



**WELCOME TO
FARNINGHAM NEIGHBOURHOOD PLAN**

LAUNCH EVENT 2ND JUNE 2025



Farningham
Parish Council

NEIGHBOURHOOD PLAN LAUNCH EVENT AGENDA

- 19.00** **Welcome and Introductions (FPC)**
- 19.05** **Why we want to develop a Farningham Neighbourhood Plan (FPC)**
- 19.15** **Learning from Experience – the consultants perspective**
Guest Speaker - Hilary Satchwell, Director Tibbalds
- 19.45** **Learning from Experience – the Parish Council view**
Guest Speaker - Laura Evans, Chair Fawkham PC
- 20.00** **Workshop – What do you value about Farningham (All)**
- 20.20** **Questions**
- 20.25** **Next Steps**
- 20.30** **Close**



NEIGHBOURHOOD PLAN LAUNCH EVENT

**WHY DO WE WANT TO DEVELOP A FARNINGHAM
NEIGHBOURHOOD PLAN?**



Farningham
Parish Council

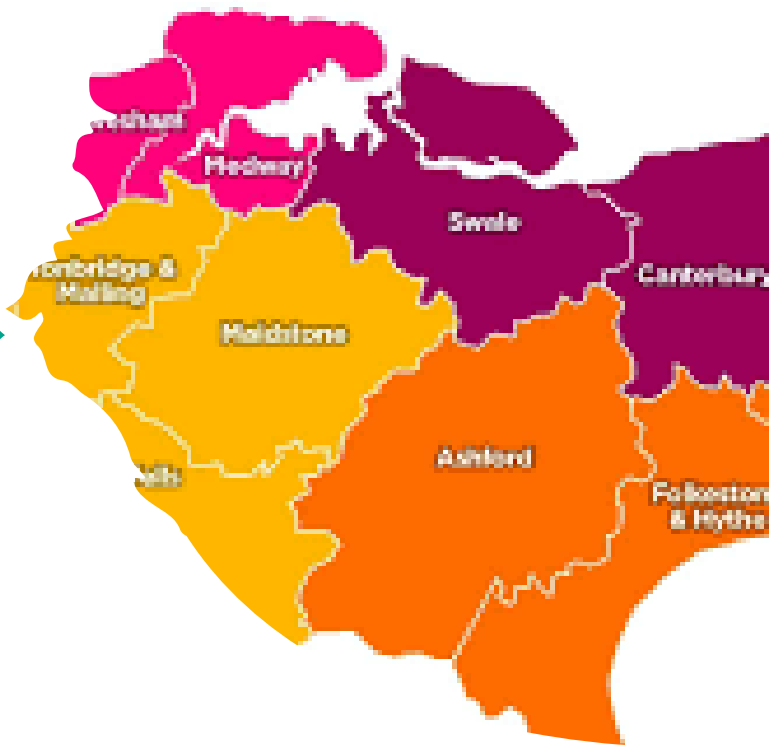
28 March 2025

A PLANNING SPECIAL REPORT

Six lessons from the
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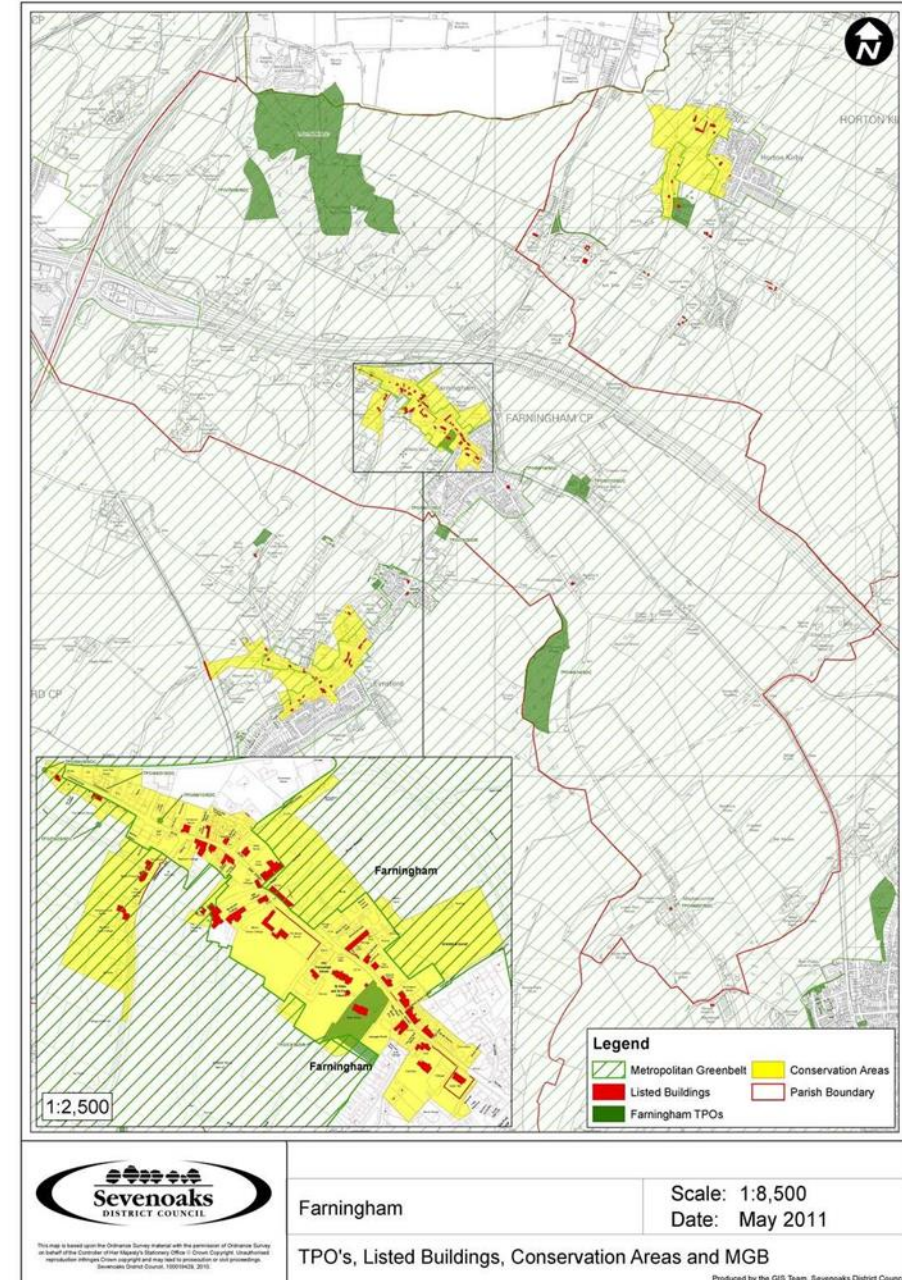
WHY DO WE NEED A NEIGHBOURHOOD PLAN FOR FARNINGHAM NOW?

- LOCAL PLAN - INFLUENCE AND ALIGNMENT
- LOCAL GOVERNMENT RE-ORGANISATION & DEVOLUTION
- GREENBELT / GREYBELT / NATIONAL LANDSCAPE



WHY DOES FARNINGHAM WANT TO DEVELOP A NEIGHBOURHOOD PLAN WITH AND FOR ITS RESIDENTS?

- TO BE POSITIVE
- TO BE PROACTIVE
- TO BE PREPARED
- TO HAVE A SHARED VISION AND CONSENSUS
- TO BE IN CONTROL OF OUR FUTURE FARNINGHAM



An aerial photograph of a lush green landscape. In the center, a stone tower with a crenellated top rises above a dense forest. The surrounding area is a mix of green fields, some yellow, and scattered buildings. The sky is overcast and grey.

**LEARNING FROM EXPERIENCE
– THE CONSULTANTS PERSPECTIVE**

**GUEST SPEAKER – HILARY SATCHWELL,
DIRECTOR TIBBALDS PLANNING AND URBAN DESIGN**

An aerial photograph of the village of Farningham, showing a mix of residential buildings, a prominent church with a stone tower, and surrounding green hills under a clear sky.

Farningham Parish
Council

**Neighbourhood
Planning Briefing**

2nd June 2025

Tibbalds

An introduction to Neighbourhood Planning

Hilary Satchwell, Director, Tibbalds Planning and Urban Design

Architect by training and urban designer by practice with 25 years experience

Working in planning, masterplanning, engagement, estate regeneration, design-led project leadership across a broad range of rural and urban contexts

- Urban Design and masterplanning
- Planning policy, design coding and guidance
- Engagement and working with communities
- Multidisciplinary team lead
- Design and character advice

Going to cover three things:

- 1) **The neighbourhood planning process**
- 2) **Some case studies**
- 3) **Workshop session**



Illustrative sketch showing how a new high street for the East Chelmsford Garden Community could bring together sustainable and active travel, a wide range of activity and community uses with green infrastructure and homes.



National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government



The Neighbourhood Plan Process

What is a neighbourhood plan?

- **Established by the Localism Act** - finalised in April 2012, minor later updates
- Neighbourhood Development Plans are a way of **giving planning powers to local people**
- **No set format** - can be very simple or very complex
- Policies must relate to the 'development and use of land'
- **It can include non-policy information** – e.g. setting out projects or preferences BUT this would not have the same planning status
- It must meet certain **basic conditions**, including being in line with national and local planning policy – i.e. cannot contradict Sevenoaks District Council's Development Plan or National Planning Policy Framework
- **The Parish does not get any extra planning powers and there is no legal right of consultation**

Mayfair Neighbourhood Plan

Client: Mayfair Neighbourhood Forum

Tibbalds were appointed by the Mayfair Neighbourhood Forum to provide ongoing advice and support to the consultation and production of the Neighbourhood Plan.

Whilst Mayfair is an area with an international reputation for quality and wealth, it nevertheless faces a number of challenges. A key part of its character is the mix of different uses with offices, world-class retail, art galleries, hotels and residential creating diverse place. Retaining this mix and supporting a feeling of community is important to the Neighbourhood Forum. Heavy traffic, lack of affordability and empty flats all challenge the area's character. Tibbalds worked intensively with the Neighbourhood Forum to devise an approach to developing a Neighbourhood Plan that integrated in-depth consultation. This work included:

- initial workshops to explain the neighbourhood planning process, and agree how the Forum could work effectively to drive the process forward in this complex area. This includes setting out an overall programme and forming specific topic-based groups around specific issues;
- we worked with the forum to establish understand the scope of a neighbourhood plan and what is possible. Working then to establish a vision and a set of policies that sat within that vision.
- Helped to drive the plan forward through statutory milestones, evidence gathering and policy drafting.
- supported the forum to produce a complete draft of the Neighbourhood plan in 2016 aligned with the consultation and agreed principles, which they could take forwards themselves to submission

Status: The Mayfair Neighbourhood Plan was 'made' by Westminster City Council on 24 December 2019 and is now part of the development plan for Westminster



The basic conditions

There is a statutory requirement that a neighbourhood plan must meet certain basic conditions. These are:

- it has regard to national policies and advice contained in guidance issued by the Secretary of State;
- it contributes to the achievement of sustainable development;
- it is in general conformity with the strategic policies contained in the development plan for the area;
- it does not breach, and is otherwise compatible with EU obligations; and
- the prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with. (For example the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site as defined in the Conservation of Habitats and Species Regulations 2012.)

The Neighbourhood Plan-making process

The process falls into two main parts and then in use:

PART ONE - Making the plan (by the Parish)

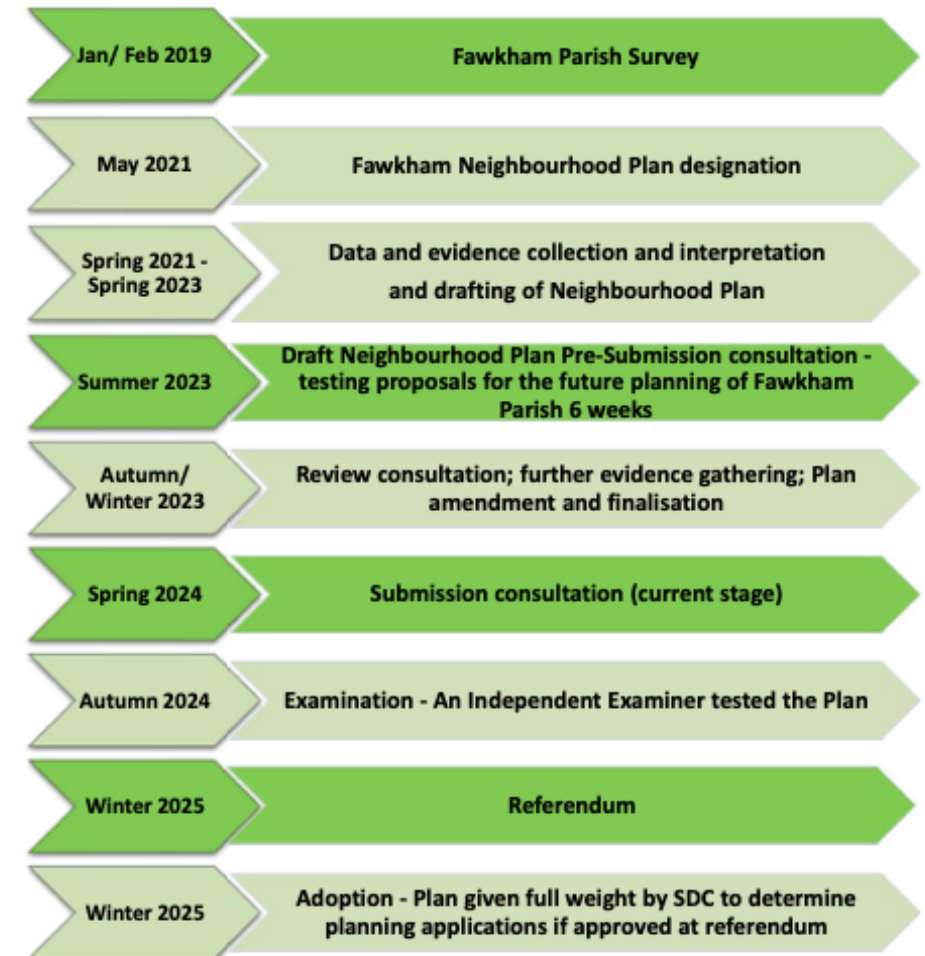
- The first part is making the plan, sorting the evidence, working with the local community and undertaking your own consultation
- Deciding what is important and what you want to achieve then putting it into a well thought through document that will do what is needed

PART TWO - Checking and adopting the plan (by others)

- Formal consultation by the local authority, checking it meets the basic conditions and organising the examination
- Holding the referendum and then the plan is “made”

PART THREE – The plan in use

Figure 2 – Fawkham Neighbourhood Plan Process



What does the process involve?

The **Neighbourhood Planning Regulations** set out the legal requirements which include:

- a. Designate neighbourhood area and if appropriate a neighbourhood forum
- b. **Prepare a draft neighbourhood plan**
 - An in-depth, evidence-based process to **produce a draft plan** that includes the local community
 - Must include **six weeks public consultation** on the Draft Plan
 - Includes **consultation with statutory consultees** (e.g. Natural England, Historic England etc.)
 - A range of **supporting documents** need to be submitted alongside the Plan to the Planning Authority – the Basic Conditions Statement and Consultation Statement
- c. The Local Authority then organise a **formal consultation** period
- d. **Independent Examination of the Plan** by an appropriate independent person
- e. The Local Authority then organises a **referendum** and if successful will bring the neighbourhood plan into force (need 50% yes of those that vote to bring the plan into force)
- f. The **Neighbourhood Plan is then MADE** and becomes Planning Policy alongside the Local Development Plan

From designating a neighbourhood area/deciding to do a plan, through preparing a plan, consultation, examination and referendum timeframes will vary.

Most Neighbourhood Plans take between 2-5 years to be made.

What could a neighbourhood plan include?

- A vision for your neighbourhood or parish
- Key challenges and issues specific to your parish
- It may deal with a wide range of issues (such as housing, design, heritage, landscape and transport), or it may focus on one or two issues only
- It doesn't need to duplicate things already in planning policy, regulations or guidance e.g. Conservation Area protections, landscape designations etc.
- It can identify proposed locations for development, including housing or employment land
- It can provide guidance on how development should be designed, orientated and located e.g. through a design code or guide
- It cannot promote less development than identified in the local plan or be used to make other policies that do allocate land inoperable

1.2 The Neighbourhood Plan Process

What was done...

...to produce each Section of the plan

- Worked with local people to understand likes, dislikes and hopes for the future of Winsford
- Investigated background information to understand Winsford (the 'Evidence Base')
- Undertook new analysis of key issues

2. About Winsford

- Distilled information from 'About Winsford' into a Vision
- Supported the Vision with a set of more specific 'Key Themes' derived from 'About Winsford'
- Checked the Vision and Key Themes with local people and the Steering Group

3. Vision and Key Themes

- Looked at where new development could go
- Identified what improvements could be made to the town
- Developed options
- Tested the options against the Vision
- Tested the options through Sustainability Appraisal
- Developed a preferred option
- Tested the option with local people
- Produced the final view of Winsford's future

4. Where should New Development go?

- Developed planning policies to support the vision
- Grouped the planning policies under the 'Key Themes' so that they specifically address issues identified in 'About Winsford'.

5. Winsford Neighbourhood Plan Policies

- Identified constraints and opportunities for each site
- Developed site-specific policies

6. Development Sites

Why do we need to engage with local people?

- You're required to by the Localism Act
- It helps make realistic and deliverable plans / policies
- It helps avoid conflict, delay, and cost
- Maintains public confidence and support
- Genuine engagement and co-production leads to a more meaningful plan

The Neighbourhood Plan can only be adopted via a 'yes' vote at Referendum



Neighbourhood Plan Case studies

Thame Neighbourhood Plan

- One of the first Neighbourhood Plans to be made in the country following the introduction of the Localism Act in 2011
- It was the first plan in the country to allocate land for development
- The second version of the Neighbourhood Plan has just been adopted in February 2025, it continues many of the policies and ambitions that were successful in the first version

Thame must maintain its character as a REAL market town. It must:

- continue to feel 'compact'
- continue to have a close relationship with the open countryside around it
- retain its markets
- continue to act as a centre for the surrounding area, not just residents
- remain attractive to residents and visitors



Thame NP Analysis

3 Constraints and Opportunities

3.1 It is important to understand the technical opportunities and problems in and around the town that may affect where new development could be located. This provides the basis for making informed choices about where new development may go. Figure 3.1 opposite provides a summary of these technical issues. The purple areas show where development could potentially be located. Those sites that have previously been considered for housing by South Oxfordshire District Council labelled with the site references used by South Oxfordshire District Council ('A', 'B' etc). More information on technical issues is available in the Evidence Base Summary document that supports this Plan.

3.2 The purple areas provide far more land than is needed for 775 new homes and 2 hectares of employment. A range of options was explored as to where new development could go, and this is explained in the Evidence Base Summary document.



'A Road': The ring road forms a strong edge to the town and is difficult to cross. Local people were concerned about development to the north of the town (between the sewage works and the Rugby Club) as not only is the ring road difficult to cross, the pedestrian and cycle links into Thame through Lea Park are indirect and sometimes unattractive. The 'A road' would therefore be a 'barrier' to new development.



'B Road': The south-eastern part of the ring road is less busy than the rest, and this is reflected in its classification as a 'B road'. This area also has streets that connect pedestrians and cyclists directly into the High Street (Chinnor Road and Towersey Road). Whilst still an obstacle to movement, the 'B road' is less of a barrier to new development than the 'A road'.



Ridge Line: Land to the east of Thame has less obvious 'edges' to future development than some other areas. However, there is a gentle yet distinct ridge line to the east that makes a logical place to stop any built development and ensure the town blends into the countryside.



Conservation Area: The majority of Thame town centre is covered by a conservation area, and there is a conservation area within Moreton – these are shown by the brown boundaries on the plan. There are more than 200 listed buildings within Thame and 11 within Moreton. The majority of Thame's listed buildings are within the conservation area. Any development that affects the setting of either of the conservation areas and/or any of the listed buildings must preserve and enhance them.



Potential Development Areas: The purple areas show those major locations in which new development could be located.

Flood Plain and High Landscape Value: The blue area combines the flood plain with areas of high landscape quality. No development can take place in this blue area.

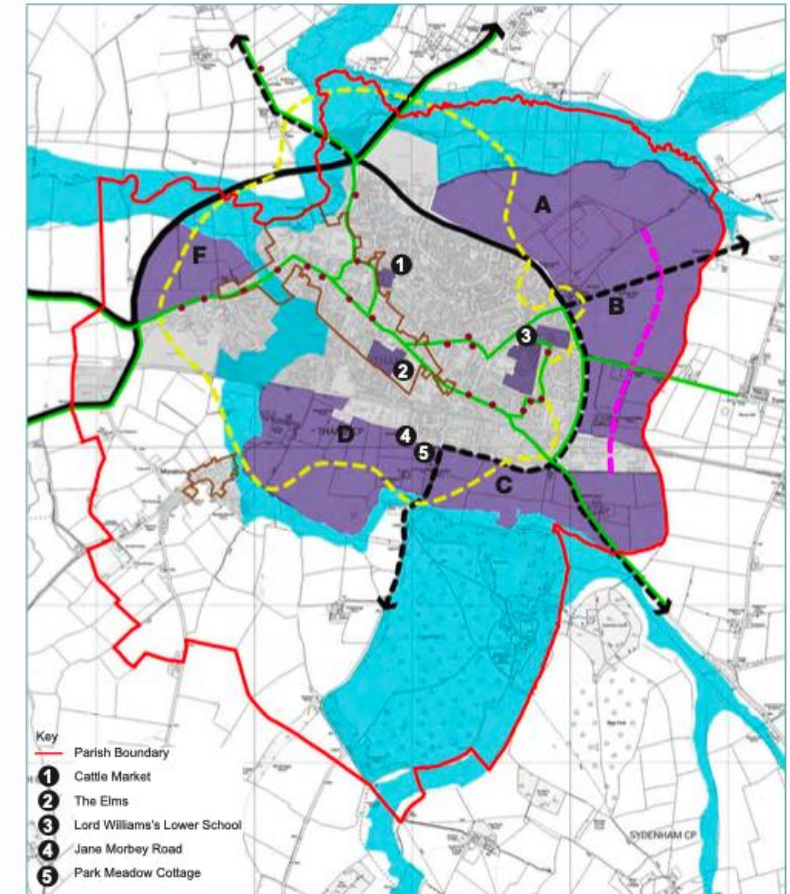


20 minute walking zone: The yellow dashed line shows the approximate 20 minute walking distance from the Town Hall. This is a starting point for considering potential locations for 'walkable' development and should not be thought of as definitive - some people will be able to walk further in 20 minutes, and others will be able to walk less.



Bus routes: This plan simply shows the routes buses currently take around the town - it does not show how often buses run. As the general principle is to disperse new housing around the town in smaller amounts, we will need to look at upgrading existing bus routes rather than providing new ones. This plan helps us to see where the bus routes are.

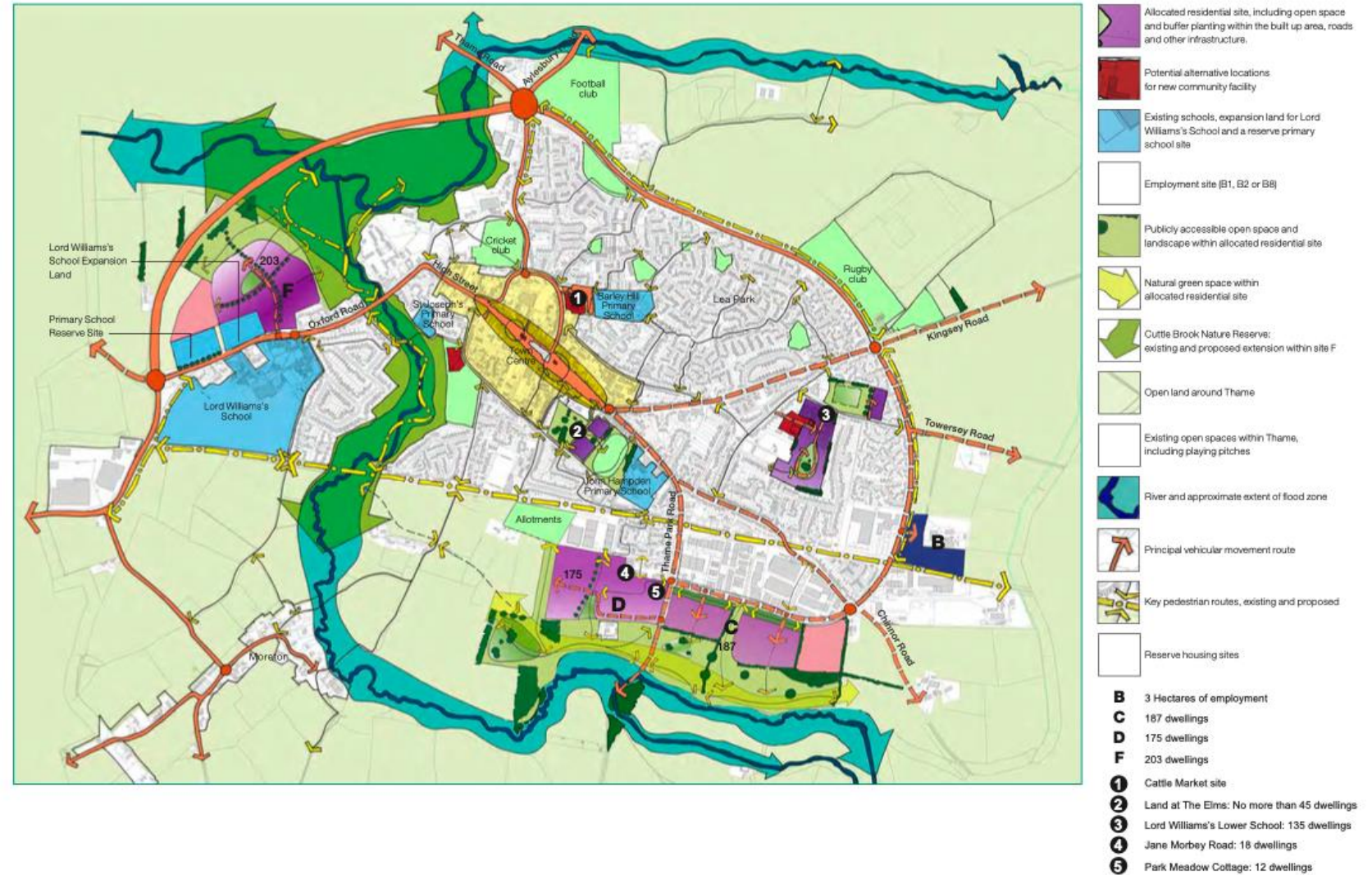
Fig 3.1: Plan summarising technical spatial issues



Thame NP

Spatial Vision

Fig 5.1: The future vision for Thame



Thame NP

Reflections on consultation and engagement

LOTS of consultation all the way through the process!
Important to reflect on what has worked and what hasn't

What worked well:

- Good turnout / response
 - 400-500 to each engagement weekend
 - 835 forms returned on preferred option
 - 221 responses to Reg 14
- Vision and objectives
 - clearly articulated community's views
 - acted as a framework for the Plan
- Explaining the technical decision-making
 - clear plan helped people understand the need to make choices
 - understanding of needing to focus choices around issues that related to the objectives – e.g. walkability

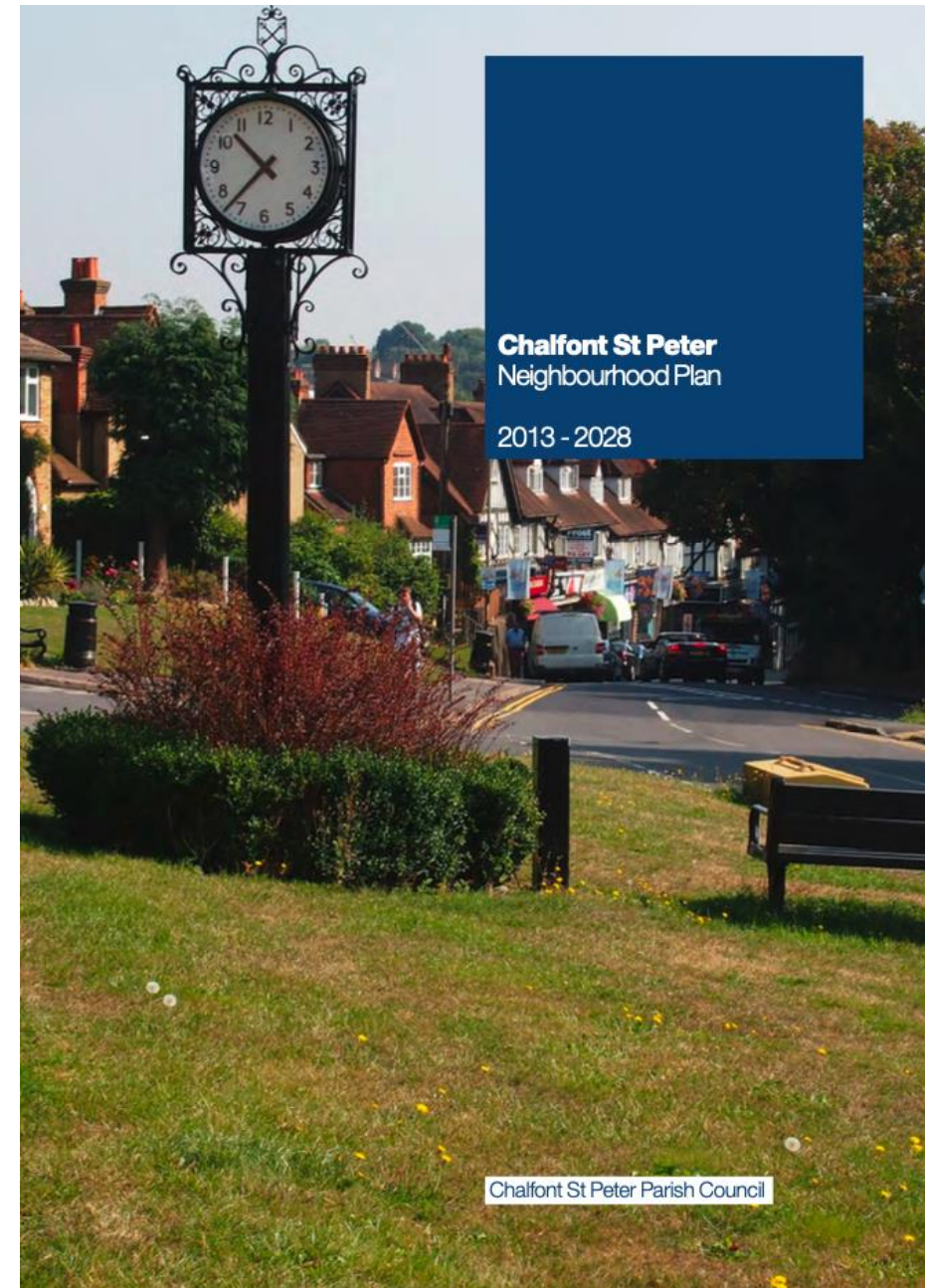
What didn't work so well:

- Narrow cross-section
 - went out to schools, but hard to get young people to come to us
 - pub initiative didn't work
 - Facebook and twitter was useful but didn't broaden demographic
- Too complex at option stage
 - pushed too far to make progress before Core Strategy EiP
 - should have asked people *where* they thought development should go, not presented them with options
 - feedback form too complex



Chalfont St Peter NP

- Historic village in south east Buckinghamshire
- Neighbourhood Plan preparation was led by the Parish Council
- Objectives were themes under six topics:
 - Village centre
 - New housing
 - Open space
 - Leisure, community and health
 - Mobile phone masts
 - Parish-wide issues
- They are now in the process of updating this document to include a design guide



Chalfont St Peter NP

- Complex location near to the M25 and in the green belt
- In an wider area of significant pressure on growth

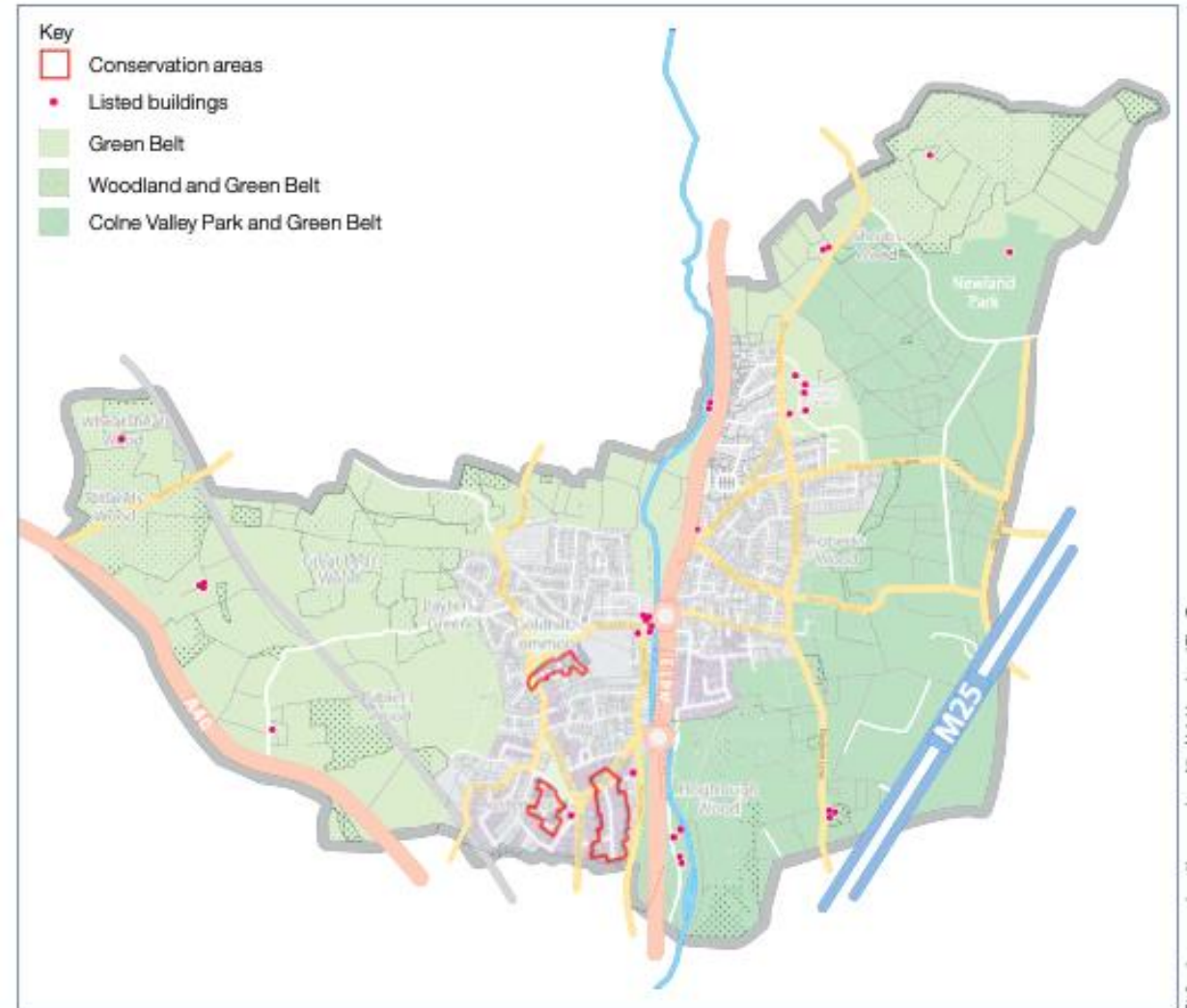


Fig 2.5: Distribution of listed buildings and Conservation Areas.
(NB. Due to the scale of this plan, some dots indicating the location of listed buildings overlap).

Chalfont St Peter NP

The process involved:

- Careful thinking about a positive approach to growth to help change the narrative and to enable growth in the wrong places to be resisted
- Really understanding what made the character of the village so that this was not undermined e.g. by the value of informal green spaces and verges that make it feel rural
- Going outside of the normal circle of those involved in the Parish Council to check in what a wider group of people were concerned about
- Supporting the Parish Council through workshops and with the process whilst they did a lot of the leg work through organised focus groups

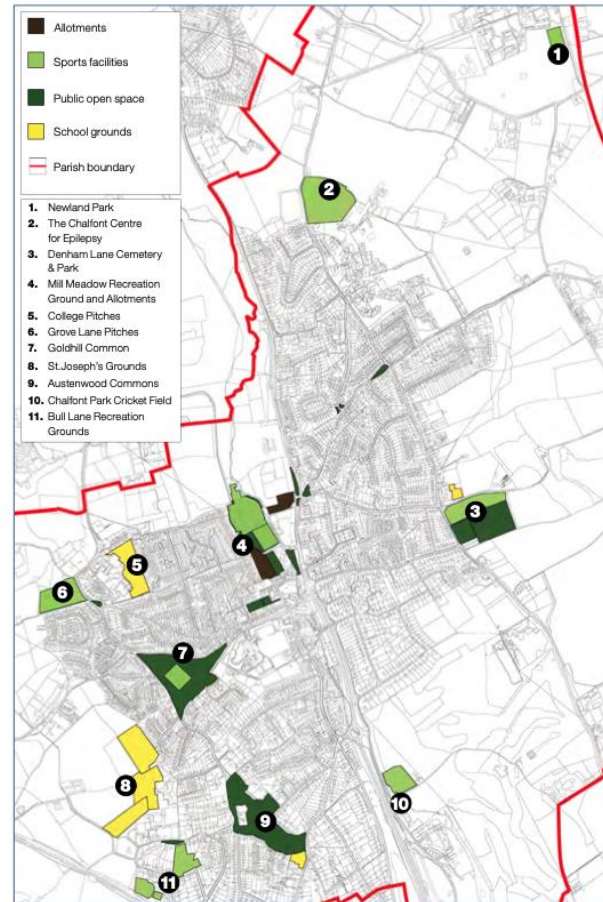


Fig 7.1: Open space, areas for sports and allotments.
Chalfont St Peter Neighbourhood Plan
30

Aim 01: Chalfont St Peter has a very 'green' character and the green intersections at road junctions and verges alongside roads are a key part of this character. Where possible and appropriate, the Parish Council will liaise with the local highway authority and seek to protect and enhance all these areas through the Parish Council's ongoing strategy to prevent car parking on the space through the introduction of appropriately designed boundary treatments such as granite blocks, timber bollards and/or trees.

7.3 Listed below are the key 'green' character areas and the green intersections that will be protected and enhanced. These are all owned by Bucks CC Highways unless otherwise specified.

GA1	Chesham Lane/Foxdell Way intersections and associated verges to Gables Close.
GA2	Triangle of open land on the bend of Foxdell Way
GA3	Triangles of land at junction and associated verges at intersection of Chesham Lane and Monument Lane
GA4	Triangles of land at junction and associated verges at intersection of Chesham Lane and Northdown Road

GA5	Verges at junction of Chesham Lane and Rickmansworth Lane
GA6	Triangles of land at junction and associated verges at intersection of Rickmansworth Lane and Deancroft Road
GA7	Triangle of land at junction and associated verges at intersection of Denham Lane and Nortoft Road
GA8	Triangles of land at junction and associated verges at intersection of Denham Lane and Garners Road
GA9	Triangles of land at junction and associated verges at intersection of Monument Lane and Peterhill Close
GA10	Triangles of land at junction of Monument Lane and Rickmansworth Lane
GA11	Verges at the intersection of Gravel Hill and Deansacre Close
GA12	Verges at intersection of Gravel Hill, Rickmansworth Lane and Copthall Lane
GA13	Triangles of land at the road junctions along Copthall Lane
GA14	Island of open land at the junction of Narrot Lane and Pinetree Close
GA15	Penn Road/Field Way junction
GA16	Joiners Lane/A113 Gravel Hill intersection
GA17	Nicol Road/Grove Lane/Tunners End intersection and verges to Leachcroft junction.
GA18	Layers Green Lane/Layers Close/Layers Avenue/Chipstead intersection
GA19	Cress Grove/Gold Hill Common/Austerwood Lane and Close intersection
GA20	Lower Road/Kingsway intersection and verges to Willow Close.
GA21	Triangle of land and associated verges at intersection of Austerwood Lane, Bull Lane and School Lane
GA22	Green verges on Bull Lane between Lewins Road and Maltmans Lane
GA23	Green verges at junction of Austerwood Lane and Austerway
GA24	Green verges at the junctions of Kingsway, Austerwood Lane and Packhorse Road
GA25	Grass and tree area bounded by A413 and Lower Road from Kingsway to Parish Boundary
GA26	Milton Avenue/ Orchestill Avenue junction and verges.

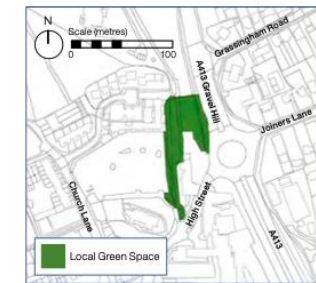


Fig 7.2: Mill Meadow Local Green Space.

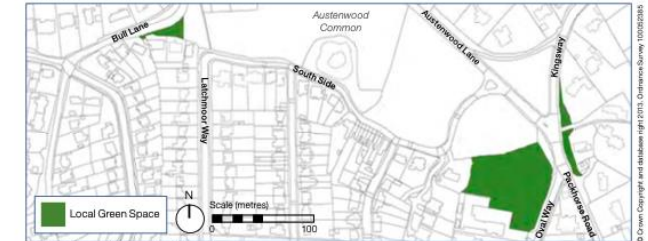


Fig 7.3: Austerwood Common Local Green Space.

Winsford Neighbourhood Plan

- Very contested area and a lot of different points of view - including a ban the plan group!
- A failing town centre that needed new development to support and shape its future success
- A focus on the role of the river through the town and making it more positive
- Complex changing planning context and a neighbourhood plan that had to work with both

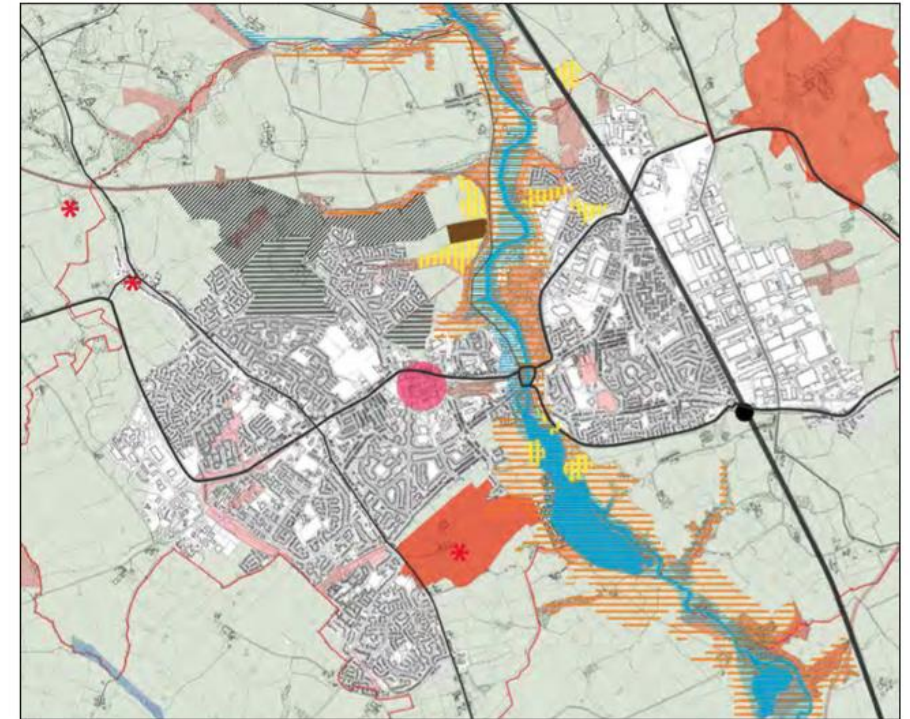
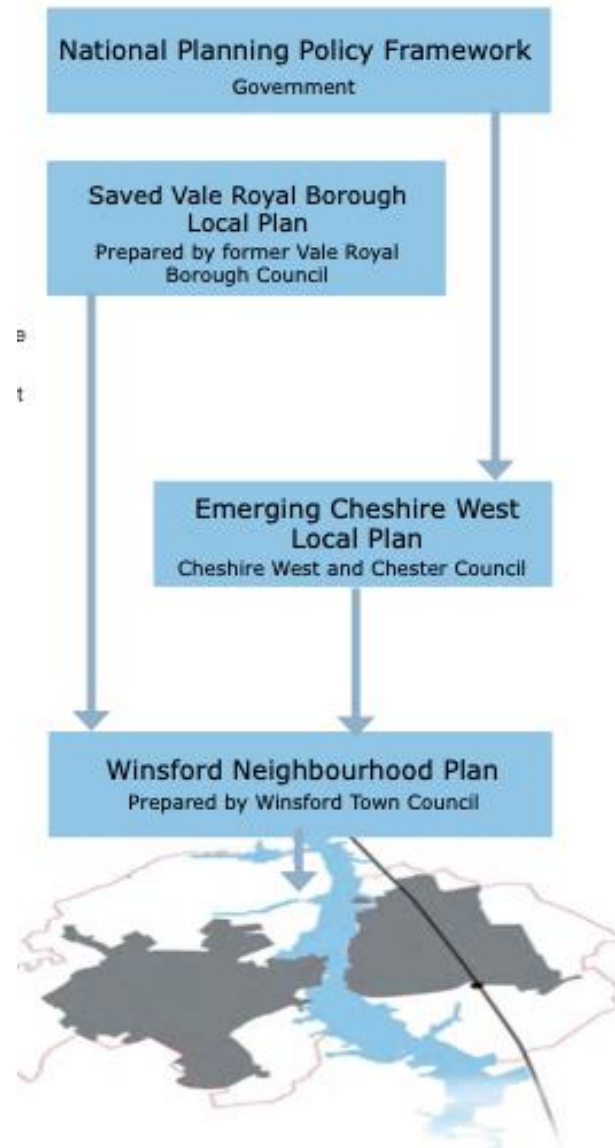
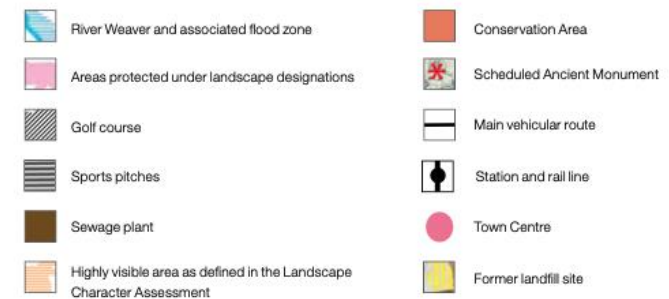
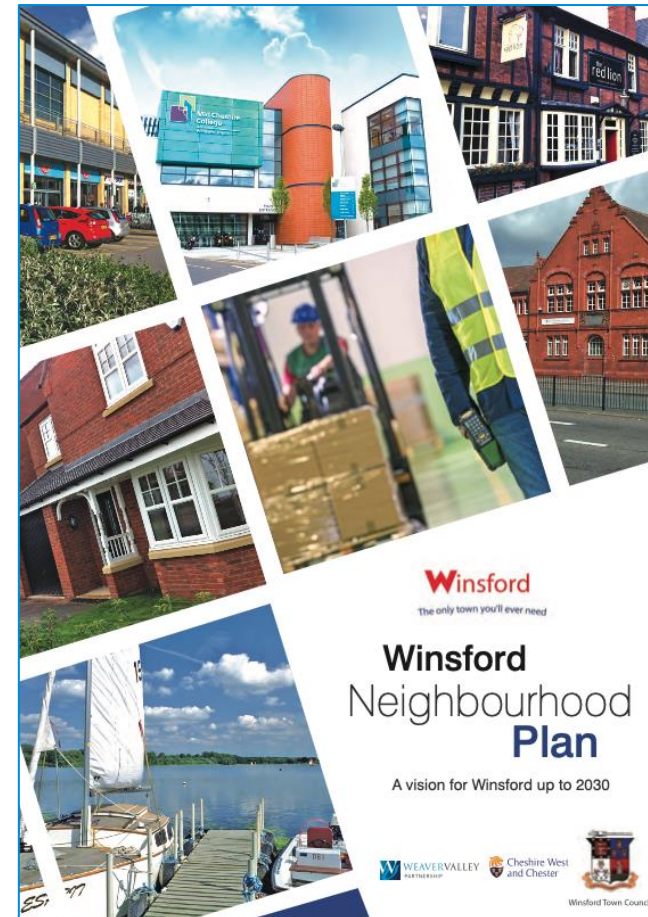


Fig 2.4: Plan showing key issues



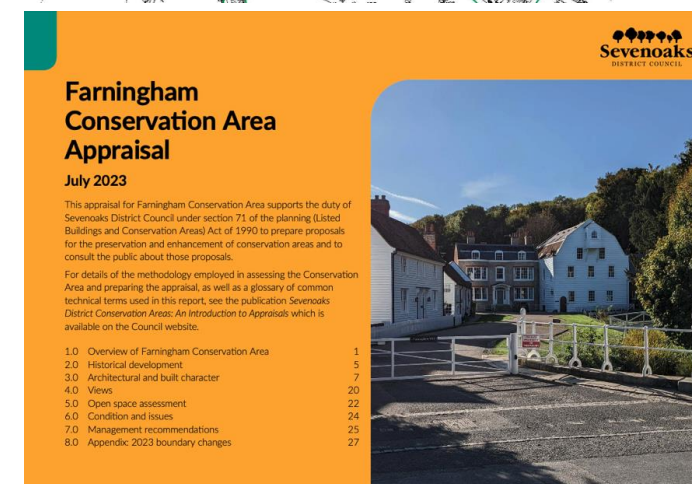
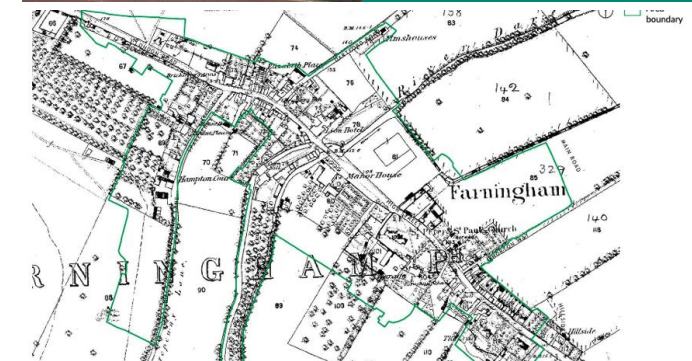
Winsford Neighbourhood Plan

- Engagement approach focussed on going to where people would be - schools, local fairs, shopping centres etc.
- Using ideas from young people directly made the plan feel more approachable and showed that all local views were important
- No matter how much publicity you do some people will always have not heard of it and some will find it hard to understand the job the NP has to do



What we've learnt

- Every place and its priorities are different
- Character is a key issue for many places, especially more rural areas - design guidance and policy is often not well understood
- Make sure you understand what existing tools are already in place
- Housing growth is something we need to work with as positively as possible
- Focus on sustainable growth and ways to make our places better
- Proper engagement and co-production of the neighbourhood plan pays dividends
- Targeted strategic advice is more cost effective
- Parishes/NP Areas should use neighbourhood planning to:
 - Get a seat at the table in key discussions
 - Be clear on what is important and what you want to achieve
 - Demonstrate what the local community value about their place
- **Don't assume once the plan is made that your role will change**



**LEARNING FROM EXPERIENCE
– THE PARISH COUNCIL VIEW**

**GUEST SPEAKER - LAURA EVANS,
CHAIR FAWKHAM PARISH COUNCIL**



Farningham
Parish Council

Workshop - the Farningham context

What is important to you?



Neighbourhood Planning Exercise

NEIGHBOURHOOD PLANNING EXERCISE

Starting to think specifically about character and place

In small groups or pairs spend 10 minutes thinking about these two questions.....

Question 1) What is your favourite thing about the Parish(es)

- Be as specific as possible to a location or characteristic

Question 2) Think of something you would like to positively change about the Parish

- It needs to be to do with “development and the use of land” (broadly the things covered by planning)
- You can't say "stop new development", "no change", or "keep it the same"



Farningham village aerial view from the Parish Council Website

NEIGHBOURHOOD PLANNING EXERCISE

Starting to think specifically about character and place

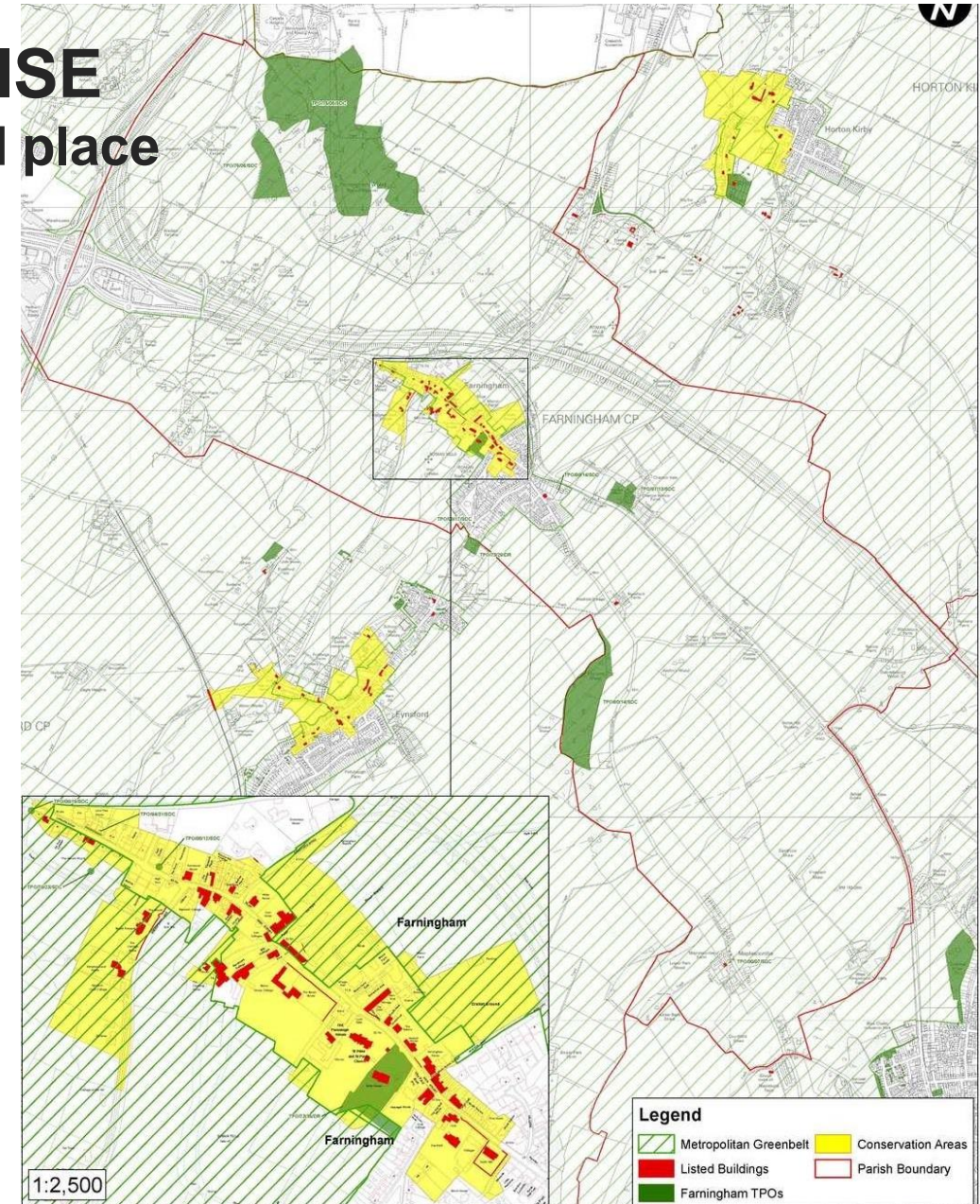
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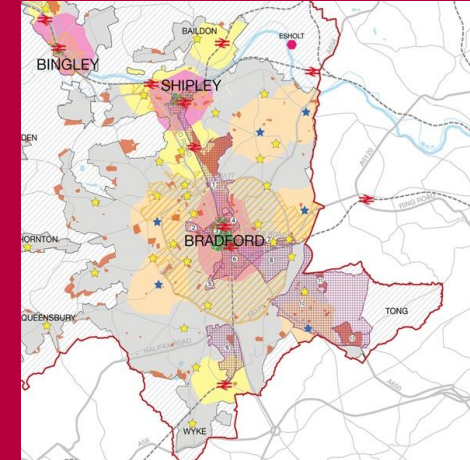
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Farningham Parish Map and key designations (from Parish Council Website)

Thank you!



NEXT STEPS

RECRUITMENT AND AWARENESS

- **COME AND TALK TO US OR SIGN UP TO JOIN IN OR BE KEPT INFORMED**
- **SHARE OPPORTUNITY AMONGST YOUR NEIGHBOURS**
- **FURTHER OPPORTUNITY TO DISCUSS, 14TH JUNE – VILLAGE FETE, 12-3PM**

ESTABLISHING THE STEERING GROUP

- **25TH JUNE – FIRST STEERING GROUP MEETING, SHAND HALL, 6:30 TO 8:30PM**
- **IDENTIFY WORKING GROUPS AND LOCAL PRIORITIES.**
- **AGREE CONSULTANT BRIEF AND PROCUREMENT**



Farningham
Parish Council