Farnham Royal Parish Council

Buckinghamshire Authority Local Plan August 2026

The Parish Council appreciates the opportunity to comment upon the Local plan.

In summary Farnham Royal Parish Council(FRPC) support the proposed Buckinghamshire Council Local Plan. However FRPC believe there are questions that need to be clarified for the local plan to fully deliver.

Policy NE16 1.point d) and f) and 2. – Protection of the Green Belt

In Feb 2016, Buckinghamshire Council produced a detailed evaluation via the HELAA with a comprehensive evaluation of primarily Green Belt land.

The evaluation put these plots into three categories – Green belt not suitable for development – Grey belt – possible Grey Belt.

Developers have been successfully submitted planning applications for land that was determined as "Green Belt and unsuitable for development." The rationale used was that these sites were ***"grey belt"*** and critically ***"infilling"***. This has progressively reduced Green Belt land.

Proposal

The HELAA and associated plans should all be incorporated into the Buckinghamshire Council Local Plan and thus made policy. The plots so designated as "green belt not suitable for Development" to NOT be classed as infilling.
The plots evaluated as "possible grey belt" should be evaluated into one of the other two categories.

Policy NE17 - Extension or replacement of buildings and residential outbuildings in the Green Belt

The policy is generally good, with one potential flaw.

Proposal

Any proposed increase in footprint should be applied to the "original building" and not the building at the time of the application. This is to prevent a building being increased by 50%, then a few years later another 50% increase. This clarification needs to be added to this policy.

Policy IN3 – delivery 5, - Water Infrastructure

The Parish of Farnham Royal has significant publicaly recognised sewage and water system issues and challenges.Thames Water have stated it would cost £20 million to rectify and that they currently do not have the funds to carry out the required work. The sewage failings result in waste in parishoners gardens.

Currently, new planning permissions are being granted in the parish ignoring the above with sewage and waste water plans linked to the over stressed Slough Treatment works.

Proposal

A clear condition should be placed on all new FRPC planning applications. These are to be rejected, until the sewage and waste water system has been upgraded and/or replaced. Or, if the applicant has an active mitigation plan focusing on major infrastructure investment as part of their application that has been signed off by Thames water.

Appendices

NE16 - Protection of the Green Belt

NE16: Protection of the Green Belt

1. Development in the Green Belt is inappropriate except where it is on previously developed land that meets the criteria below or meets one of the following exceptions:

a) Buildings for agriculture and forestry.
b) The provision of appropriate facilities (in connection with the existing use of land or a change of use) including buildings for outdoor sport, outdoor recreation, recreational moorings and water-based recreation activities, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
c) The replacement or extension of buildings.
d) Limited infilling only within the built-up villages identified on the Policies Map and in accordance with the definition in paragraph 7.4.173 below.

e) Limited affordable housing for local community needs only in accordance with Policy HO9 Rural Exception Sites.
f) Other forms of development specified in the NPPF provided they preserve its openness and do not conflict with the purposes of including land within the Green Belt.

2. Inappropriate development will not be supported unless there are very special circumstances. Very special circumstances will exist when the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

NE17 – Extension or replacement of buildings and residential outbuildings in the Green Belt

NE17: Extension or replacement of buildings and residential outbuildings in the Green Belt

1. The extension or replacement of a building will only be considered appropriate development in the Green Belt when it satisfies conditions (a) to (c) below. The gross external floor area of existing outbuildings unless proposed to be demolished will not be included in any calculations.

a) The total gross external floor area of the resulting building is no more than 50% greater than the original building gross external floor area; and
b) has no adverse impact on openness by virtue of bulk, height and location; and
c) It accords with a made Neighbourhood Plan (where applicable)

2. Extension or replacement of a dwelling by more than 50% of the original building gross external floor area is disproportionate, is likely to harm the openness of the Green Belt and would not be supported.

3. The erection of domestic outbuildings will be considered not inappropriate development in the Green Belt within village built-up areas shown on the Policies Map. Elsewhere in the Green Belt, any increase in the gross external floor area of residential outbuildings will only be considered appropriate development when all the following conditions apply:

a) The total gross external floor area of all outbuildings on the property would not exceed 25% of the gross external floor area of the original dwelling.
b) No more than 50% of the total area of the curtilage (excluding the ground area of the dwelling) shall be occupied by outbuildings.
c) No part of the development would exceed 4 metres in height (measured from the highest part of the surface next to the building where that has not been raised).

4. Proposals for the extension or replacement of a dwelling or the erection of an outbuilding will also be required to respect the open character of the Green Belt and appear proportionate to the original dwelling, taking account of visual impact.

IN3: Water infrastructure

Water supply

1. Developments are required to demonstrate how they will be served by adequate water supply infrastructure. Capacity of distribution systems must be demonstrably adequate prior to occupation of development.

The location of, and likely impact on, private water supplies within Buckinghamshire must also be considered in ensuring that there is adequate water infrastructure capacity in place to serve development.

Wastewater

2. Developments are required to demonstrate how they will be adequately served with foul drainage, wastewater and sewage treatment without leading to significant problems for existing users or contamination of waterbodies and water supply.

3. Planning applications must demonstrate that adequate capacity of distribution systems is available or can be provided within the foul sewerage network and at wastewater treatment works in time to serve the development.

4. The Council will expect new development (new buildings such as new dwellings and employment units) to connect to mains foul drainage and will restrict the use of non-mains drainage for foul water disposal, in line with Environment Agency guidance.

Delivery

5. Phasing conditions will be attached to planning permissions to ensure that new developments are not occupied until the required water supply, and wastewater capacity is in place.

New and Enhanced Water Services Infrastructure

6. Applicants are not required to demonstrate the need for water infrastructure developments. In considering proposals for water supply, drainage and wastewater development, substantial weight should be given to: