

CONSULTATION STATEMENT



THE FARNHAMS' NEIGHBOURHOOD PLAN 2020 - 2042

(Farnham Common & Farnham Royal)

Prepared by: The Farnhams' Neighbourhood Plan Steering Group

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The Farnhams' Neighbourhood Plan (Farnham Common & Farnham Royal)

(Regulation 22(1)(c) Statement of Farnham Royal Parish Council)

1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the key issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.1 Purpose

This Consultation Statement has been prepared to accompany The Farnhams' Neighbourhood Plan when put forward to Buckinghamshire Council for approval to progress to the examination stage. It is a summary of the consultation process undertaken to engage the community living and working, or having businesses or landed interests, in the parish of Farnham Royal.

The Farnhams' Neighbourhood Plan (designed to cover the period up to 2040) was prepared with the local community in the Parish by the Farnham Royal Neighbourhood Plan Steering Group, in association with Farnham Royal Parish Council and with expert advice, guidance, and support from consultants ONeil Homer. AECOM were also engaged to support the creation of a design code and to undertake the Housing Needs Assessment.

The process that was followed was intended to foster an elevated level of community engagement and feedback. This was achieved using a variety of communication and engagement methods including public meetings, face to face community engagement, direct mail, community surveys, posters, banners, magazines and electronic communications via the various email, social media and online channels used by the village community and the parish council.

Finally, as the draft plan crystallised there has regularly been a neighbourhood plan item on the agenda at most Farnham Royal Parish Council meetings, where the chair of the Parish Council gives an update, and councillors and parishioners can comment and make enquiries. In addition, as the draft plan progressed to completion it was reviewed at annual Parish Council public meetings by various parties including the Chair of the steering group and others involved in the initiative.

1.2 Background information to the Consultation on the Neighbourhood Plan

This journey began in 2016 when the parish council made its Neighbourhood Plan application.

Later in 2106 South Bucks District Council confirmed the designation of the Neighbourhood Area as the entire parish of Farnham Royal.

In 2018 the Neighbourhood Plan Steering Group was formed

The Plan was put on hold in March 2020 due to Covid-19 pandemic and lack of support but restarted with a resident-led steering group in 2022 (see appendix 1).

The final draft of the pre-submission neighbourhood plan was presented to the Parish Council at their 24 July 2023 meeting, where it was approved to commence the Regulation 14 consultation.

The Regulation 14 consultation was conducted online and by postal mail to all households in the Parish over eight weeks from the 8th of January to 25th February 2024 (Statutory and non-statutory consultees, (see appendix 2)). Consultees were contacted directly by the Parish Clerk via email or postal mail.

The draft Neighbourhood Plan included 11 distinct policies, design guidance and codes, housing data and policy maps which were published on the Farnham Royal Parish Council website and shared with the community by postal mail.

2 Production of the Neighbourhood Plan

2.1 Objective & Approach

The objective of the Farnhams' Neighbourhood Plan consultation process was:

- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- Ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- Ensure that results of consultation were shared with local people and available to read (in both hard copy, social media, the Parish Magazine and via the Parish Council's website) as soon as possible after the consultation events.

2.2 Timeline summary

Timing	Activity
July 2016	<ul style="list-style-type: none"> Neighbourhood Plan application
September 2016	<ul style="list-style-type: none"> Neighbourhood area designation – boundary confirmation and final decision report. Evidence gathering begins
May 2018	<ul style="list-style-type: none"> Community engagement meeting and call for volunteers
November 2020	<ul style="list-style-type: none"> Sustainable travel assessment
July - October 2018	<ul style="list-style-type: none"> Steering Group selection process
November 2018	<ul style="list-style-type: none"> Inaugural Steering Group meeting and chair appointed (Appendix 1)
April 2019	<ul style="list-style-type: none"> Burnham Beeches (London Corporation) engagement meeting Consultation draft Local Plan published
October 2019	<ul style="list-style-type: none"> Communicating and executing community workshops (Appendix 3)
March 2020	<ul style="list-style-type: none"> Google survey of resident’s views of workshop outcomes (Appendix 4)
March 2020 – January 2021	<ul style="list-style-type: none"> Covid-19 delays progress
November 2020	<ul style="list-style-type: none"> Sustainable travel assessment
January 2022	<ul style="list-style-type: none"> Quarterly Parish magazine updates commence (Appendix 5)
February 2022	<ul style="list-style-type: none"> Community Facilities and Business’s opinion survey
April 2022	<ul style="list-style-type: none"> Local heritage asset and non-designated assets identification
June 2022	<ul style="list-style-type: none"> Housing needs assessment
January 2023	<ul style="list-style-type: none"> Social media commences (Appendix 6)
February 2023	<ul style="list-style-type: none"> Neighbourhood Plan webpages launched (Appendix 7)
March - April 2023	<ul style="list-style-type: none"> Informal consultation update campaign & online survey (Appendix 8/9)
May - June 2023	<ul style="list-style-type: none"> AECOM report & design code (Appendix 11) Draft plan preparation
July 2023	<ul style="list-style-type: none"> Burnham Beeches (London Corporation) engagement meeting Infrastructure assessment Local green spaces assessment
July – December 2023	<ul style="list-style-type: none"> Steering Group review and final plan creation Pre sub plan sign off by FRPC
January – February 2024	<ul style="list-style-type: none"> Formal consultation on draft Neighbourhood Plan (Appendix 10)
June 2024	<ul style="list-style-type: none"> Final draft of plan approved by FRPC

3. Summary of key issues and concerns raised during the Consultation.

3.1 Feedback summary

The feedback received throughout the development of the Farnhams' Neighbourhood Plan has been positive. The Neighbourhood Plan that has been produced reflects a clear, strong, and coherent vision for the development of the Farnhams through to 2040.

The Farnham's Neighbourhood Plan represents a balanced recognition of the growth of the village over past years, the villages' unique characteristics & limitations and the need to support growth – especially growth that helps rebalance the housing mix with the addition of smaller homes.

When considering growth, the community has prioritised sustainable development within the existing built footprint of the villages.' The Farnhams' community cherishes its green environment, with protecting its greenbelt being its highest priority and has a unique arts and craft character which is highly prized by its residents. The Neighbourhood Plan includes a design code that aims to ensure this character is protected and enhanced.

Please note that a separate summary of the representations received from the statutory bodies below has been prepared in-conjunction with ONeil Homer and is shown in appendix 2.

Representations received from:

- Buckinghamshire Council
- Natural England
- National Highways
- National Grid
- National Gas
- Stoke Poges Parish Council
- City of London Corporation
- Slough Borough Council
- Thames Water

Other statutory bodies were consulted but none have made representations. The representations from Natural England (2), National Highways (3), National Grid (4), National Gas (5) and Stoke Poges Parish Council (6) raised no specific issues on the FSNP. The representation from Slough Borough Council (8) raised only one wording change which has been incorporated.

The table overleaf summarises the feedback received from the community and non-statutory bodies during the Regulation 14 consultation process.

Policy Area	Representation and Response
3.2 Non policy specific	Plan is complicated and technical for some members of the community. Addition of a simplified overview created in the plan foreword.

Policy Area	Representation and Response
3.3 FAR 1	Reframing shared back garden concept and clarifying land ownership. Redrawing of maps to clarify land that is specifically intended to be included in the concept.

Policy Area	Representation and Response
3.4 FAR 1	Mixed views to changing ancient pathway into cycle route. The plan does not directly seek to change the walkway it sets out a long-term vision.

Policy Area	Representation and Response
3.5 FAR 2	Improving narrative around flood management in regard of drainage and dirty water issues. Policy narrative updated (para 3.6)

Policy Area	Representation and Response
3.6 FAR 4	Does FAR 5 and the design code conflict with FAR 4? New clause added to policy to address this representation.

Policy Area	Representation and Response
3.7 FAR 9	Strengthening narrative on 500m presumption against development around Burnham Beeches. No change to the narrative as after reviewing wording the policy accurately reflects the SPD.

Policy Area	Representation and Response
3.8 FAR 11	Concern over energy requirements on new builds limiting any new build opportunities. Policy is refined to focus on performance gap.

Policy Area	Representation and Response
3.9 Non policy specific	A355 traffic congestion and village centre parking. Parking provision and restrictions are outside the provision of the plan.

4. Conclusion

The process to develop this Neighbourhood Plan has provided an excellent opportunity for community engagement across a wide variety of topics that have a significant impact on the daily

lives of all who live in the Farnhams. This engagement was achieved through a deliberate plan of diverse consultative approaches to guarantee the broadest possible outreach within our community. At every stage of the consultative process close attention has been given to all input and feedback to ensure that the final policies are an accurate reflection of the views and aspirations of the Farnhams' community. This has been achieved through the hard-work and dedication of a representative group from the villages. Throughout the engagement process there have been opportunities for residents to reflect upon the recent evolution of the villages' and to consider their future.

Appendix 1

Farnham Royal neighbourhood development plan steering group

Terms of reference

1. Introduction

1.1 Farnham Royal Parish Council has determined that it should produce a Neighbourhood Plan in pursuance of the Government's Localism Act 2011. In order to produce this plan, the Parish Council has established a Neighbourhood Plan Steering Group to prepare a draft Neighbourhood Plan which will be submitted to Buckinghamshire Council for independent examination and finally put to a public referendum.

The Parish Council has advised Buckinghamshire Council of the intent of the residents of Farnham Royal in consultation with other stakeholders to produce a Neighbourhood Plan for submission.

1.2 The Parish Council has conveyed the drafting of the Neighbourhood Plan to the steering group, however major financial decisions and process decisions will continue to be overseen by the Parish Council, via recommendations made by the steering group and taken forward by liaison Councillors to the Full Council meeting for approval. The steering group will be involved in all aspects of the development of the Neighbourhood Plan.

1.3 The Neighbourhood Plan shall address all matters set out by the Localism act 2011 and will seek to:

- a) Identify all the important aspects of life in the Parish which are to be considered for planning purposes in the future;
- b) bring forward proposals which will enhance the quality and wellbeing of life in the Parish in the years to come; and
- c) provide a framework for future use and protection of land within the Parish area.

2 Terms of Reference

2.1 In establishing the steering group, it is deemed appropriate that the group is provided with and accept the following terms of reference:

2.2 The steering group will be formed from residents and the local business, education, and recreation communities of Farnham Royal, together with relevant stakeholders. Elected members or officers of the Parish Council may also be members of the steering group.

2.3 The steering group will work with chosen planning consultants to scope out the main issues and prepare draft policies for the emerging neighbourhood plan.

3. Roles and Responsibilities

3.1 The steering group will:

- a) Promote the process of preparing the Neighbourhood Plan, be encouraged to participate and provide their views and opinion on the specific topics which are covered in the preparation of the plan;
- b) arrange meetings and appoint sub-groups to gather views, information and consult on the emerging policies which are considered appropriate for incorporation into the emerging plan;
- c) assess existing evidence about the need and aspirations of the Parish.
- d) Liaise with relevant organisations to secure their input in the process;
- e) develop guiding principles and policies to guide the Neighbourhood Plan.
- f) Appoint professional planning and other relevant expertise that may be required during the development of the plan to ensure conformity to national and local policy and that the plan will be sound and robust to stand for independent examination.
- g) Inform the Parish Council of progress on a regular basis;
- h) support the Local Planning Authority and the Parish Council during the referendum process.

3.2 The Parish Council will:

- a) Support the preparation of the Neighbourhood Plan providing sufficient assistance and financial resources to ensure that the plan is prepared expeditiously providing that the overall expenditure falls within the budget allocated by the council.
- b) Facilitate, if required, contact with the relevant statutory bodies or parties who must be consulted during the plan making process.
- c) Carry out all statutory duties contained in the Neighbourhood Planning (General) Regulations 2012 (as amended) and engage with Buckinghamshire Council during the referendum process of the plan for which the principal authority is responsible;
- d) following the preparation of the draft plan and with the agreement of the group, submit the plan to the Local Planning Authority for inspection and independent examination.

3.3 All members of the steering group will

- a) Declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the group. This may include membership of an organization, ownership of interest in land (directly or indirectly) or a business or indeed any other matters likely to be relevant to the work undertaken by the steering group.
- b) Ensure that there is no discrimination in the plan making process and that it is a wholly inclusive, open, and transparent process to all groups in the Parish and to those wishing to undertake development or be involved in the plan making process.
- c) Work together for the benefit of the communities established in the Parish.

d) Treat other members of the group with respect and dignity, allowing members to express their views without prejudice and interruption.

e) Any decisions taken by the steering group, other than those delegated to appointed officers or consultants, will be carried forward of the majority are in favour at any given meeting.

3.4 Steering Group Chairperson

a) The steering group shall elect a Chairperson from their number.

b) If the Chairperson is not present, the members shall elect a Chairperson for the meeting amongst their number.

c) The Chairperson shall be elected for the duration of the project. If he/she/they resign during that period, then a further vote will be undertaken, to elect a new Chairperson.

4 Meetings

4.1 The steering group will aim to meet monthly, although there may be a need to meet more frequently as is necessary.

4.2 Meetings shall normally be held at 6.00pm in the Parish Council Office.

4.3 All meeting shall be open and may be attended by residents, the local business community and other relevant stakeholders

4.4 The steering group and its sub groups will keep minutes of meetings which will be open to the public to scrutiny. These will be published on the neighbourhood plan page of the Parish Council website and on notice boards or such other prominent places as may be decided.

4.5 Notices, agendas, minutes, and associated papers will be emailed where possible to all steering group members, three days prior to the meeting.

4.6 The minutes of each steering group meeting will be taken back to the Full Council for review.

4.7 The Terms of reference will be reviewed every six months throughout the project and amended as required.

Appendix 2

Statutory and non-statutory consultees including stakeholders, local businesses, and organisations:

The Farnham's Local Community Uses and Pubs	Farnham Royal
1. St Marys Farnham Royal Church of England primary school, Church Road	2. Farnham Royal Cricket Club, Church Road
3. Dukes Head Public House, Beaconsfield Road	4. Wise Owls Pre School, Farnham Royal Village Hall, Farnham Lane *
5. Farnham Royal Men's Club, Farnham Lane	6. Farnham Royal Village Hall, Farnham Lane
7. Farnham Park National Baseball & Softball Complex, Beaconsfield Road	8. Farnham Park Playing Fields, Beaconsfield Road
9. Unity Martial Arts Academy & Fitness Centre, Farnham Park playing fields	10. Dair House School, Beaconsfield Road
11. The Crown Inn, Crown Lane	12. Chandos Lodge Nursing Home, Blackpond Lane
13. The Emperor Public House, Blackpond Lane	14. Caldicott Preparatory School, Crown Lane
Farnham Common	15. Southmead Doctors Surgery, Blackpond Lane
16. The Victoria Public House, Victoria Road	17. Little Oaks Montessori Nursery School, Brian Jubb Hall, Victoria Rd *
18. St Johns Church, Victoria Road	19. Farnham Common Village Hall, Victoria Road
	20. Farnham Common Community Library, Victoria Road
21. The Foresters Public House, Farnham Common	22. Living World International Church, The Broadway, Beaconsfield Road
23. The Stag and Hounds Public House, The Broadway, Beaconsfield Road	24. Royal Oak Public House, Beaconsfield Road
25. Farnham Common Infant School, Beaconsfield Road	26. Farnham Common Junior Scholl, Sherbourne Walk
27. Farnham Common House, Care Home, Beaconsfield Road	28. Farnham Common Sports Club, One Pin Lane
29. Farnham Common Tennis Club, One Pin Lane	30. Millwood House Private Day Nursery, Beaconsfield Road
Local Shops & Businesses	
Farnham Royal	1. Krisi's Hand Car Wash & Valeting, The Farnham Pump carpark
2. Farnham Pump Superstore, 2, A 355	3. Penstone Veterinary Group Ltd Vets, Sospel Court
4. Farnham Common Nurseries Ltd, Crown Lane	5. Wilkinson Sports & Leisure, Crown Lane
6. Bishop Sports & Leisure Ltd, Crown Lane	7. Richmond Publishing Co Ltd, Allerds Way
8. Palmbrokers, Allerds Way	9. Botanica Nurseries, Crown Lane
Farnham Common	
10. Kingsway Garage, Kingsway	11. Womb, The Broadway, Beaconsfield Road
12. Tru Barbers, The Broadway, Beaconsfield Road	13. Clayton Stoke Solicitors, The Broadway, Beaconsfield Road
14. Ridgewells Widows and Conservatories, The Broadway, Beaconsfield Road	15. Bespoke Hairdressing, The Broadway, Beaconsfield Road
16. Izmir Turkish Restaurant, The Broadway, Beaconsfield Road	17. Tesco Express, The Broadway, Beaconsfield Road
18. Smart Tech, The Broadway, Beaconsfield Road	19. Age Concern, The Broadway, Beaconsfield Road
20. Simply Flooring, The Broadway, Beaconsfield Road	
21. Home and Interiors, The Broadway, Beaconsfield Road	22. The Handy Man, The Broadway, Beaconsfield Road
23. Costa Coffee, The Broadway, Beaconsfield Road	24. La Cantina Del Vino, The Broadway, Beaconsfield Road
25. La Cantina takeaway, The Broadway, Beaconsfield Road	26. Cantina Deli, The Broadway, Beaconsfield Road
27. Vacant premise	28. Sainsburys Local, The Broadway, Beaconsfield Road

29. Lloyds Chemist, The Broadway, Beaconsfield Road	30. Broadway Auto Centre, The Broadway, Beaconsfield Road
31. Carling Dental Practise, The Broadway, Beaconsfield Road	32. The Cathcot Clinic, The Broadway, Beaconsfield Road
33. Nova Kitchens, The Broadway, Beaconsfield Road	34. Memories of India, The Broadway, Beaconsfield Road
35. Beeches Eco Café, Beeches, Lord Mayors Dr, INSIDE	36. Coral Betting, The Broadway, Beaconsfield Road
37. Vacant premise	38. Fine Grooming by M&C, The Broadway, Beaconsfield Road
39. Dere Mangel, The Broadway, Beaconsfield Road	40. Thames Hospice, The Broadway, Beaconsfield Road
41. Grooms Florist and Gadget Point, The Broadway, Beaconsfield Road	42. Hilton, King & Locke Estate Agents, The Broadway, Beaconsfield Road
43. Aztec Ceramics, The Broadway, Beaconsfield Road	44. Runners Retreat, The Broadway, Beaconsfield Road
45. Ashford Kitchens and Interiors, The Broadway, Beaconsfield Road	46. Two Brothers Fish & Chips, The Broadway, Beaconsfield Road
47. Duran's Café, The Broadway, Beaconsfield Road	48. Tanning Planet, The Broadway, Beaconsfield Road
49. W H Smith Local and Post Office, The Broadway, Beaconsfield Road *	50. Lynn's Nails, The Broadway, Beaconsfield Road
51. Foreman King, Estate Agents, The Broadway, Beaconsfield Road	52. True Beauty, The Broadway, Beaconsfield Road
53. My Boutique, The Broadway, Beaconsfield Road	54. Sunrise Dry Cleaner, The Broadway, Beaconsfield Road
55. Ginger Rabbit, 7 Robin Parade, The Broadway	56. The Beeches Garage, Beeches Road

REGULATION 14 ANALYSIS NOTE OF STATUTORY BODY REPRESENTATIONS

Statutory consultation bodies	Organisations
(a) where the local planning authority is a London borough council, the Mayor of London;	n/a
(b) local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local	Buckinghamshire Council, Cherwell District Council, South Northamptonshire Council
(b) local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local	Stoke Poges Parish Council, Hedgerley, Burnham, Slough Borough Council
(c) the Coal Authority	The Coal Authority
(d) the Homes and Communities Agency (Replaced by Homes England and Regulator of Social Housing)	Homes England
(d) the Homes and Communities Agency	Homes England
(d) the Homes and Communities Agency	Homes England
(e) Natural England	Natural England
(f) the Environment Agency	Environment Agency
(f) the Environment Agency	Environment Agency
(g) the Historic Buildings and Monuments Commission for England	Historic England
(h) Network Rail Infrastructure Limited (company number 2904587);	Network Rail
(h) Network Rail Infrastructure Limited (company number 2904587);	Network Rail
(i) a strategic highways company - any part of whose area is in or adjoins the neighbourhood area;	
(ia) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;	Highways England
(i) a strategic highways company - any part of whose area is in or adjoins the neighbourhood area;	
(ia) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;	Highways England (replaced by National Highways)
(j) the Marine Management Organisation(6);	Marine Management Organisation
(k) any person—(i)to whom the electronic communications code applies by virtue of a direction given under section 101 of the Communications Act 2003;	Mobile UK
(l) where it exercises functions in any part of the neighbourhood area —	
(i) an integrated care board established under Chapter A3 of Part 2 of the National Health Service Act 2006	
(ia) the National Health Service Commissioning Board;	NHS England
(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	Scottish & Southern Electricity Networks
(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	National Grid
(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	Balfour Beatty
(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	Western Power
(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	UK Power Networks
(iii)a person to whom a licence has been granted under section 7(2) of the Gas Act 1986	E.S. Pipelines Limited
(iv) a sewerage undertaker; and (v) a water undertaker;	Thames Water, Anglian Water
(v) a water undertaker;	Affinity Water
(m)voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	
(n)bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	
(o)bodies which represent the interests of different religious groups in the neighbourhood area;	
(o)bodies which represent the interests of different religious groups in the neighbourhood area;	The United Benefice of Farnham Royal With Hedgerley
(o)bodies which represent the interests of different religious groups in the neighbourhood area;	The Farnhams & Hedgerley Community Church
(o)bodies which represent the interests of different religious groups in the neighbourhood area;	Living Word International Church
(p)bodies which represent the interests of persons carrying on business in the neighbourhood area;	
(p)bodies which represent the interests of persons carrying on business in the neighbourhood area;	
(p)bodies which represent the interests of persons carrying on business in the neighbourhood area;	Buckinghamshire Business First
(p)bodies which represent the interests of persons carrying on business in the neighbourhood area; and	Buckinghamshire Local Enterprise Partnership
(q)bodies which represent the interests of disabled persons in the neighbourhood area.	
	Farnham Common Community Library
	Farnham Common Village Hall
	Farnham Royal Village Hall
	Freemantle Trust
	Paradigm Housing
	L&Q Housing
	Salvation Army
	Farnham Common Sports Club
	Farnham Park Playing Fields
	Royal British Legion
	Girl Guides
	Farnham Common Village Schools
	St Mary's Farnham Royal CE Primary School
	Burnham Beeches SAC

Statutory Bodies April 2024

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the Farnhams' Neighbourhood Plan (FSNP) during its recent 'Regulation 14' consultation period. It recommends the main modifications to the FSNP so that it may be submitted to the local planning authority, Buckinghamshire Council (BC), to arrange for its examination and referendum.

2. Representations

2.1 Representations have been received from:

1. BC
2. Natural England
3. National Highways
4. National Grid
5. National Gas
6. Stoke Poges Parish Council
7. The City of London
8. Slough Borough Council
9. Thames Water

2.2 Other statutory bodies were consulted but none have made representations. The representations from Natural England (2), National Highways (3), National Grid (4), National Gas (5) and Stoke Poges Parish Council (6) raised no specific issues on the FSNP. The representation from Slough Borough Council (8) raised only one wording change which has been incorporated.

3. Analysis

3.1 This note focuses only on suggested modifications of greater substance as all those of minor consequence, including wording changes, can be addressed in finalising the document.

General Comments

3.2 Thames Water (9) has requested that an additional policy be added to the FSNP which includes a specific reference to the key issue of water efficiency and consumption, the provision of wastewater/sewerage and water supply infrastructure. It is not considered appropriate to make additional policy provisions at such a late stage in the process. In any case, the provisions of South Bucks Core Policy 6: Local Infrastructure Needs in the adopted development plan requires new development to provide for the necessary infrastructure needs arising from the proposal. Its provisions can be clarified with the updated information provided by Thames Water. It is therefore recommended that paragraph 3.6 of the FSNP is updated as follows:

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). This includes the provisions of Core Policy 6 on the requirements of new development. To that end water utility companies have confirmed that for development in Farnham Royal Parish, developers are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement

requirements. As the area is defined as water stressed, it should also be noted that BC use planning conditions with regards to water efficiency and consumption for new residential development to secure a maximum water use of 105 litres per head per day using the ‘Fittings Approach’ in Table 2.2 of Part G of the Building Regulations.

3.3 The City of London (7) express the view that the FSNP does not adequately recognise or celebrate Burnham Beeches SAC and the absence of a specific policy on this is a ‘fundamental oversight’. The Parish Council (PC) reassures the City of London that it does acknowledge the value of Burnham Beeches and points them to the numerous references throughout the FSNP including the policy wording, supporting text and introductory sections, where it states that the asset is ‘greatly appreciated by residents and visitors alike.’ In reality, there is very little policy space in this area for the FSNP to occupy. This is owing to the SSSI and SAC designations already afforded to the Burnham Beeches, in addition to the fact that only a very small part of the SAC and SSSI lies within the parish boundary. Beyond what is already stated in the FSNP (particularly policies FAR1 and FA2), there is little else to add which would see a tangible benefit for the Burnham Beeches.

3.4 The City of London (7) make a number of suggestions to how they would like to see traffic and road issues addressed. These include a car free zone, designating ‘quiet lanes,’ reducing speed limits and introducing traffic calming measures. Whilst the PC acknowledges that these traffic management strategies could lead to beneficial outcomes for residents and the Burnham Beeches, they are outside the scope of the FSNP as they do not relate to planning or land use.

FAR1 (Rural Resilience)

3.5 BC (1) states that clause A of FAR1 does not read like a policy and as such, should be moved to the supporting text. This policy was developed in collaboration with the neighbouring Stoke Poges Neighbourhood Plan which went through Reg 14 in 2023 without receiving any such comments and has now been submitted for Reg 15. As the same policy is intended to be applied in both parishes, it is considered appropriate to retain the policy wording as it is for consistency.

3.6 BC (1) has requested that a separate map showing just the ‘shared back woodland’ and its proposed walking and cycling route is inserted under the policy to aid ease of understanding. It has since been noted that the ‘shared back woodland’ was omitted from the individual Green and Blue Infrastructure maps. It is therefore recommended that an additional map is inserted under the FAR1 supporting text and the ‘shared back woodland’ is added to the Green and Blue Infrastructure maps.

3.7 BC (1) states that FAR1 may be contrary to biodiversity management of Ancient Woodland as some habitats should not be disturbed by the public. The intent of this policy is not to increase uncontrolled access and it should still be limited to public rights of way, now and for the foreseeable future. If the PC can secure ownership at some point in the future, they will allow and manage access in a responsible manner.

3.8 BC (1) states that as the route is mainly only footpath, a firm policy is required to upgrade this to a bridleway to accommodate cycling. The designation of the route in question as a bridleway is outside the scope of the FSNP. The policy intention is to establish the principle of

the 'shared back woodland' and set out a long-term strategy to focus on bringing opportunities for new activities to Brockhurst Woods.

3.9 The City of London (7) considers that FAR1 and FAR2 do not recognise the impact of development on Burnham Beeches SAC and suggests the policy should be changed to reflect the need for protection. The FSNP is not advocating for development which would cause such harm, and this is set out in the vision and objectives section where it is stated 'It is also important to ensure that the special habitats at Burnham Beeches SAC is appropriately safeguarded.' Furthermore, the supporting text of FAR1 point out that the establishment of the 'shared back woodland' could alleviate recreational pressure on the Burnham Beeches. Clause B of FAR2 explicitly states that 'Proposals that will harm the functionality or connectivity of the Network... will not be supported'. As Burnham Beeches are identified as part of the Network, it is considered the current policy provision goes far enough in mitigating any negative impacts of development on Burnham Beeches SAC.

3.10 The City of London (7) suggests further policy clarification is added to state that it does not apply to land within 500m of the SAC where additional requirements exist to protect the SAC from additional planning development. It is therefore recommended that clause B of FAR1 is updated as follows:

Development proposals that lie within or are adjacent to the 'shared back woodland' and are outside Burnham Beeches SAC 500m presumption against development zone 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.

FAR2 (Green and Blue Infrastructure)

3.11 BC (1) suggests that additional policy wording is added to encourage other biodiversity enhancements to be incorporated into new developments, such as bat boxes. It is therefore recommended that clause D of FAR2 is updated as follows:

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, and the provision of integrated swift and bat boxes will be supported, provided they are consistent with all other relevant policies of the development plan.

3.12 BC (1) suggests that additional policy wording is added to clarify the case of baseline high distinctiveness habitats to avoid confusion. It is therefore recommended that clause E of FAR2 is updated as follows:

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. In the case of baseline

high distinctiveness habitats, the development should be avoided in the first instance and the mitigation hierarchy to be followed.

3.13 BC (1) suggests that reference should be made to the Forward to 2030 – Buckinghamshire & Milton Keynes Natural Environment Partnership (<https://bucksmknep.co.uk/forward-to-2030/>). It is therefore recommended that the Biodiversity Action Plan is referenced in the supporting text of FAR2.

3.14 BC (1) has pointed out that it is difficult to distinguish between Additional Floodplain Woodland, Runoff Attenuation features at 1/100 APF on the Natural Flood Management map. It is therefore recommended that the map is updated so these features can be more clearly distinguished.

3.15 BC (1) suggests that the data from the Thames RFCC NFM opportunity (2020) dataset be added to the map showing Natural Flood Management opportunities. Having looked for this online, it does not appear that any dataset or map showing the additional opportunities is currently publicly available. It is therefore recommended that the PC contact the lead flood authority to request this data.

3.16 The City of London (7) has interpreted the intention of this policy as seeking the establishment of an informal Suitable Alternative Natural Green Space (SANG) for The Farnhams. They have suggested that this is upgraded to the establishment of a formal SANG. Whilst the PC is supportive of this in principle, the establishment of a formal SANG is not something that is usually brought forward through a Neighbourhood Plan, especially in an area like the Farnhams where there is not a sufficient level of development coming forward to deliver this.

FAR3 (Local Green Spaces)

3.17 The City of London (7) may have misinterpreted the intention of this policy by pointing out that it does not recognise the Burnham Beeches. The policy designates a series of Local Green Spaces in accordance with §105 - §107 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 §152 of the NPPF and of the ‘very special circumstances’ tests in the NPPF when determining planning applications located within a designated Local Green Space. Furthermore, the neighbourhood plan can only designate Local Green Spaces that are within the parish boundary. There is a small part of Burnham Beeches that falls within the parish boundary to the north-west, however this is already within green belt. Therefore, designating this part of Burnham Beeches as a Local Green Space would have no beneficial impact in terms of protecting against development.

FAR5 (Design Code)

3.18 BC (1) make a number of recommendations for amendments to the Farnhams’ Design Code. It is therefore recommended that the comments are accommodated.

FAR6 (Local Heritage Assets)

3.19 BC (1) have suggested that the policy be expanded to include archaeological sites and supporting text should be added which recommends that development proposals should, as a minimum, consult with the Historic Environment Record (HER) and consider the impact on the whole archaeological resource, in accordance with NPPF §200. BC have recommended that the Archaeological Notification Areas are added to the policies map and insets. On BC's website, there is a link to an ArcGIS map showing these sites, however the link shows an error message and there are no other public data sources which show these sites. It is therefore recommended that the presence of Archaeological Notification Areas in the parish is noted in the supporting text, for which the provisions of NPPF §200 and South Bucks Core Strategy Policy 8 should apply.

3.20 BC (1) have suggested the policy wording is changed so that rather than there being a need for public benefit to outweigh the harm or loss to a Local Heritage Assets, the focus is on coming to a 'balanced judgement'. This is to bring the policy in-line with NPPF §209 as references to 'public benefit' are reserved for designated heritage assets e.g. listed buildings. It is therefore recommended that clause A of FAR6 is updated as follows:

The Neighbourhood Plan identifies a number of buildings and structures as set out in Appendix B as Local Heritage Assets. The effect of an application on the significance of an identified local heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect a local heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

FAR9 (Farnham Common Village Centre)

3.21 The City of London (7) acknowledge the tension between the 500m exclusion zone around Burnham Beeches SAC and the desire to keep the Broadway vibrant and provide smaller homes in the parish. They are of the opinion that currently the FSNP reads negatively towards Burnham Beeches and doesn't recognise the positive aspects of the exclusion zone. As stated in response to the general comments, the PC fully acknowledges the value of Burnham Beeches and the benefits it provides to the local residents. However, it has become evident over recent years that there is a threat posed to the vitality and viability of village and town centres. The Farnham Common Village Centre is no exception to this, and it was therefore deemed necessary and appropriate to include a policy which protects the existing commercial, business and service facilities as well as encouraging new services to come forward through mixed use development schemes. The policy wording directly references Burnham Beeches SAC SPD presumption against development resulting in net new residential homes which aims to prevent increased pressure on Burnham Beeches as a result of new development. It is also worth noting that some of the trade that takes place in the Village Centre is with visitors to the Burnham Beeches.

FAR10 (Sustainable Travel)

3.22 BC (1) comment that the policies map and insets showing 'key locations' as part of the sustainable travel network are not precise enough. They also point out that the 583-bus service

has not been included on the maps. It is therefore recommended that the policies map and insets are revised to reflect these comments.

3.23 BC (1) also suggest that the existing National Cycle Route should be included, in addition to the extended section to the north that is shown. Having reviewed this, it is not entirely clear which route BC are indicating is not already shown on the policies map. It is recommended that Bucks Council is invited to respond to the specific request.

4. Conclusions & Recommendations

4.1 The representations suggest that further clarification and detail is required. However, it is considered that only minor modifications will be necessary to improve the clarity and application of policy wording. Once the modifications from this report have been made, it is recommended that the FSNP can proceed to the Regulation 15 submission stage without further consultations.

Appendix 3

Community Workshops - October 2019. Example outputs



THE NEIGHBOURHOOD PLAN
PUBLIC MEETING 3.10.19
Farnham Common Village Hall

This meeting had been publicised in advance via social media, websites and a leaflet drop.

There were 15 members of the villages present and 4 committee members

After a welcome and a short presentation by the Chair of the Neighbourhood Plan Steering Group (Phil Rudd), people were asked to divide into 3 groups and, with the help of facilitators, consider four questions:

- What we like about our villages
- What we would like to protect
- What we would like to encourage
- What we would like to change

The responses have been collated as follows:

WHAT WE LIKE ABOUT THE VILLAGES

- a) Community & 'Feel'**
- People are very friendly and know each other
 - Lots of volunteers who help maintain the community
 - Good spirit and feel
 - Safe and clean
 - Being part of a diverse community
 - Caring
 - The Farnhams' magazine
 - Local doctor and dentist
 - Local facebook
 - Library
 - Good local schools
 - Village hall
 - Sports club
 - Scout and Guiding movement
 - Accessibility of the parish offices, meetings and members

- b) Environment**
- Burnham Beeches, its proximity, walks, events (lots of comments)
 - The Orchard
 - Green spaces
 - Lack of noise pollution
 - Limited number of planes flying overhead

- c) Events**
- Christmas village activities and lighting
 - Cinema nights
 - Events for children and adults organised by the library
 - Village horticultural show
 - Open gardens
 - Floral displays in the village centre

- d) Local Businesses**
- Diverse range of shops and easily accessible
 - Diverse range of restaurants
 - The Handyman
 - Supermarkets
 - Retaining a post office
 - Local garages
 - Pubs

WHAT WE WOULD LIKE TO PROTECT

Generally all of what was liked!

- a) Environment**
- All green spaces including The Beeches and The Orchard - every group said this
 - Green belt (many comments)
 - Local architecture
 - Wildlife
 - Hedges and trees
 - Woodlands

b) Events

- Village show
- Open gardens
- Library events

c) Community

- Local businesses, no more chains

- The village atmosphere
- Play areas
- Our say in what happens to our local area
- Village hall and other venues
- The local schools to continue their visits to FC house
- Public toilets in car park
- Doctor, chemist and dentist
- Library (lots of positive comments)
- Schools (lots of positive comments)
- School playing fields

WHAT WE WOULD LIKE TO ENCOURAGE

a) Community

- Involving older people, maybe a befriending service, pair young and old
- More affordable housing
- Affordable after school and breakfast clubs
- Activities for 10-18 year olds, perhaps a youth centre
- Encourage participation from all villagers including minority groups
- More diverse village events
- Farnhams' Magazine distribute to local restaurants and coffee shops
- Community involvement in planning
- Scouting and Guiding
- More clubs for children
- Increase awareness of community events (not everyone has Facebook)
- Council/community relationship e.g. more involvement of council in local events, joining in (lots of comments)

b) Local Businesses

- Lower rates for independent retailers for 1-2 years to encourage start ups
- Open days for all shops, a 'village shop event' with cake etc
- Encourage increased footfall on east side of village (shadier side)
- Help local businesses to enable them to continue
- Easier access to stop and shop e.g. free car park for 30 mins

c) Health

- Local community gym
- Mini sporting events for adults and children e.g. park run, 5-a-side football, 'triathlon'
- Community led walks and better signs for local walks
- Fitness routes
- Outdoor gym

d) Environment

- Safer environment to protect children walking to and from school
- More thought about the 'look' in the village centre, the Dell, Kingsway.
- Make it 'prettier' e.g. bulbs and wild flowers on verges, more flower displays. Perhaps have planting to augment local species
- Sustainable transport e.g. charging point for electric vehicles
- Cycle racks and paths
- Safer walking routes

WHAT WE WOULD LIKE TO CHANGE

a) Environment and Planning

- Retrospective planning being allowed too easily
- Misleading signage in Burnham Beeches
- More prompt action dealing with travellers
- Limit the current overuse of in-filling
- Developers to give back to the community
- New builds to be in keeping with existing stock and 'tone' of the area
- Keep green spaces
- Reduce mass development unless infrastructure is in place
- CCTV on High Street
- More preventative measures for fly tipping (lot of comments)
- Fibre broadband
- Re-vamp design of village centre to make it more attractive/appealing as its changing for the worse
- The green by Kingsway needs upgrade, new design (several comments)
- More barriers and plants between road and pedestrians
- Wildflowers/bulbs in verges, augment local species
- Aircraft noise and pollution

b) Community

- Reduce community apathy
- Play areas: new and upgrading of existing
- Repair Guide Hut roof
- Increased responsiveness from local council and more visibility

c) Local Businesses

- Pop-up shops enabled in empty units
- Replace empty shops more speedily
- Too many estate agents

bidderem and encourage use of local businesses

- To limit the parking in car park or use the time to ease parking
- Transport to local secondary schools
- Beeches
- Roadside an annual change in the village
- Improve public transport
- Roadside
- Traffic lights at the end of the wood
- Make area more congenial
- Generally prefer a speed limit on the road
- To limit the parking in car park or use the time to ease parking
- To limit the parking in car park or use the time to ease parking
- To limit the parking in car park or use the time to ease parking
- To limit the parking in car park or use the time to ease parking

the environment

(they were)

- The environment

THE FARNHAMS NEED YOU

The Parish Council needs help to design a **Neighbourhood Plan** to keep our villages great in the future.

Tell us what you want to keep, change, protect and encourage.



- Workshops to give your views on the future of the village:
 - Farnham Common Village Hall on 3rd October at 8 pm**
 - Farnham Royal Village Hall on 6th October at 8 pm**
- Post ideas in the postboxes around the village (available in October) or phone us on 01753 643518
- Look for updates on the Farnhams Community Facebook Page, the Farnhams Magazine and the Parish Council's website
- Send ideas to our email at thefarnhamsneighbourhoodplan@gmail.com
- Complete the survey which will be issued in early 2020

Appendix 4

Google Survey - March 2020

12/02/2020

The Farnhams: Have Your Say

The Farnhams: Have Your Say

We need to collect a bit of information about you to evidence your feedback to the parish council and to ensure we're not double-counting people.

* Required

1. Please could you provide your house number/name and postcode *

2. And your age group

Mark only one oval.

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 54-64
- 65-74
- 75 or over
- Prefer not to say

3. For how long have you lived in the Farnhams?

Mark only one oval.

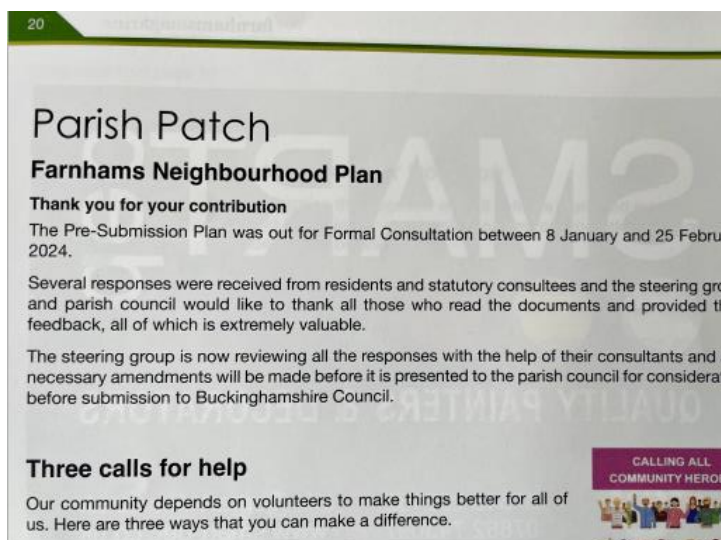
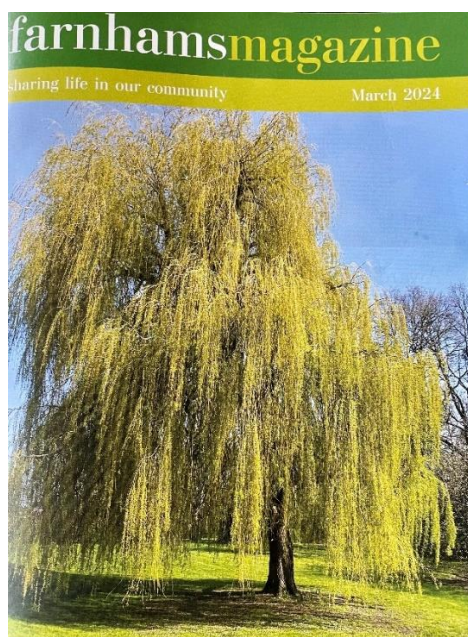
- Under a year
- 1-5 years
- 5-10 years
- 10-20 years
- Over 20 years

About the Village

<https://docs.google.com/forms/d/18qqpkj07470mbw83LhVQ8XmTtydU6LUz0Dzci/e8t>

Appendix 5

Parish Magazine commences - From January 2022 updates circulated to all residents in the Parish on a quarterly basis.



Appendix 6

Social media commences - January 2023

group cover photo.
Admin 19 Apr 2022 · 📷

Filters Posts you've seen Most

Farnham Royal Parish Council
8 Jan · 🌐

We want to hear from you...Your postman is delivering a bitesize version of the Pre-Su... See more

The Farnhams Neighbourhood Plan

PUBLIC CONSULTATION We Need Your Views

Notification of formal consultation on the Farnhams Neighbourhood Plan (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

The draft Neighbourhood Plan and supporting documents are available at: www.farnhamroyal-pc.gov.uk/neighbourhood-plan

You can send your comments to: clerk@farnhamroyal-pc.gov.uk

This consultation runs as follows:
8 January 2024 – 25 February 2024

If you need a hard copy of the Plan or would like to comment by letter or need more information, please contact the Parish Council at: Farnham Royal Parish Council

Seen by everyone

Like Comment Send

updated the description.
Admin 19 Apr 2022 · 📷

A Steering Group of independent local volunteers appointed by the Parish Council to help create a Neighbourhood Plan for the

Appendix 7

Neighbourhood Plan Website launched - February 2023

FRPC Parish Council
for The Farnhams

Home News Parish Council Projects The Farnhams Planning Contact

FARNHAM ROYAL NEIGHBOURHOOD PLAN 2023-2040
Creating a better future for the Farnham's

Find us on Facebook @Farnham's Neighbourhood Plan Steering Group

Welcome to the Farnham Royal Neighbourhood Plan page.

Here you can find useful information about the Neighbourhood Planning Process and specifically information on the work being done for the residents of Farnham Common and Farnham Royal to develop a plan for the future of the two villages.

The Neighbourhood Plan Steering Group has been working since late 2019 in consultation with residents to gather insights and data to build a plan which will help guide in the future development of the Farnham's up to 2040.

Appendix 8

Have Your Say Campaign: March – April 2023
Placement A4 Posters & Banners



Windows & / or Noticeboards: Black Cat, Grooms, Hilton King & Locke, Runners Retreat, Stag & Hounds Pub, Durans, Post Office, My Boutique, Halfords, Sainsbury's, Costa, The Handyman, Simply Flooring, Clayton Stoke Solicitors, Farnham Common and Royal Churches, Farnham Common Village Hall, Farnham Common PC Notice Boards, Farnham Royal and Common Schools, Emperor Pub, Southmead Surgery, Signature Care Home, Royal Oak Pub, Farnham Common Library, Thames Hospice charity shop, Age Concern, Little Oaks Nursery and Tesco.

Lampposts: **Farnham Royal** - Devonshire Green, Fairfield Lane, Blackpond Lane / Spring Lane, Blackpond Lane / Scotland Drive, Beaconsfield Road / Sospel Court (**Banner**) and Kingsway (**Banners**)
Farnham Common - Rosewood, Fresham Walk, Beeches Road, The Dell (**Banner**), Ingleglenn, The Avenue, Barn Close / Hammond End, One Pin Lane, Mayflower Way, Mayflower Way / Sherborne Walk, Victoria Road and Parsonage Lane

Appendix 9

Have Your Say questionnaire – February 2023

Farnham Royal Parish Council Neighbourhood Plan 2023 - 2040
Residents Questionnaire - Closing date for responses: 28th April 2023
 Your responses to this questionnaire will help us to confirm that these outline policies continue to reflect the key priorities of the community. Thank you.
 Email: You may email the Clerk at any time to have this removed from our records.

Address: This is needed for analysis of the responses, to identify those from existing residents.

Postcode: This is needed for analysis of the responses within our area.

1. Do you think that we have the right type of policies to protect, encourage and change the local area? If not, what is missing?

2. Are there any buildings or structures that you think are worthy candidates for local listing? This is to ensure care is taken over decisions affecting the future of these buildings or structures, so they don't lose or damage features that make them special unnecessarily if changes are made to them.

3. Are there any good/bad examples of design in recent developments in the area that we should highlight to future developments to encourage/avoid?

4. Which green spaces do you value most? These are not necessarily just areas designated as greenbelt, for example, areas which are important in terms of biodiversity, recreation and leisure or the appearance of the villages.

5. Do you walk, cycle, or use public transport? If not, what is stopping you?

6. Which local community facilities and local businesses are most important to you?

7. What can be done to encourage younger adults to stay and live in our villages?

8. Do you have any additional feedback or comments?

Privacy
 The information you have supplied is being collected in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) and will be used to inform the preparation of the Neighbourhood Plan.
 By responding to this consultation, you are accepting that your responses will be made available for public inspection and published online in accordance with the Act stated above. However, other personal information such as email addresses will not be published.

After the end of the representations period, the Council will submit all comments received to the Examiner in a secure manner; this will include any personal data you have supplied.

Data will be processed and held securely and in accordance with the Data Protection Act 2018 and UK General Data Protection Regulation (and any updates). Your personal information will be retained securely until the end of the Neighbourhood Plan planning period plus 1 year, or until superseded plus 1 year, or the Neighbourhood Plan is withdrawn or expires plus 1 year whichever is the earlier date (local retention policy).

The security and privacy of individuals' personal data will always be a priority to the FRPC Neighbourhood Plan Steering Group. Please see the end of this page for further details. 'Personal data' will be retained until the termination of the FRPC Neighbourhood Plan or until you request that such data be deleted.

Appendix 10

Formal Consultation – 8 January 2024 to 25 February 2024



The Farnhams Neighbourhood Plan

PUBLIC CONSULTATION
We Need Your Views

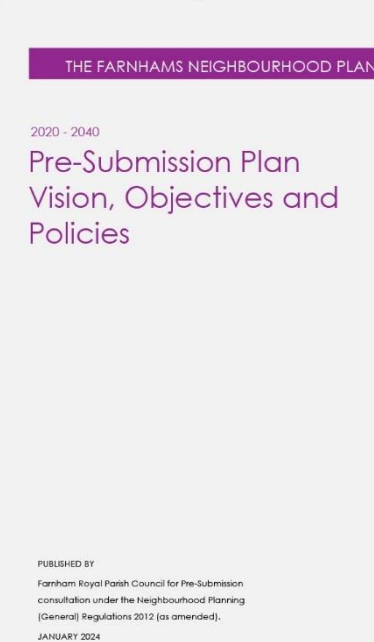
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You can send your comments to: clerk@farnhamroyal-pc.gov.uk

This consultation runs as follows:
8 January 2024 – 25 February 2024

If you need a hard copy of the Plan or would like to comment by letter or need more information, please contact the Parish Council at:
 Farnham Royal Parish Council
 Farnham Common Village Hall
 Victoria Road
 Farnham Common
 Buckinghamshire SL2 3NL
 or
clerk@farnhamroyal-pc.gov.uk
 or
 01753 648497



THE FARNHAMS NEIGHBOURHOOD PLAN

2020 - 2040

Pre-Submission Plan
 Vision, Objectives and
 Policies

PUBLISHED BY
 Farnham Royal Parish Council for Pre-Submission
 consultation under the Neighbourhood Planning
 (General) Regulations 2012 (as amended).
 JANUARY 2024



Appendix 11

Design Code - April 2024

