell
- B. Farnham Common Sports Club
- C. Kingsway Village Green
- D. Devonshire Green
- E. Farnham Royal Cricket Club, Church Road
- F. Bishops Orchard

FAR 6: Local Heritage Assets

Local Heritage Assets

FAR 7: Local Community Uses and Pubs

Local Community Uses and Pubs

- 1. St Mary's Church
- 2. St Mary's Church of England Primary School
- 3. Dair House School
- 4. Caldicott Preparatory School
- 5. Dukes Head Public House
- 6. The Emperor Public House
- 7. Farnham Royal Cricket Club
- 8. Farnham Royal Village Hall
- 9. Farnham Park Playing Fields
- 10. Chandos Lodge Nursing Home
- 11. St John's Church
- 12. Living World International Church
- 13. Farnham Common Infant School
- 14. Farnham Common Junior School
- 15. The Victoria Public House
- 16. The Foresters Public House
- 17. The Stag and Hounds Public House
- 18. Royal Oak Public House
- 19. Farnham Common Village Hall
- 20. Farnham Common Community Library
- 21. Farnham Common Sports Club
- 22. Carling Dental Practice
- 23. Southmead Doctor's Surgery
- 24. Farnham Common House Care Home

FAR 8: Early Years Provision

Early Years Provision

- 1. Wise Owls
- 2. Little Oaks Montessori Nursery School
- 3. Millwood House Private Day Nursery
- 4. Dair House School

FAR 9: Farnham Common Village Centre

Village Centre Boundary

FAR 10: Sustainable Travel

Key Locations

Bus Routes

- Bus X74 and 103
- Bus 53
- Bus 83

Public Right of Ways

- Footpath
- Bridleway

Long distance walks

- Beeches Way
- Hedgerley

Cycling routes

- National Cycle Route 461
- National Cycle Route extended north to Beaconsfield with a link between Parish Lane and One Pin Lane
- Proposed cycle route linking Stoke Poges, Farnham Royal and Burnham
- Beeches Cycleway

Neighbourhood Plan Area

FAR 2: Green and Blue Infrastructure Network

- Existing Green Infrastructure with Biodiversity Value
- Existing Blue Infrastructure with Biodiversity Value
- Open Amenity Space
- Burnham Beeches Special Area of Protection

FAR 3: Local Green Spaces

- Local Green Spaces

8. Farnham Common Sports Club

FAR 6: Local Heritage Assets

- Local Heritage Assets

FAR 7: Local Community Uses and Pubs

- Local Community Uses and Pubs

- Farnham Common Infant School
- Farnham Common Junior School
- Royal Oak Public House
- Farnham Common Sports Club
- Farnham Common House Care Home

FAR 8: Early Years Provision

- Early Years Provision

3. Millwood House Private Day Nursery

FAR 9: Open Amenities Space

- Open Amenities Space

FAR 10: Sustainable Travel

Bus Routes

- Bus X74 and 103
- Bus 83

Public Right of Ways

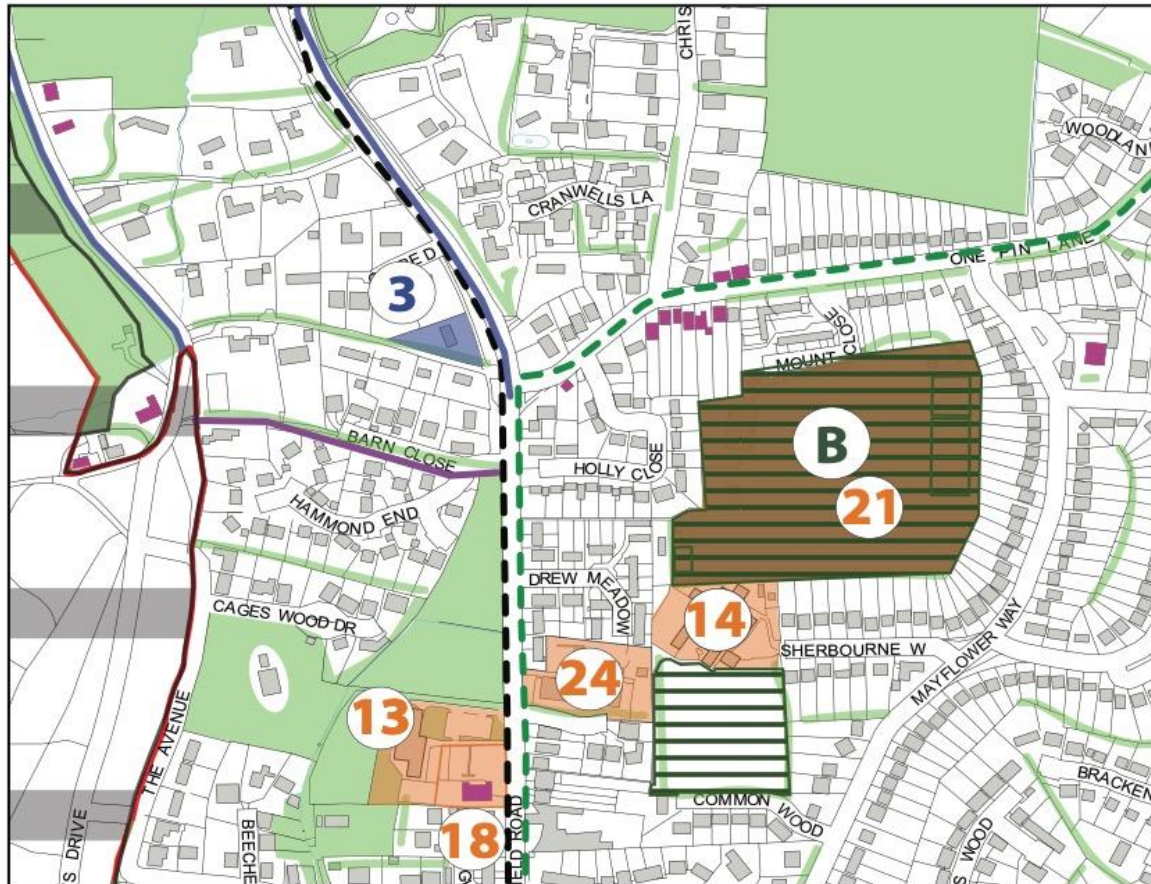
- Footpath

Long distance walks

- Beeches Way
- Hedgerley

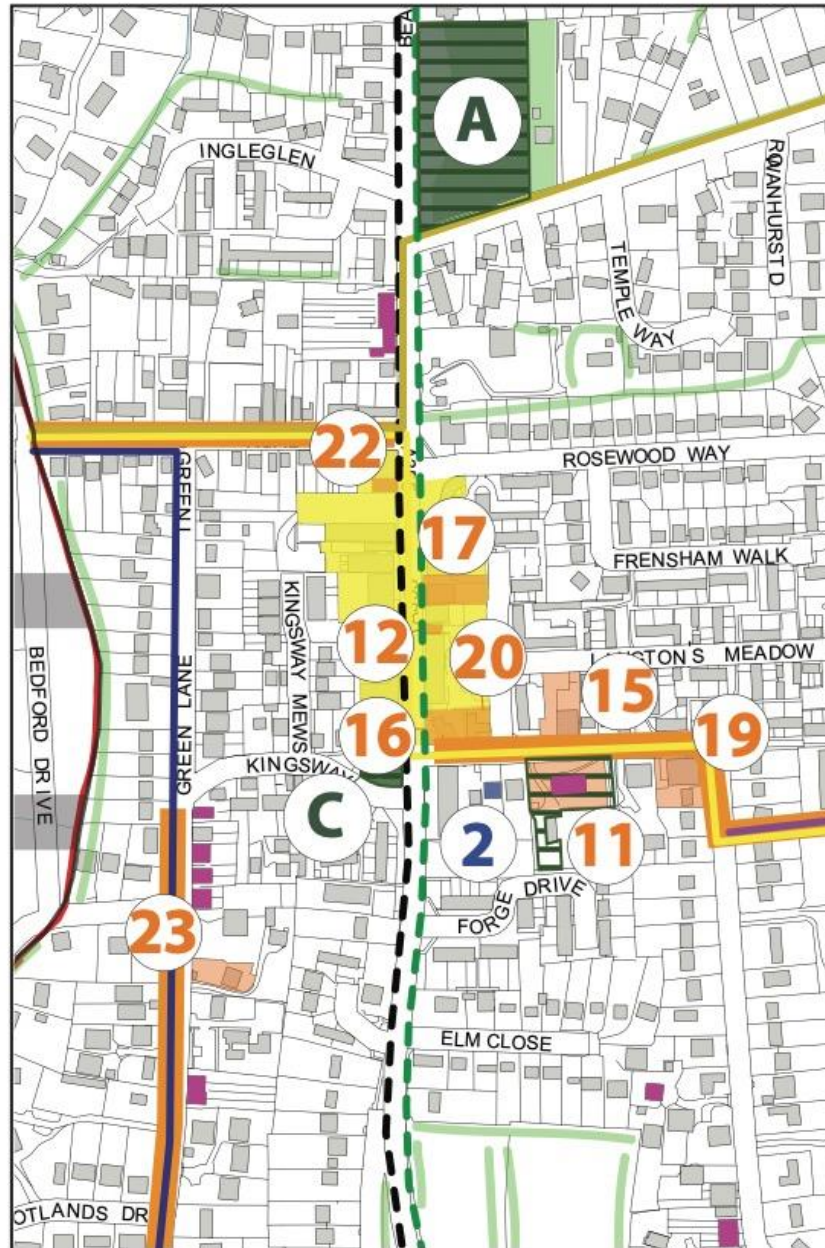
Cycling routes

- National Cycle Route extended north to Beaconsfield with a link between Parish Lane and One Pin Lane



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

The Farnhams Neighbourhood Plan Policies Map - Inset 2 August 2023




Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

 Neighbourhood Plan Area

FAR 2: Green and Blue Infrastructure Network

 Existing Green Infrastructure with Biodiversity Value

 Existing Blue Infrastructure with Biodiversity Value

 Open Amenity Space

 Burnham Beeches Special Area of Protection

FAR 3: Local Green Spaces

 Local Green Spaces


A. Temple Dell

C. Kingsway Village Green

FAR 6: Local Heritage Assets

 Local Heritage Assets

FAR 7: Local Community Uses and Pubs

 Local Community Uses and Pubs

- 11. St John's Church
- 12. Living World International Church
- 15. The Victoria Public House
- 16. The Foresters Public House
- 17. The Stag and Hounds Public House
- 19. Farham Common Village Hall
- 20. Farnham Common Community Library
- 22. Carling Dental Practise
- 23. Southmead Doctor's Surgery

FAR 8: Early Years Provision

 Early Years Provision

- 2. Little Oaks Montessori Nursery School

FAR 9: Farnham Common Village Centre


 Village Centre Boundary

FAR 10: Sustainable Travel

Key Locations



Bus Routes


 Bus X74 and 103


 Bus 83

Long distance walks

 Beeches Way

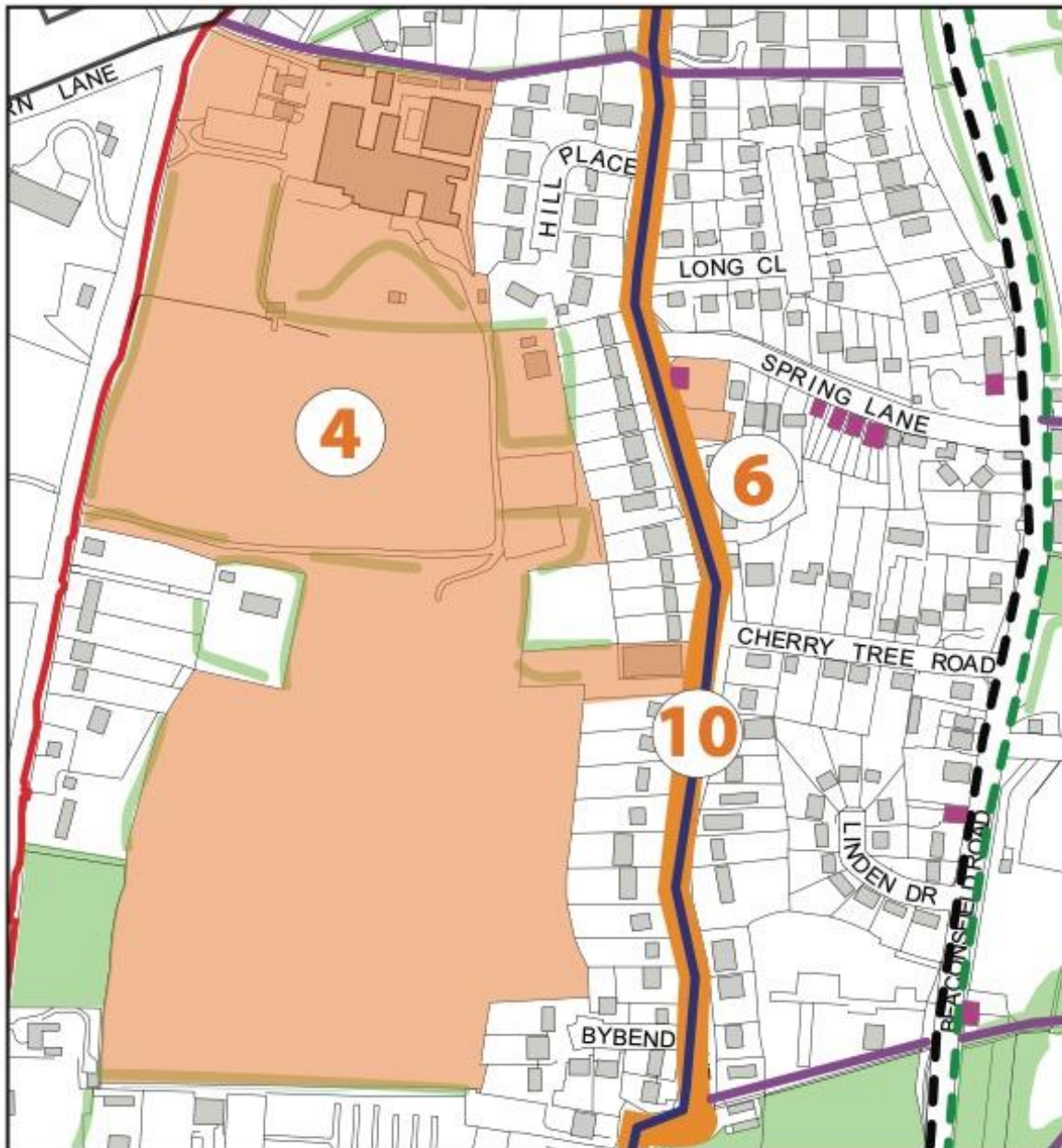
Cycling routes

 National Cycle Route 461

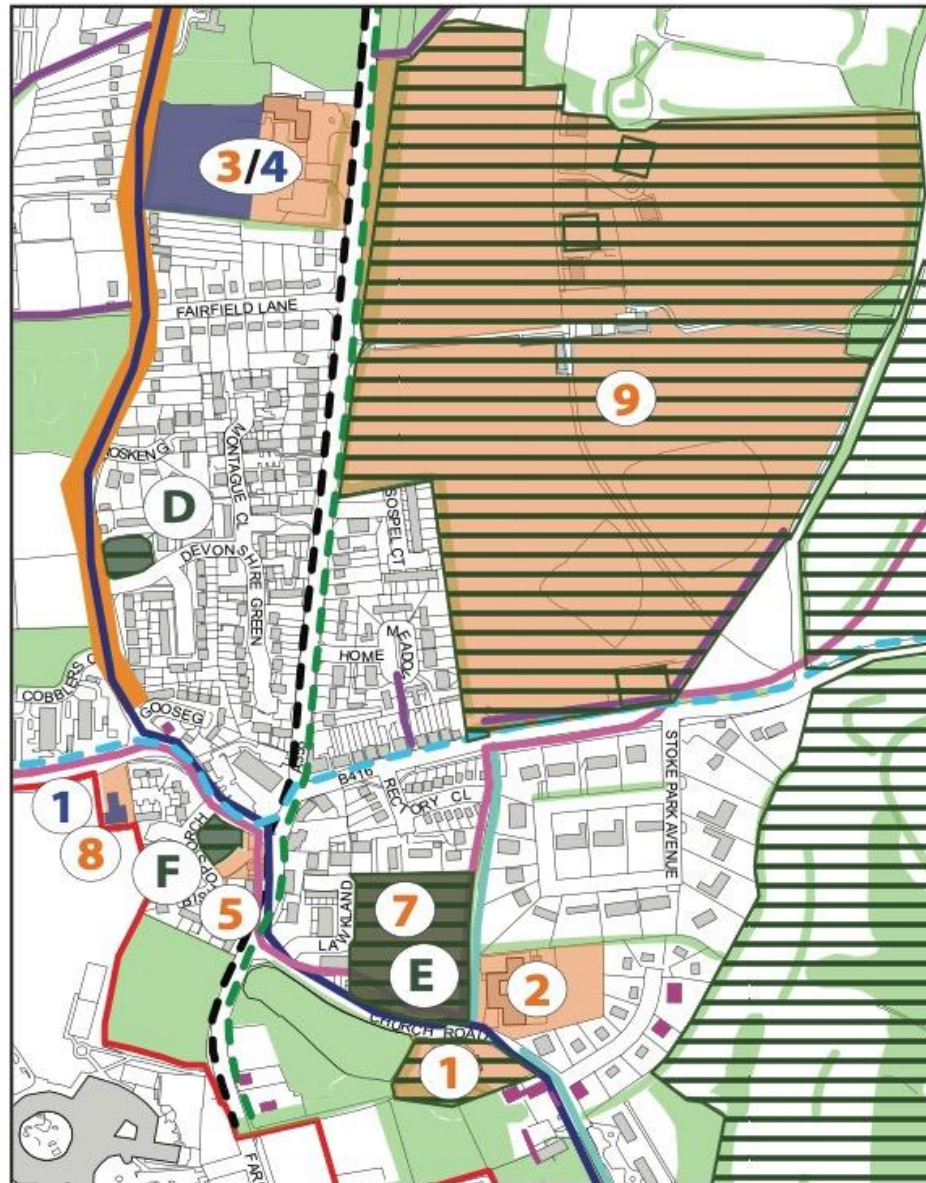
 Beeches Cycleway

The Farnhams Neighbourhood Plan Policies Map - Inset 3 August 2023

-  Neighbourhood Plan Area
- FAR 2: Green and Blue Infrastructure Network**
 -  Existing Green Infrastructure with Biodiversity Value
 -  Existing Blue Infrastructure with Biodiversity Value
 -  Burnham Beeches Special Area of Protection
- FAR 6: Local Heritage Assets**
 -  Local Heritage Assets
- FAR 7: Local Community Uses and Pubs**
 -  Local Community Uses and Pubs
 - 4. Caldicott Preparatory School
 - 6. The Emperor Public House
 - 10. Chandos Lodge Nursing Home
- FAR 10: Sustainable Travel**
 - Key Locations**
 - 
 - Bus Routes**
 -  Bus X74 and 103
 -  Bus 83
 - Public Right of Ways**
 -  Footpath
 - Cycling routes**
 -  National Cycle Route 461



The Farnhams Neighbourhood Plan Policies Map - Inset 4 August 2023



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

Neighbourhood Plan Area

FAR 2: Green and Blue Infrastructure Network

- Existing Green Infrastructure with Biodiversity Value
- Existing Blue Infrastructure with Biodiversity Value
- Open Amenity Space

FAR 3: Local Green Spaces

- Local Green Spaces
- D. Devonshire Green
- E. Farnham Royal Cricket Club, Church Road
- F. Bishops Orchard

FAR 6: Local Heritage Assets

- Local Heritage Assets

FAR 7: Local Community Uses and Pubs

- Local Community Uses and Pubs
- 1. St Mary's Church
- 2. St Mary's Church of England Primary School
- 3. Dair House School
- 5. Dukes Head Public House
- 8. Farnham Royal Village Hall
- 9. Farnham Park Playing Fields

FAR 8: Early Years Provision

- Early Years Provision
- 1. Wise Owls
- 4. Dair House School

FAR 10: Sustainable Travel

Key Locations



Bus Routes

- Bus X74 and 103
- Bus 53
- Bus 83

Public Right of Ways

- Footpath
- Bridleway

Cycling routes

- National Cycle Route 461
- Proposed cycle route linking Stoke Poges, Farnham Royal and Burnham

APPENDICES

APPENDIX A – THE FARNHAMS DESIGN CODE

APPENDIX B – LOCAL HERITAGE ASSETS

APPENDIX C – THE FARNHAMS COMMUNITY FACILITIES AND PUBS

APPENDIX D – POST OCCUPANCY EVALUATION GUIDANCE

APPENDIX A – THE FARNHAMS DESIGN CODE

APPENDIX B – LOCAL HERITAGE ASSETS

The following buildings and structures are not on the Statutory List of Buildings ('listed buildings') but have been identified as having local heritage value in relation to the provisions of Policy FAR6.

The assets have been identified using local knowledge and a variety of sources noted in the schedule and using the criteria established by Historic England for this purpose (and that are also being used by the Buckinghamshire Local Heritage Asset project).

Source

* = *Farnham Royal Conservation Area Appraisal*

** = *Buckinghamshire Historic Environment Record*

*** = *The Buildings of England: Buckinghamshire (Pevsner & Williamson, 1994)*


Criteria


A = *Architectural and artistic interest*

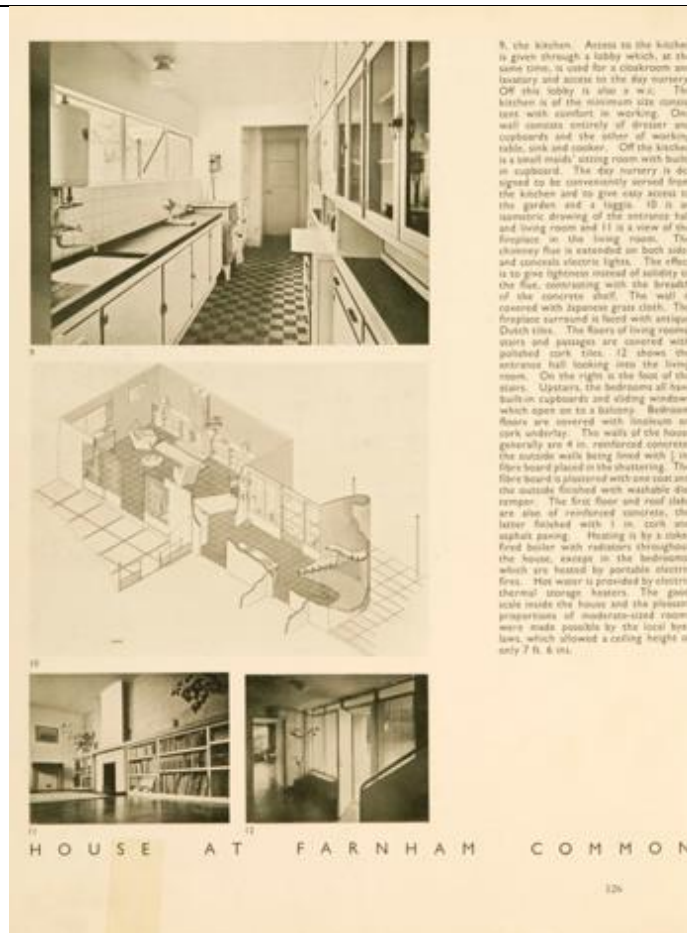
G = *Group Value*

H = *Historic/Social Interest*

L = *Landmark Status*

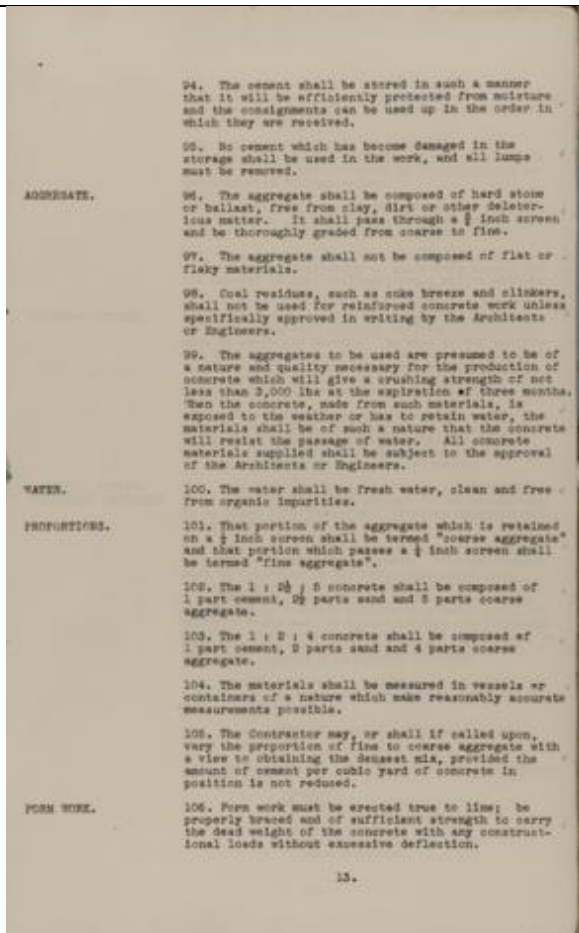
Ref no.	Location	Asset Type	Special Local Interest
1	Tower Barn Lodge, Egypt Lane, SL2 3LD	A	<p>An international modern style of urban and suburban building in the period 1830 – 1945 from the architects of a progressive practice known as Tecton. The style includes a wide variety of construction yet results in similar stylistic ends including consistent horizontal compositions, asymmetrical but carefully balanced flat roofs and light-colour rendered walls into metal framed windows fit flush. Standard features include verandas, rooftop balconies and staircases on the façade. Source: The Buildings of England: Buckinghamshire (Pevsner & Williamson, 1994, p110)</p> <p>The original building was built 1939c and consisted of a flat timber clad brick base. A full two storey extension and new pitched roof where the flat roof existed (92/00483), as well as a part single storey/part two storey side extension incorporating a double garage (97/00291/FUL) was added in the nineties. Source: http://ukmoho.co.uk/html/building/20636.html</p> <p><i>“Close to Gordonbush House and originally in its grounds, a single-storey house, By (Val) Harding (of Tecton) for his father and one of the last houses he designed before he was killed in World War II. Timber on a brick base, flat-roofed.”</i> Source: The Buildings of England: Buckinghamshire (Pevsner & Williamson, 1994, p323).</p>  <p>Source: https://www.primelocation.com/to-rent/details/photos/62524601/?search_identifier=273f2406215be734d74dbebdf38186bf</p>
2	Gordonbush House (formerly Egypt End), Egypt Lane, SL2 3LD	A	<p><i>“1934-5 by Val Harding of Tecton. This was Harding’s own house and, with Lubetkin’s house at Whipsnade Zoo (see Dagnall), among Tecton’s first designs, sit it is particularly unfortunate that it has been substantially altered. Of reinforced concrete, originally L- now U-shaped (with a later r.wing), against the background of Egypt Woods. The main part is two storeyed and faces south. The short l.arm had originally only one storey, which contained done large living room, and above this a sun-terrace; the terrace has been partly built over and the pierced concrete screen-wall replaced with mass-produced patterned concrete blocks. The s-facing walls are still almost entirely glass, but the original windows have been replaced. An inner staircase slightly bulges to protect the entrance on the subdued west face. As well, there is, up to the sun-terrace, an outer spiral staircase of steel; this may well be termed one of the leitmotifs of</i></p>


			<p><i>the most progressive English architects of the 1930s".</i> Source: The Buildings of England: Buckinghamshire (Pevsner & Williamson, 1994, p323)</p>  <p>"Valentine Harding designed this house for his own occupation while a partner of Tecton. The chosen site was in an area where the local authorities allowed a low minimum height from floor to floor thus permitting the architect to design a low, horizontal building that merged well into its woodland setting." Source: https://www.ribapix.com/Egypt-End-now-Gordonbush-House-Egypt-Lane-Burnham-Beeches-Farnham-Common-Buckinghamshire-the-sliding-doors-from-the-living-room-to-the-verandah_RIBA49387#</p>
--	--	--	---



Source (left): Architectural Review, vol. 78, 1935 Oct., p. 126 https://www.ribapix.com/Egypt-End-now-Gordonbush-House-Egypt-Lane-Burnham-Beeches-Farnham-Common-Buckinghamshire_RIBA30185#

Source (right): "Valentine Harding designed this house for his own occupation while a partner of Tecton." https://www.ribapix.com/specification-of-works-for-egypt-end-now-gordonbush-house-egypt-lane-burnham-beeches-farnham-common-buckinghamshire_riba127193#



			 <p>Source (left): https://www.ribapix.com/egypt-end-now-gordonbush-house-egypt-lane-burnham-beeches-farnham-common-buckinghamshire-garden-view_riba28051# Source (right): https://www.bovingdons.com/property-for-sale/4-bedroom-house-for-sale-in-egypt-lane-farnham-common-slough-sl2-628227add72cbcf95f6a1701/</p>
3	<i>The Old Cottage, Egypt Lane</i>	H	<p>Local knowledge: <i>“The opera singer Joan Hammond who was Australian lived in the cottage, hence the name of Hammond End.”</i></p> <p>The Old Cottage is a 16th century period house with gardens and many later additions. Original features of the period, such as timber-framing, exposed joists, the use of herringbone brick and decorative emphasis on doorways, has been retained on the original building.</p>





Source: National Library of Scotland 1888-1913 (left) 1937-1961 (middle) 1949-1972 (right)



Source:

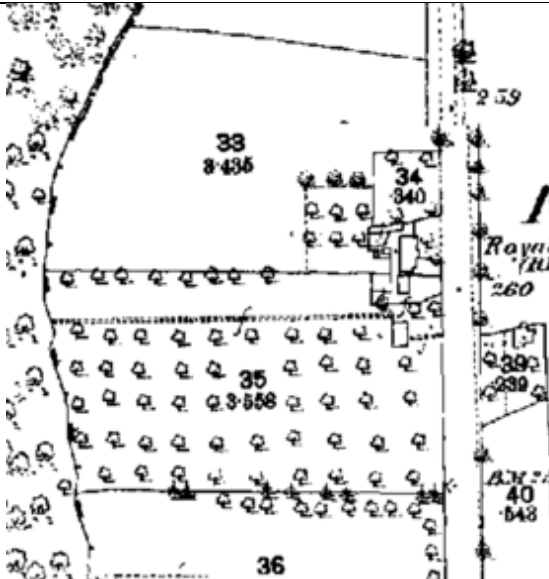

<https://www.hamptons.co.uk/properties/16136105/sales/GDX220166#/>

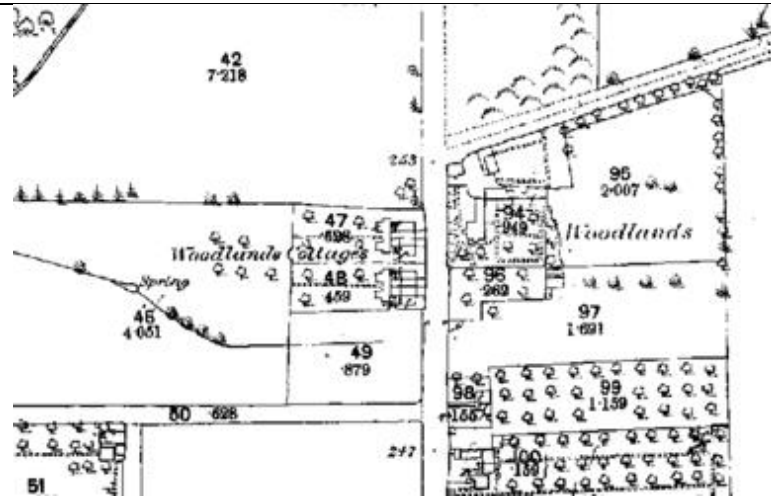
4	Gypsy Cottage West and Gypsy Cottage East, Dukes Drive	A, G	See mapping above. Early mapping shows buildings in this location.
---	--	------	--

			 <p><i>"Egypt is described in the Victoria County History as a few cottages dating from the 17th century. It is said that the name originates from gypsies who once lived in the woods some 500 years ago. Apparently the first gypsies who came to Britain in the 16th century were known as 'Dukes of Little Egypt' and so the hamlet became known as Little Egypt or simply Egypt."</i> Source: Buckinghamshire Archives</p> <p>Local knowledge: <i>"The Gypsy Cottages on Dukes Drive are some of the oldest homes in Farnham Common and were once workers cottages for Burnham Beeches."</i></p> <p>Whilst there have been many additions to this pair of semi-detached homes the linear plan building and chimney stacks for example remain.</p>
5	<p><i>Chapel Cottage, Rose Tree Cottage, Cranbourne Cottage, Evelyn Cottage, Glenthorne (formerly Glenthorne Cottage), Lynches, Orchard Villa, Orchard Cottage and Melody House</i></p>	H, G	<p>Local knowledge: <i>"The properties along with Shergill Cottage (now rebuilt, formerly a farmhouse), a school along Christmas Lane (now Melody House) and Mount Farm formed the small hamlet of Hedgerley Corner and included a chapel, post office (hence the post box), small pub and a shop. Many of the original frontages and features from the 19th century remain."</i></p> <p>Early mapping shows buildings in this location.</p> 

			<p>Source: National Library of Scotland 1892-1914</p> 
5 & 6	Mount Farm House, Mayflower Way	H, A	<p>See mapping above.</p> <p>Local knowledge: <i>“The property was built on the land of the farm on which the original house is still standing”</i>. Early mapping shows Mount house and Plantation in this location.</p> <p>An impressive façade noting use of hipped roof and chimney stacks. Use of yellow brick, painted on some elevations.</p>

			 <p>Source: https://www.winkworth.co.uk/properties/lettings/mayflower-way-farnham-common-sl2/BEA210028</p>
7	Royal Oak Public House	H	<p>Local knowledge: <i>“One of the oldest buildings in the Parish with some later 20th century additions (99/00718/FUL). Has always had an oak tree growing at the front.”</i></p> <p>Early mapping shows buildings and Royal Oak (P.H.) in this location.</p>

			  <p>Source: OS 1st edition (1876 – 1885) Buckinghamshire's Heritage Portal</p>
8	Woodland Cottages	G, H	<p>Local knowledge: <i>"Some of the oldest cottages in the Parish with long rear gardens."</i></p> <p>Early mapping shows buildings in this location</p>



Source: OS 1st edition (1876 – 1885) Buckinghamshire's Heritage Portal



Source: National Library of Scotland 1892-1914

9	St John Evangelist, Victoria Road, Farnham	A, H	<p>"1907 by C.Ford Whitcombe. Red brick with one-light Perp windows and slanting buttresses. Chancel, nave, N aisle. NW tower unbuilt. Extended E and N porch added in 1924 by G.H. Fellowes Prynne. Stained glass by Kempe & Co., chancel s, undated. – By A.L.Moore, anctuary N 1908. – By Comper, nave centre 194-, and E." Source: The Buildings of England: Buckinghamshire (Pevsner & Williamson, 1994, p322)</p>
---	--	------	---

Common, SL2
3NN



c.1965

MEDIA INFORMATION

COLLECTION NAME:

Incorporated Church Building Society (ICBS)

Record

Identifier:

ICBS11578

Title:

FARNHAM COMMON, St. John the Evangelist

Creator:

PRYNNE, George Halford Fellowes: b. 1853 - d. 1927 of London

Description:

groundplan

Contributor:

Signed George H. Fellowes Prynne, Architect

Date:

1924-1925

Source:

ICBS 11578

Relation:

Originally published online as part of the Church Plans Online project. For full description, see the archives catalogue

Coverage:

Farnham Common, Buckinghamshire

Rights:

IPL

Signed George H. Fellowes Prynne, Architect

St John's Church-Farnham Common

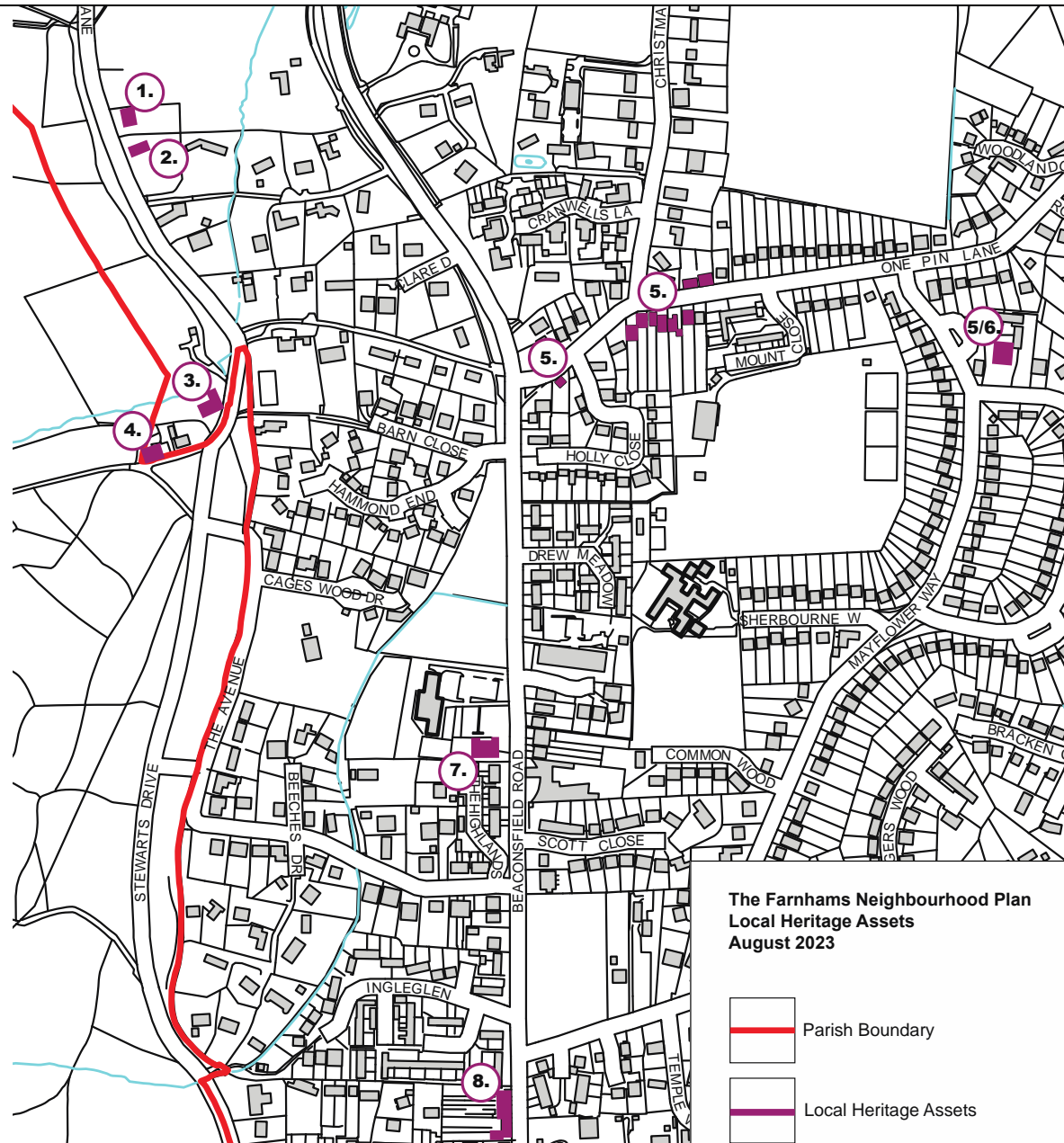
Ground Plan - Scale 1/4 inch to 1 foot

Present Additions coloured Red

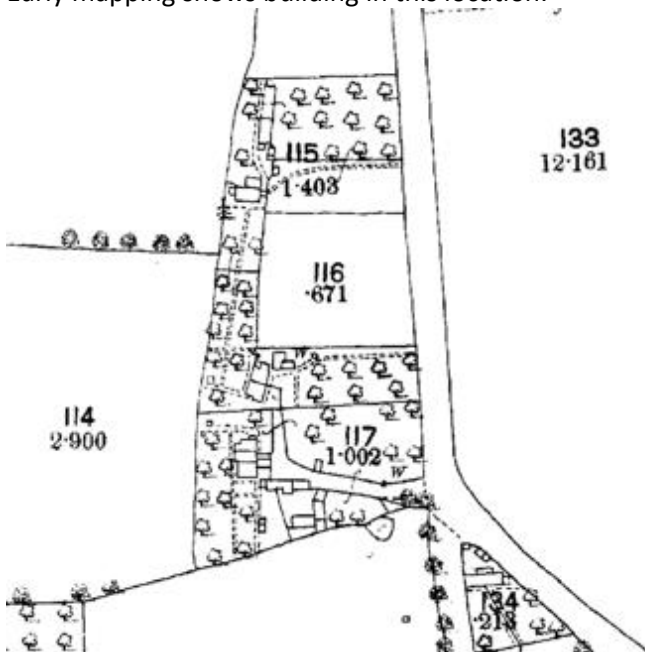

Blue - " - " - Black

Ground Plan

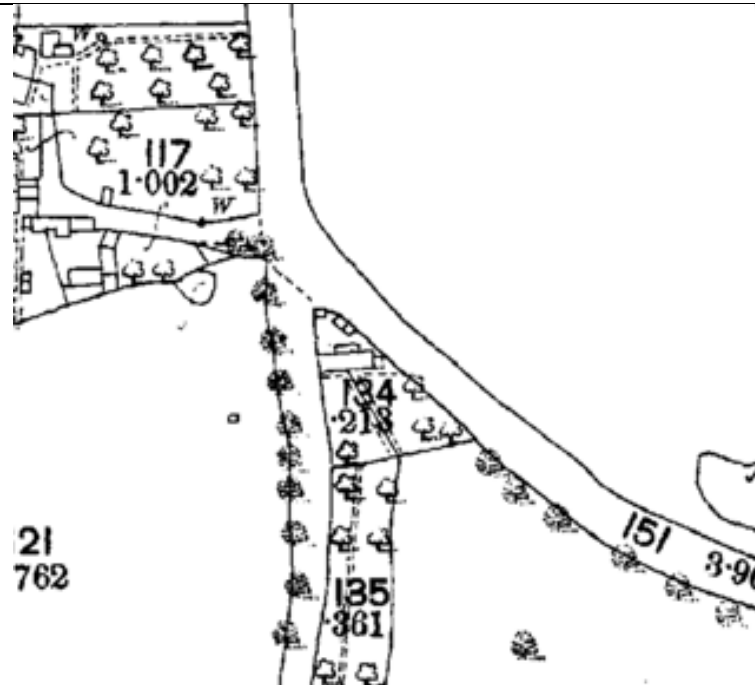
			Source: ICBS (1817-1989) Incorporated Church Building Society Archive https://images.lambethpalacelibrary.org.uk/luna/servlet/detail/LPLIBLPL~34~34~160952~121946
--	--	--	--



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432



10	Vine Cottage, Parsonage Lane at Vine Gate	H	<p>Local knowledge: “Vine Cottage is one of the oldest houses in the village and should be listed. More modern houses have been built in the grounds now known as Vine Gate.”</p> <p>Early mapping shows building in this location.</p>   <p>Source (left): OS 1st edition (1876 – 1885) Buckinghamshire’s Heritage Portal</p>
11	The New House, Budliegh, 1 Woodview and 2 Woodview Parsonage Lane	H, A	<p>A row of Victorian villas, image shows 21st century addition named New House to the left.</p>


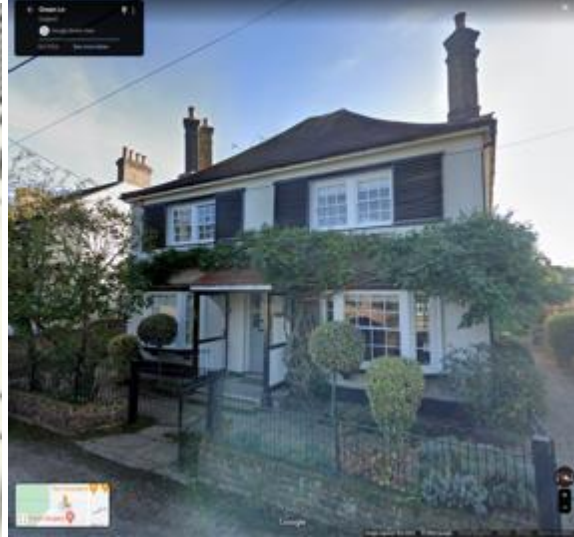
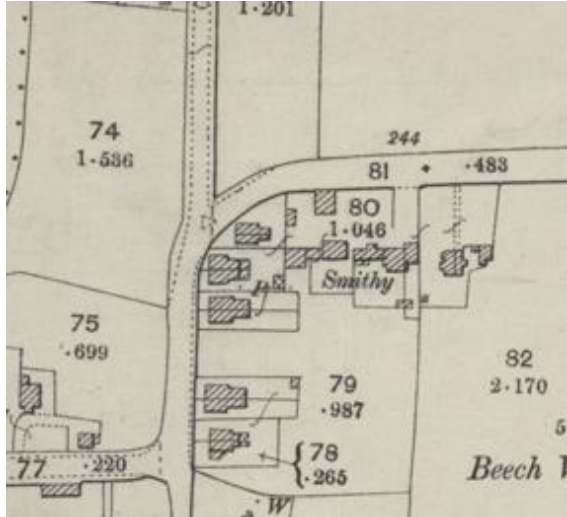

				
12	<p><i>Flintwall Farm Cottage building and boundary wall</i></p>	H, A	<p>Local knowledge: <i>"In the junction of Purton Lane and Parsonage Lane. This was originally two cottages. The Rodgers used to make car mascots out of metal. There was also a laundry in the garden which did washing for the local houses. This building should be listed because of the various old ways of the structure."</i></p>	



Source: OS 1st edition (1876 – 1885) Buckinghamshire's Heritage Portal


Despite various editions over the 20th century to the property the 1.5-metre-high flint knapped coursed wall, including buttresses, running along the boundary of the property has largely been retained. In some places the flint has been replaced with brick. Buildings have continued the original use of plain tile for roofing materials and brickwork for facing materials. Diamond brickwork pattern with flint panels has been reflected on later additions to the property, including the late 20th century garage.

			
13	<i>Nos. 1-2 Fern Cottage, Green Lane, corner of Kingsway</i>	H, A	<p>Period semi-detached dwellings. Early mapping shows buildings in this location. Building of interest noting use of hipped roof, with slate and chimney stacks. Use of yellow brick with decorative darker brick patterns on frontages and window (sash) arches.</p> <div data-bbox="609 772 1178 1251" data-label="Image"> </div> <p>Source: National Library of Scotland 1888-1913</p> 
14	<i>Threeways, Green Lane</i>	H, A	<p>Period detached dwelling. Building of interest noting use of curved hipped roof, with plain clay tiles and chimney stacks. Painted pebble dash render frontage with window shutters on upper floor.</p>

			  <p>Source: National Library of Scotland 1949-1972</p>
15	Kirklands & Ivy Glen, Green Lane	H, A	<p>Period semi-detached dwellings. Early mapping shows buildings in this location. Building of interest noting use of gable roof, with slate and chimney stacks. Use of red brick with decorative yellow brick patterns on window (sash) and door arches, upper floor brickwork now painted. Victorian style porch.</p>   <p>Source: National Library of Scotland 1892-1914</p>

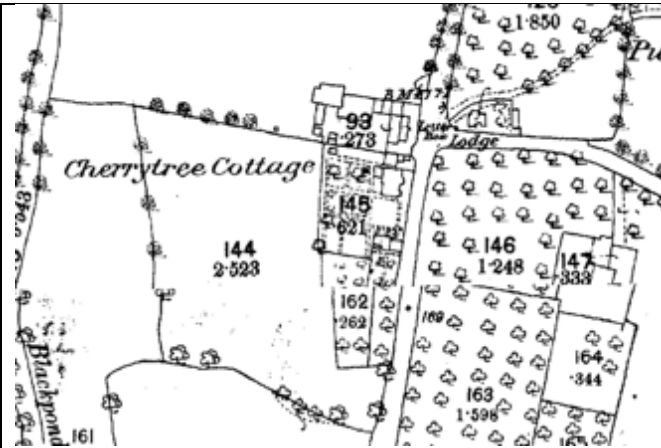
16	<i>Heath Cottage, Green Lane</i>	H, A	<p>Period detached dwelling. See mapping above. Building of interest noting use of hipped roof, with slate and chimney stack. Use of yellow brick (now painted leaving reveal quoin design) with decorative stone noting Heath View Cottages 18?? on frontage, brick arches can be seen under paint.</p> 
17	<i>Nos.1-2 Beaconsfield Villa, St Leonards and Ferencot, Blackpond Lane</i>	H, A, G	<p>See mapping above. Period semi-detached villas. Whilst some later extensions the façade visible from Blackpond Lane remains pleasant and preserved noting use gable roofs, with slate and chimney stacks. Use of yellow brick with decorative darker brick patterns on frontages and window (sash) arches.</p>

			
18	<i>Hemmingford, Spring Lane:</i>	H	See mapping above. Possibly dates from 16 th century.

				
19	Nos 1 – 9 Spring Lane	G, A	Early mapping shows buildings in this location. Terrace of cottages as buildings of interest noting use of hipped and gable roofs, with slate and chimney stacks. Use of yellow brick with decorative darker brick patterns on frontages and window (sash) arches. Corbelling at eaves visible at nos. 1-2.	



			<p>Source (left): National Library of Scotland 1888-1913</p> <p>Source (right): National Library of Scotland 1892-1914</p>
20	<i>The Emperor</i>	H, A	<p>Previously King of Russia, very old building of interest.</p> <p><i>"If you're interested in the history of pub names, this one is fascinating. It goes back 300 years and was once called the Brickmakers Arms.</i></p> <p><i>At the end of the 19th century this was changed to The King of Prussia. But who wants the name of the enemy when the country is going through World War I?</i></p> <p><i>So in 1917, by special royal permission, it became The Emperor of India (then George V).</i></p> <p><i>So many people mistake it for an Indian restaurant that Jane now plans to change the name to The Emperor at Farnham Royal."</i></p> <p>Source: https://www.bucksfreepress.co.uk/news/5184136.the-emperor-of-india-farnham-common/</p> <p>The existing walls of the building is of white painted brick to the front and aides, the main roof is a hipped roof with plain tiles and bonnet hips, The rear roof uses slates. Windows are timber white with black frames.</p> <div data-bbox="602 683 1258 1265" data-label="Image"> </div> <div data-bbox="1265 632 1921 1262" data-label="Image"> </div> <p>Source : OS 1st edition (1876 – 1885) Buckinghamshire's Heritage Portal</p>
21	<i>Nos 1-2 Cherry Tree Cottage, A355</i>	H, A	<p>Early mapping shows buildings in this location. Buildings of interest noting gable roof with three gable roof dormers using plain clay tiles as roofing materials and pattern crested ridge tiles. Half timbering and bullnose tile hanging also remains visible.</p>



Source: OS 1st edition (1876 – 1885) Buckinghamshire's Heritage Portal



22	Nos 1 -2 Farnham Park Lodge, A355	H, A	<p>Local knowledge: "Lodge dwellings that served staff at Farnham Park."</p> <p>Early mapping shows buildings in this location. One of the few remaining examples of "...tile-hanging becomes cliches in design of suburban house from 1880s onwards". The Buildings of England: Buckinghamshire (Pevsner & Williamson, 1994, p95-p96). One crown cornice under an upper floor window remains and alternate corbelling along the base of the ornamental bullnose tile hanging. This same frontage uses red brick (with some vitrified headers) and the</p>
----	-----------------------------------	------	--

interesting varied roofscape with chimney stacks uses plain clay tiles typical of the local vernacular. The building frontage and roofscape is visible from the A355 travelling towards Farnham Royal adding interest to the verdant character of the road frontage.





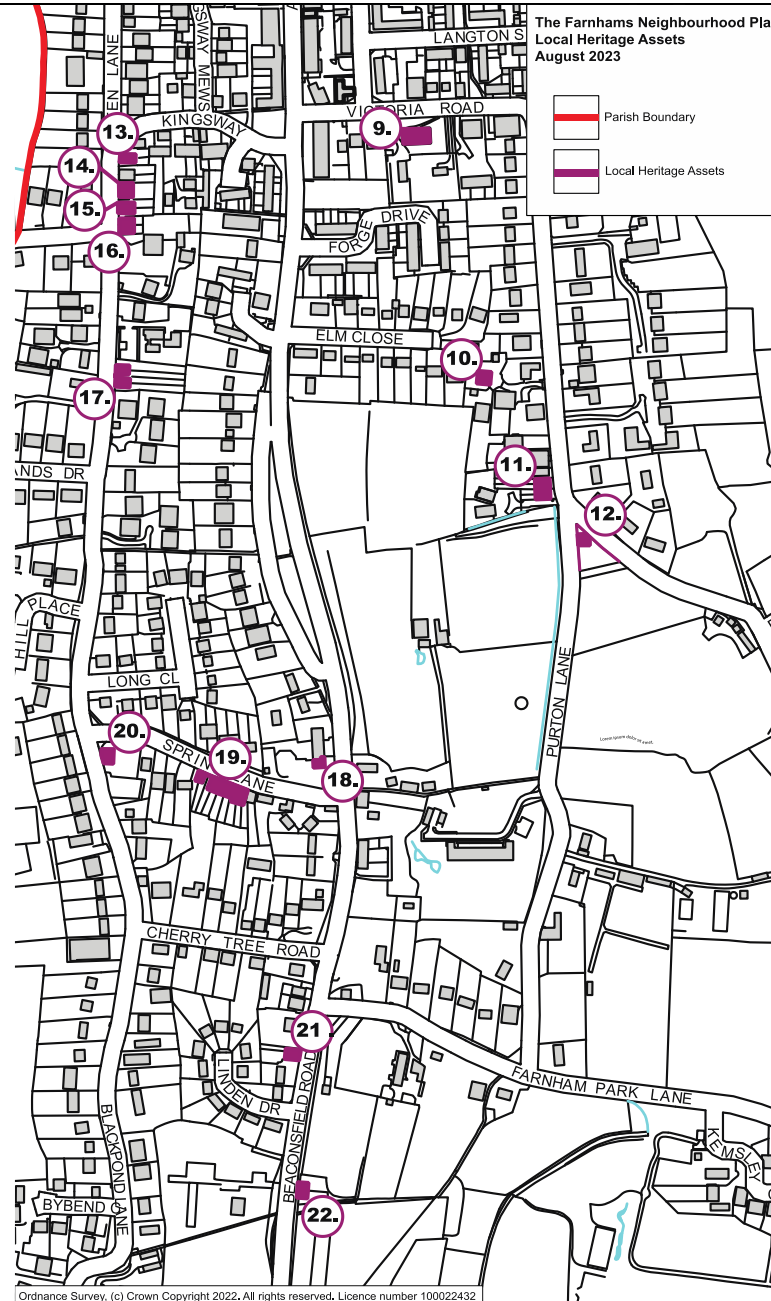
Source (left): National Library of Scotland 1888-1913

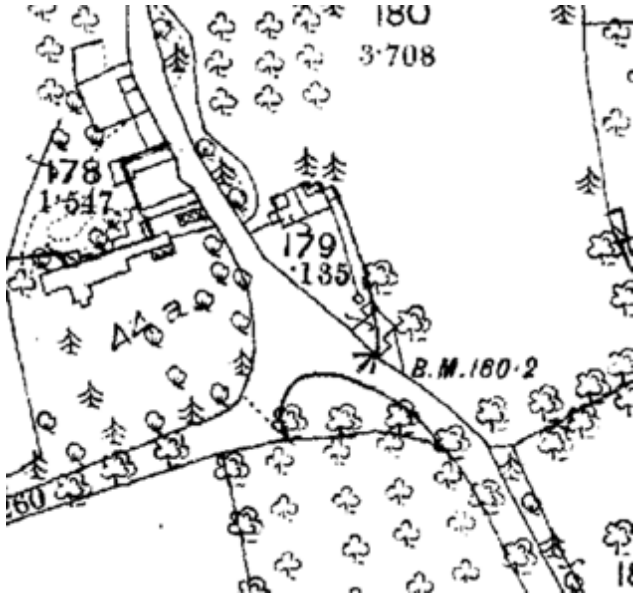
Source (right): National Library of Scotland 1892-1914

				
--	--	--	--	--

The Farnhams Neighbourhood Plan
Local Heritage Assets
August 2023

-  Parish Boundary
-  Local Heritage Assets



23	<p><i>Flint Cottage at the junction of Farnham Lane and Blackpond Lane</i></p>	H, A	<p>Local knowledge: <i>"Was built at the end of 1970s with flints left over from the construction of the Tower of St Mary's Church. As you go right into Blackpond Lane there is a small cul de sac called Goose Green named after the village pond, which was located at the junction by Flint Cottage on the site of now new homes."</i></p> <p>Early mapping shows a property in this location and there is no planning history recorded for the property. The large chimney stack on the eastern elevation, hipped roof and patterned brickwork with flint panels on the frontage façade of the property seems typical of historical vernacular buildings and its position occupies a prominent location in the streetscene on Farnham Lane towards the A355.</p>  <p>Source: OS 1st edition (1876 – 1885) Buckinghamshire's Heritage Portal</p>
----	--	------	--

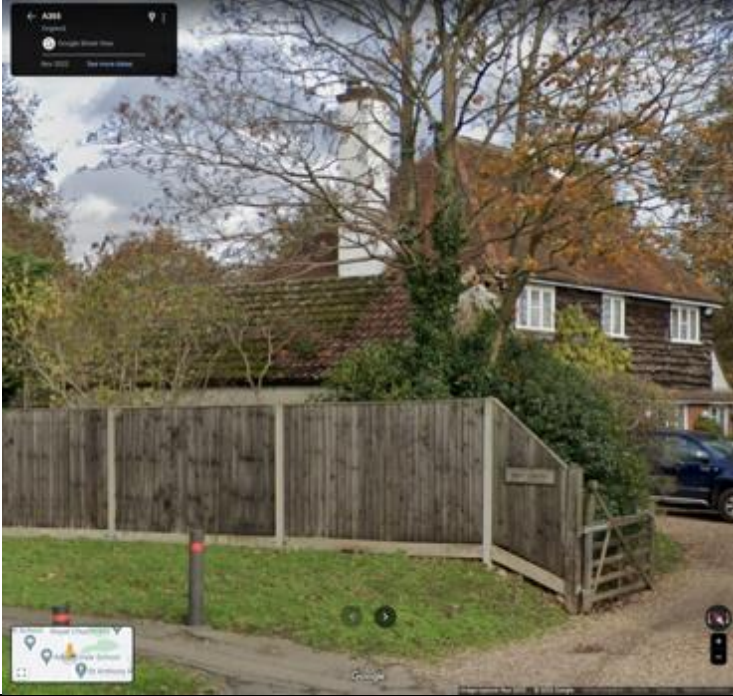
				
24	Wyvenhoe, Farnham Road, Farnham Royal	H, A	<p><i>“The two 1930s detached houses on Farnham Road, are typical of their period influenced by the Arts and Crafts style and appropriate for their location on the main road. Their different alignment has already been noted. The Gate has been sympathetically extended; its walls are roughcast. The chimneys and hipped plain clay-tiled roof of Wyvenhoe (photographed on page 17) are features of the streetscape of Farnham Road, glimpsed over the hedge. Both buildings have a neutral effect on the conservation area.”</i> Source: Farnham Royal Conservation Area Character Appraisal 2010</p>	

There are no regular street-rhythms. Roads and paths are generally not straight. The relatively straight path from Farnham Road to the church reflects the historic field-boundary established on old enclosures completed before the parliamentary enclosure in 1831. Buildings are few in number and are arranged and aligned irregularly. Even the 1930s houses, the Gate and Wyvenhoe, are differently aligned, with the latter end-on to the road. This irregularity helps to reinforce the village feel and semi-rural character and appearance.

Many buildings in the conservation area are tucked away and can only be glimpsed from the public realm. Wyvenhoe is end-on to the road, unlike its neighbour The Gate. Hedges and trees, a simple 5-bar gate, gravel drive and waney-edge timber cladding give a rustic appearance to an otherwise suburban house. ►



Source: Farnham Royal Conservation Area Character Appraisal 2010


			 <p>An aerial photograph showing a property. In the foreground, there is a grassy area with a wooden fence. Behind the fence, a house with a dark roof and white walls is visible. The house has several windows and is partially obscured by trees. A blue car is parked on the right side of the property. The image is taken from a high angle, looking down at the property.</p>
25	<i>The Gate, Farnham Road, Farnham Royal</i>	H, A	As above.

				
26	Penns Folly, Church Road	H	<p><i>“Cul de sac here formally one of the gated entrances to Stoke Park for carriages and Penns Folly. Farnham Lodge was a gatekeepers dwelling. In the 1960s the orchard land was bought and 12 houses built, and it was named St Mary’s Close cul de sac, now just classed as part of Church Road. The original turning point for the carriages was in the grounds of Penns Folly and earlier land maps show this. Discreet guests and servants would use this entrance to go up to Stoke Park. Penns Folly also gave some of the orchard land to St Mary’s School to create a playing field. It’s also sold some of its garden so that the house named Fantasia design and built and lived in by noted architect Mr Alan Travis of Slough.”</i></p> <p>Source: Farnham Royal Conservation Area Character Appraisal 2010</p>	

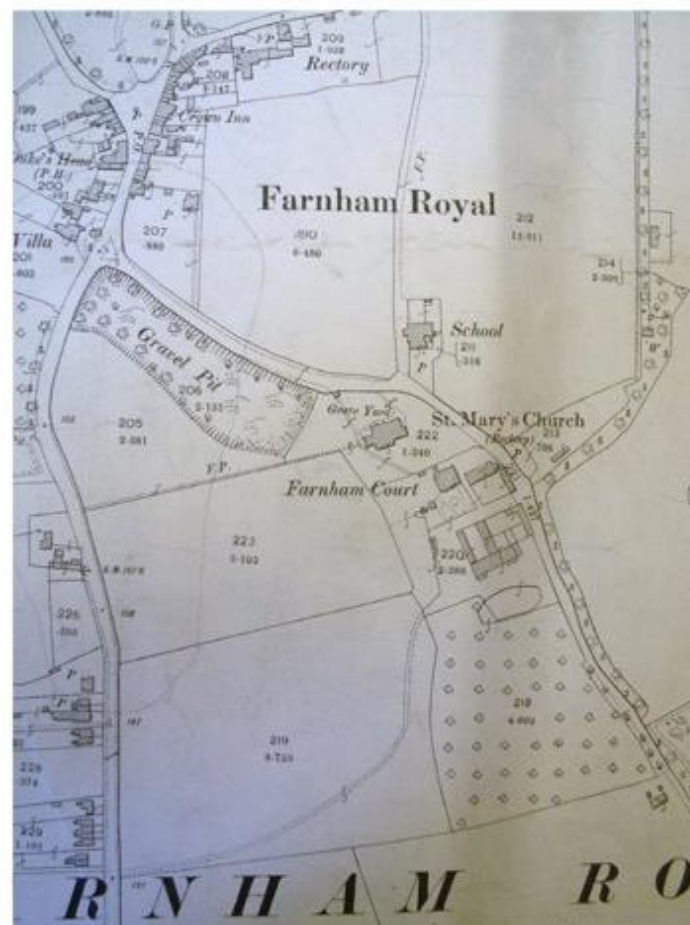


Source: National Library of Scotland 1892-1914

				
27	<i>Fantasia, Church Road</i>	H	As above.	

				
28	Farnham Lodge, Church Road	H	As above.	

			
29	Former farm building at Farnham Court, Church Road, Farnham Royal	H, A, G	<p><i>"Eighteenth century farm buildings at Court Farm. This long single-storey building can only be glimpsed from the road. The brickwork is attractive with some vitrified headers and a modillion cornice. Evidence of blocked openings visible from the road. (B1) this is a significant building/building of note within the conservation area."</i></p> <p>Source: https://heritageportal.buckinghamshire.gov.uk/Monument/MBC33008</p> <p><i>"The factors which give Farnham royal its special interest can be summarised as follows:</i></p> <ul style="list-style-type: none"> <i>• Survival of important historic buildings, namely the parish church of St. Mary's and Farnham Court and its associated historic farm buildings.</i> <i>• Historic manorial connections and survival of a substantial part of the manorial complex. Farnham Court was the manor farm for the manor of Farnham Royal and the site for the manorial court. Although converted to residential use several historic farm buildings have survived."</i> <p>Source: Farnham Royal Conservation Area Character Appraisal 2010</p>



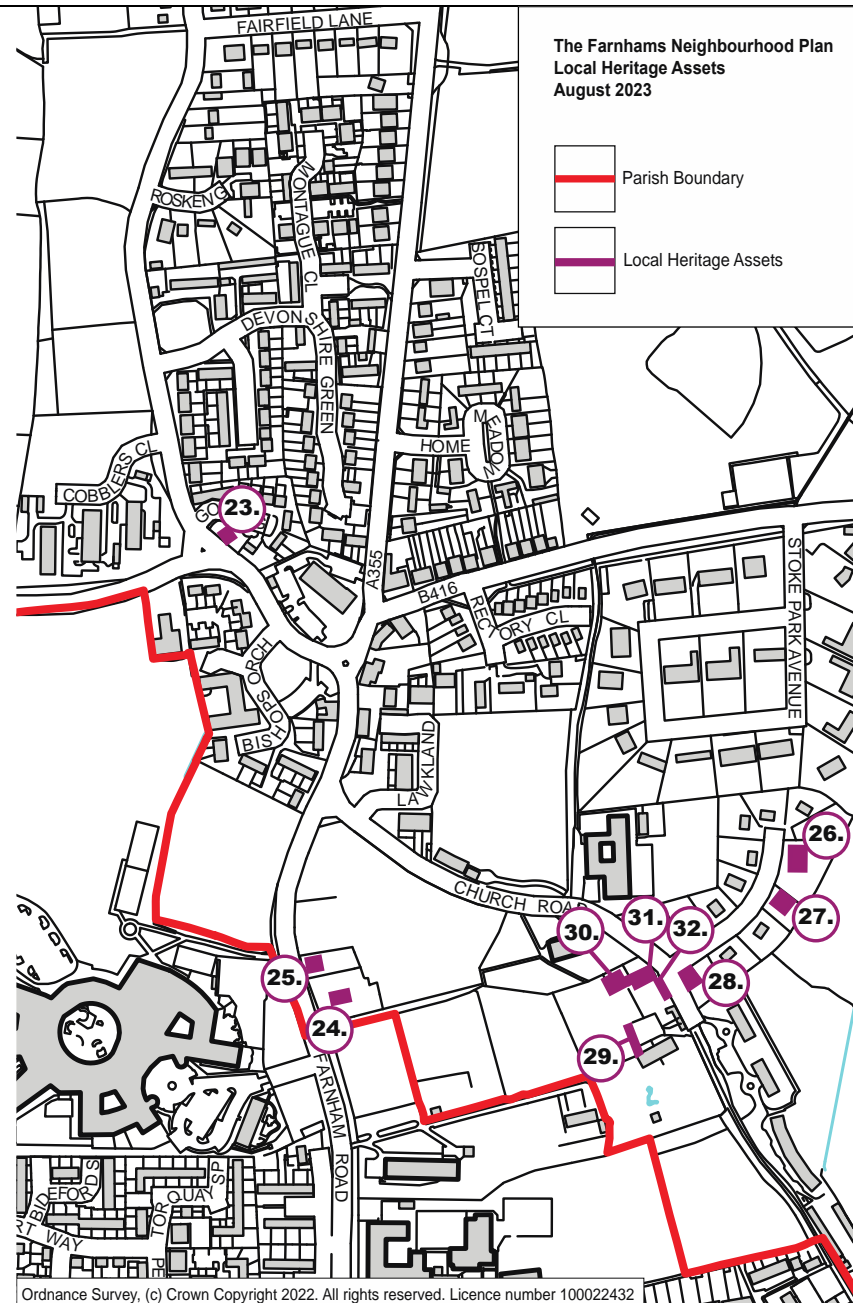
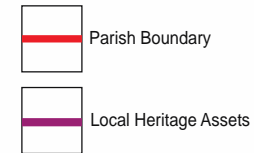
Ordnance Survey - second edition 1899 25-inch map. (reproduced by kind permission of the Centre for Bucks Studies)

30	Farnham Court, Church Road, Farnham Royal	H, A, G	<p>See also above. "Seventeenth century farmhouse at Court Farm, formerly used as the manorial court. MANOR FARM (17th Century - 1600 AD? to 1699 AD?) LAW COURT (17th Century to 18th Century - 1600 AD to 1799 AD) FARMHOUSE (17th Century to 19th Century - 1600 AD to 1899 AD) The former manorial farm complex is a group of vernacular buildings. Surviving leases from the 17th and 18th century reserved the right to hold the manorial court in the farmhouse. Farnham Court itself is said to have 17th century origins, with alterations from the 18th and 19th centuries. The large lateral chimney stack on the western elevation was taken</p>
----	---	------------	--


			<p>down following war damage, presumably after a bomb fell in the churchyard in October 1941. The multiple roofs make an interesting outline. (B1) this is a significant building/building of note within the conservation area.”</p> <p>Source: https://heritageportal.buckinghamshire.gov.uk/Monument/MBC32990</p> <p>“The unlisted status of Farnham Court is perhaps surprising in view of its early origins and manorial connections. At the least it may be suitable for listing for its group value with the parish church and listed barn; a reconsideration of this building as part of the next county-wide listing-survey would be desirable...The 1910 Valuation Survey showed a more crowded farmyard. At that time Old Place was described as a brick and tiled stable for 16 plus loosebox. Old Cottage had the same name but its 3 rooms were then being used for storage.</p> <p>The materials of this complex of buildings are typical of the local vernacular; red brick (with some vitrified headers) and plain clay tiled roofs with black weatherboarding on farm buildings. Old Cottage has been covered in roughcast and painted white. In the 1910 survey it was described as brick and tile. Whilst the present treatment may look more picturesque the building has thereby lost some of its traditional character. Residents report that windows on its eastern side have been blocked-up. The long, low red and grey brick building aligned north-south adjoining the rear of West Barn still belongs to Farnham Court. The 1910 survey shows it was then subdivided into a coach-house, stable, granary and calf-house.</p> <p>The single-storey L-shaped outbuilding south of Old Cottage next to the road was a cowhouse and calf-pen in 1910 (see photograph on page 17). It is much-altered and so has not been identified as an Unlisted Positive Building. However it does contribute to the streetscene as mentioned on page 17 and exhibits positive features in its scale, location and alignment, in its use of traditional materials (brick and plain-clay tiles) and detailing (burnt header bricks and modillion cornice.)</p> <p>The Farnham Court farm complex has important heritage values. A study of the standing buildings and their relationship with each other could still provide historical evidence, notwithstanding conversion. The historic association with the manor is also significant. There are other more unusual associations. Old Place was used for religious services whilst the church was being rebuilt in the 1860s. It is said that attendance figures rose to a new high! Some church pews were broken up and used to line the walls. Straw was stuffed into the gap between pew and board cladding as an early form of thermal insulation.”</p> <p>Source: Farnham Royal Conservation Area Character Appraisal 2010</p>
31	Old Place (former stable block at Farnham Court), Church Road, Farnham Royal	H, A, G	<p>See also above. “Former stable block at Court Farm, now a house.</p> <p>STABLE (17th Century - 1600 AD? to 1699 AD?)</p> <p>HOUSE (20th Century - 1900 AD to 1999 AD)</p> <p>Converted stable block, attached to Farnham Court by a low link building which is probably a later addition. One storey with attic and with hipped dormers, it has a large chimney stack on east elevation. Built of brick and weatherboard with a plain clay tiled roof. (B1) this is a significant building/building of note within the conservation area.”</p> <p>Source: https://heritageportal.buckinghamshire.gov.uk/Monument/MBC32992</p>

32	Old 'Place' Cottage (former farm building at Farnham Court), Church Road, Farnham Royal	H, A, G	<p><i>"Former farm building at Court Farm, possibly a dairy or cow house, now a house. FARM LABOURERS COTTAGE? (20th Century - 1900 AD? to 1999 AD) DAIRY? (18th Century - 1700 AD? to 1799 AD?) COW HOUSE? (18th Century - 1700 AD? to 1799 AD?) A single storey cottage with roughcast walls painted white and plain clay tiled roof. The rear wall is right up to the road. The building has the look of a dairy or shippon. The 1910 valuation survey showed that it's three rooms were being used for storage. (B1) this is a significant building/building of note within the conservation area.</i></p> <p>Source: https://heritageportal.buckinghamshire.gov.uk/Monument/MBC33007</p> <p><i>From Michell King: An original threshing barn which was converted into a private dwelling in the 1870s. Was used to hold church services during the rebuilding of St Mary's Church.</i></p>
----	--	------------	---



The Farnhams Neighbourhood Plan
Local Heritage Assets
August 2023



APPENDIX C – THE FARNHAMS COMMUNITY FACILITIES AND PUBS

Ref no.	Location	Supporting Text	Photographs
Farnham Royal			
1.	St Mary's, Farnham Royal, Church Road	There are three churches in the Farnham's, St Mary's Farnham Royal, St Johns, and the Living World International Church Farnham Common all being open to worshippers on Sundays and on certain days during the week	



2.	St Mary's Farnham Royal Church of England Primary School, Church Road	<p>The Parish contains St Mary's Royal Church of England Farnham Royal and Farnham Common Infant & Junior Schools. In addition, there are two childrens nurseries at the village hall in Farnham Royal and the Brian Jubb Hall (adjacent to St Johns Church in Farnham Common)</p>	
3.	Dair House School, Beaconsfield Road	<p>Dair House School is a co-educational, independent prep school and nursery and Caldicott is an outstanding independent day and boarding prep school for boys aged seven to thirteen both situated in Farnham Royal</p>	


4.	Caldicott Preparatory School, Crown Lane		
5.	Dukes Head Public House, Beaconsfield Road	<p>The Emperor and Dukes Head in Farnham Royal are well supported by the local community and visitors from North Slough</p>	

6.

**The Emperor Public
House, Blackpond
Lane**



7.	Farnham Royal Cricket Club, Church Road	Farnham Royal Cricket Club is located between Slough and Farnham Common on the A355. A friendly, established village club running a number of both adult and colts' teams. The Clubhouse is open all year round for members and guests and has a social calendar throughout the year. There are also successful darts and crib teams.	
8.	Farnham Royal Men's Club, Farnham Lane	The hall can be hired for birthday parties, children's parties, wedding receptions, presentations, Company meetings, classes, and fitness groups. Also, theatre groups are welcome. It can accommodate one hundred and twenty people sitting, or two hundred standing. The car park has fifty spaces, but it is shared with the social club so sometimes the capacity is less.	
8.	Farnham Royal Village Hall, Farnham Lane		



9.	Farnham Park Playing Fields, National Baseball & Softball Complex, Beaconsfield Road	<p>Farnham Park Sports Field is managed by a charity which enables Clubs and Individuals to let the facilities such as Farnham Royal Rugby Football Club, Unity Martial Arts and Baseball Softball UK. There is a total of six adult size football pitches, two youth pitches, two junior nine pitches, and two small training pitches all available to hire weekly or on a one-off basis. Some of the facilities require modernisation and could offer social benefits to the villages and surrounding areas as a centre of the village by developing the site into a combined Sports, Health, and</p>	
----	---	---	---

9.		<p>Wellbeing centre. It also operates the Farnham Park Golf Course on a pay for play and membership basis</p>	
----	--	---	---

			
--	--	--	---

9.	Unity Martial Arts Academy & Fitness Centre, Farnham Park Playing Field		
----	--	--	---

10.	Chandos Lodge Nursing Home, Blackpond Lane		
Farnham Common			

11.	St Johns Church, Victoria Road		
12.	Living World International Church, The Broadway, Beaconsfield Road		

13.	Farnham Common Infant School, Beaconsfield Road		
-----	--	--	---

14.	Farnham Common Junior School, Sherbourne Walk		
-----	--	--	--

15.	<p>The Victoria Public House, Victoria Road, Farnham Common</p>		
16.	<p>The Foresters Public House, Farnham Common</p>		

17.	The Stag and Hounds Public House, The Broadway, Beaconsfield Road		
-----	--	--	---



18.	Royal Oak Public House, Beaconsfield Road		
-----	--	--	---

19.	Farnham Common Village Hall, Victoria Road	<p>Farnham Common Village Hall is just a short walk from the main road and shops. The Village Hall was originally constructed as a reading room in 1889. The main hall was added in 1946 and further extensions were made in 1957. Trustee volunteers are responsible for decisions about the day-to-day operation of the hall, investment, and the future of the Hall</p>	
-----	---	--	--

20.	Farnham Common Community Library, Victoria Road	Farnham Common Community Library works in partnership with Buckinghamshire Council	
21.	Farnham Common Sports Club, One Pin Lane	Farnham Common Tennis Club has two TigerTurf floodlit courts and four all-weather tennis courts and is situated on Farnham Common Sports field which is the home of the local minis and juniors Rugby team The Drifters and the Sports Club, offering a wide range of sports and activities for all ages and abilities. With an active set of members, proud to offer the opportunity to take part and coaching in a range sport at all levels including Cricket, Lacrosse, Rugby, Squash and Tennis	

21.



22.	Carling Dental Practice, The Broadway, Beaconsfield Road*	The Carling Dental Practice in Farnham Common is a long-established business	
23.	Southmead Doctors Surgery, Blackpond Lane	Southmead surgery in Farnham Common is a well-established medical practice	

24.	Farnham Common House, Care Home, Beaconsfield Road	Farnham Common House Care Home & New Build - Signature Luxury Care Home	
-----	---	---	---

APPENDIX D – POST OCCUPANCY EVALUATION GUIDANCE

This guidance note sets out how Post-Occupancy Evaluation (POE) should be undertaken and is derived from published guidance and best practice.

1. Post-Occupancy Evaluation (POE) is the method of obtaining feedback on a building's energy performance 'in use', to ensure it measures up to the commitments made by the team that designed and built it. It offers significant potential to address the performance gap and occupant satisfaction.
2. Where a monitoring regime to ensure the 'as designed' building performance targets are achieved in practice for all new and refurbished buildings is required, it is important that data is collected robustly, following good practice POE principles. It is therefore recommended that for residential development the POE methodology in section 11.4 of the Home Quality Mark ONE: Technical Manual: England, Scotland & Wales SD239 (2018)58, or as updated, is used as a guide for meeting this requirement. For non-residential buildings the BSRIA Soft Landings and Design for Performance framework (BG 76/2019), or as updated, may be used.
3. Applicants are required to set out in their Energy Statement how their monitoring regime, based on the HQM, BSRIA or similar methodology, will work in practice and be independently verified by a third party. The Energy Statement to be submitted with the planning application.
4. As each new or refurbished building comes into use, the developer must ensure performance monitoring and data collection for all relevant parameters for one whole year is carried out once the building is substantially occupied, in line with good POE practice for residential or non-residential uses. This verification process should entail, after appropriate commissioning has taken place, comparison of the 'as designed' parameters (energy, carbon, air quality and overheating risk) to monitoring data under the same categories, to assess and compare actual performance.
5. In order to account for seasonality, a minimum of 12 months monitoring data is required. On the other hand, to account for actual weather, the modelling results can be adjusted with degree days for the relevant year. A 'performance gap metric', which will compare designed and actual performance (e.g., a percentage difference) for each of the 4 required parameters (energy, carbon, air quality and overheating risk) should be issued at POE stage. This needs to be issued for both the 'central' scenario and the 'lowest acceptable performance /reasonable worst-case scenario' as a minimum, with multiple scenarios considered if at all possible. The process and reporting methodology used for the POE will need to be repeatable, so that performance can be monitored for at least 2 annual space heating cycles.
6. A report will then be required to be submitted to both building owners/occupiers and to Buckinghamshire Council, which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality and overheating performance, as well as recommendations for reasonable corrective action that will be taken to reduce or eliminate the performance gap.

7. The submission of the monitoring report to owners/occupiers and the council must be secured by planning condition, to be determined at the time of application based on case-specific factors. The applicant must demonstrate that the reasonable corrective actions committed to in the monitoring report, and subsequently agreed by Buckinghamshire Council, have been implemented through another annual heat cycle before the condition will be discharged.

FRPC Parish Council
for The Farnhams