

Farnham Housing Land Availability Assessment

Assessed sites included

as Housing Site Options

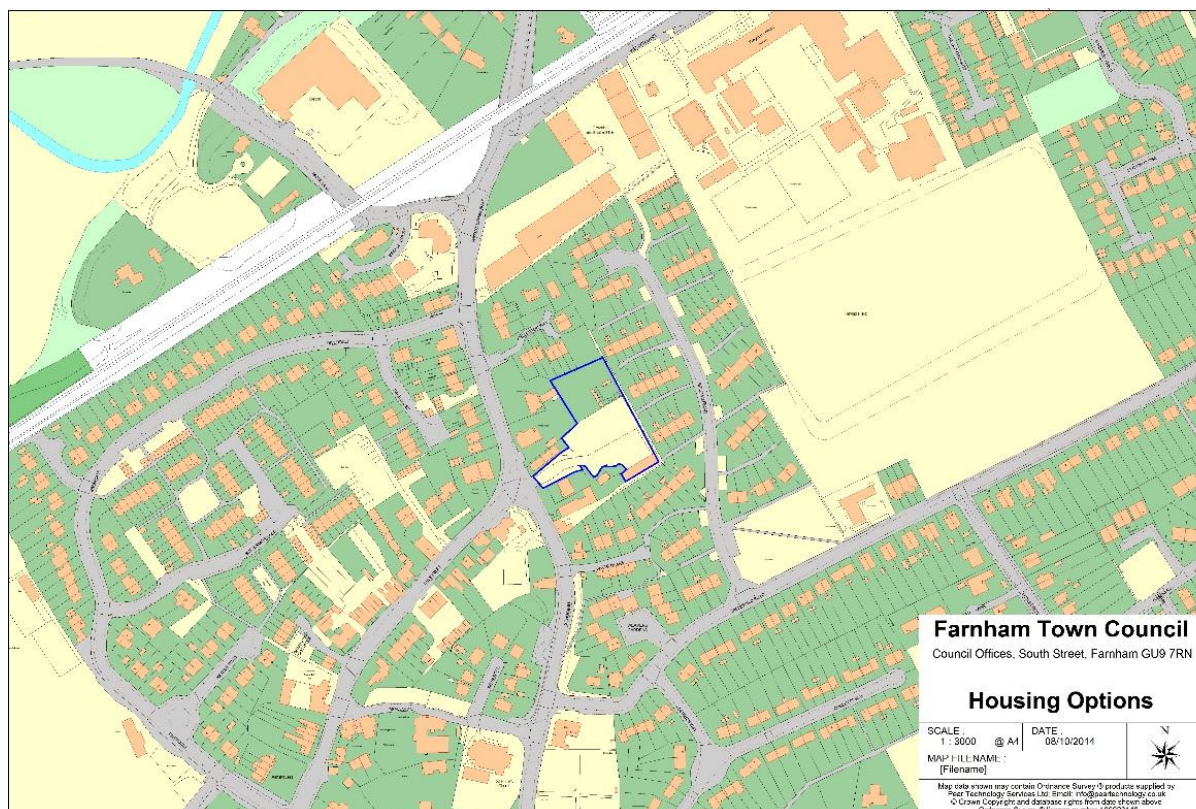
October 2014

Assessed sites included as Housing Site Options

NP Ref	WBC Ref	Site Location	WBC SHLAA
A	133	Land rear of Viners Mead and Colemans, Wrecclesham Road	Existing commitment
B	380	Stephensons Engineering site, 66 Wrecclesham Hill	Existing commitment
C	478 & 790	Part of SSE Farnham Depot and adjoining SSE land, Lower Weybourne Lane	Existing commitment
D	619	Part of Farnham College (Tennis Courts)	Existing commitment
E	670	Woolmead, East Street	Existing commitment
F	764	The Dairy, Weydon Lane	Existing commitment
G	676	Wellingtons, 16 Folly Hill	Rejected – within settlement (loss of pub)
H	673	Brethren's Meeting Room, West Street, Farnham	Amber
I	556	Land between Hale Road and Guildford Road Farnham	Rejected – within settlement – loss of employment
J	N/A	Coal Yard, Wrecclesham Hill	Not allocated
K	657	Land to the south of Monkton Lane, Farnham	Amber
L	26	Land at South East Badshot Lea	Green
M	438	Land west of Green Lane, Badshot Lea	Green
N	761 & 381	Land at Little Acres Nursery (part) and Land South of Badshot Lea (part)	Amber
O	29	Coxbridge Farm, Farnham	Green
P	573 & 727	(i) Land off Crondall Lane (Hop Fields) (ii) Land rear of Three Stiles Road	Green
Q	546	West of Switchback Lane, Rowledge	Green
R	713	Garden Style, Wrecclesham Hill	Amber

Site Location: Land rear of Viners Mead and Colemans, Wrecclesham Road

FNP Reference: A

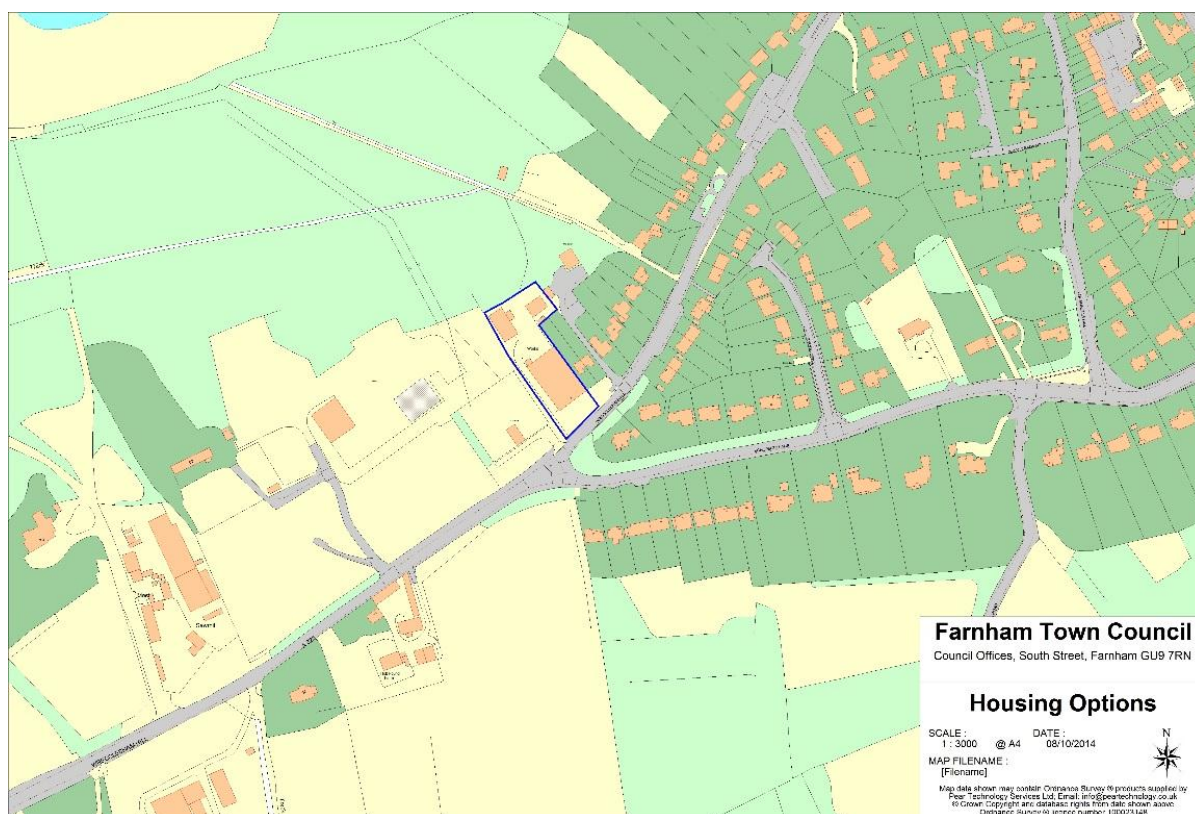


Site Area (hectares)	0.42
WBC Reference	133
Current Use	Light industrial
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield sites surrounded by residential development.
Recent planning history	Part of site promoted for residential development in 2006, application refused at appeal. Further application in 2007 withdrawn. Both applications were for part of site abutting the retained aluminium recycling business.
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	Wrecclesham Conservation Area
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	No

(None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	2130
Proximity to Local Centre (metres)	80
Proximity to Primary School (metres)	350
Proximity to Secondary School (metres)	290
Proximity to GPs/ Medical Centre (metres)	390
Proximity to bus stop (metres)	110
Proximity to Farnham train station (metres)	2110
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The land rear of Viners Mead has been promoted by the landowner, but not the adjoining Coleman's site. There is likely to be contamination of part of the site due to current use which would need to be removed. The well located site is likely to prove acceptable to the market.
SANG available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Brownfield sites surrounded by residential uses and well located in relation to services. Whilst part of this site is an employment site, the number of people employed on the site is likely to be limited. The site is located in the Wrecclesham Conservation Area. Comprehensive development of this site could enhance the character of the conservation area and provide satisfactory amenity for future occupants. The Town Council is not aware that this site currently has SANG available to support delivery of housing. This well located brownfield site may be suitable for a housing allocation but is currently undeliverable without sufficient SANG capacity being found for brownfield sites.
Approximate Density (Dwellings per hectare)	35
Approximate Number of Dwellings	15
Delivery (0-5 years; 6-10 years; 10+years)	10+

Site Location: Stephenson's Engineering site, 66 Wrecclesham Hill

FNP Reference: B

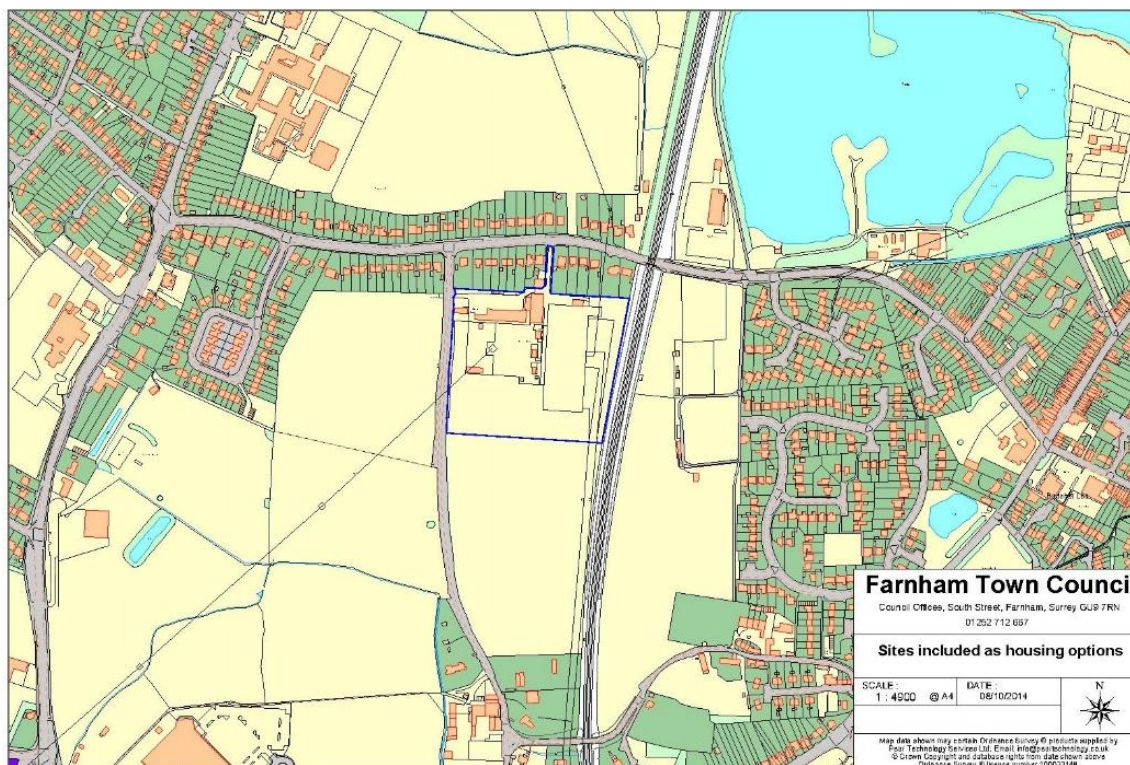


Site Area (hectares)	0.32
WBC Reference	380
Current Use	Light industrial - redundant
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield. Unattractive redundant industrial building, neighbouring low density residential development.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No

Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Improvement of the landscape. Residential development could enhance landscaping adjoining the countryside.
Proximity to Town Centre (metres)	3130
Proximity to Local Centre (metres)	900
Proximity to Primary School (metres)	1200
Proximity to Secondary School (metres)	1310
Proximity to GPs/ Medical Centre (metres)	1190
Proximity to bus stop (metres)	20
Proximity to Farnham train station (metres)	3150
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be some contamination of the site due to current use and redevelopment costs would be involved. Nevertheless, the well located site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Brownfield site adjacent to residential use. This is a redundant employment site. The Town Council is not aware that this site currently has SANG available to support delivery of housing. This brownfield site may be suitable for a housing allocation but is currently undeliverable without sufficient SANG capacity being found for brownfield sites.
Approximate Density (Dwellings per hectare)	25
Approximate Number of Dwellings	10
Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

Site Location: Part of SSE Farnham Depot and adjoining land, Lower Weybourne Lane

FNP Reference: C

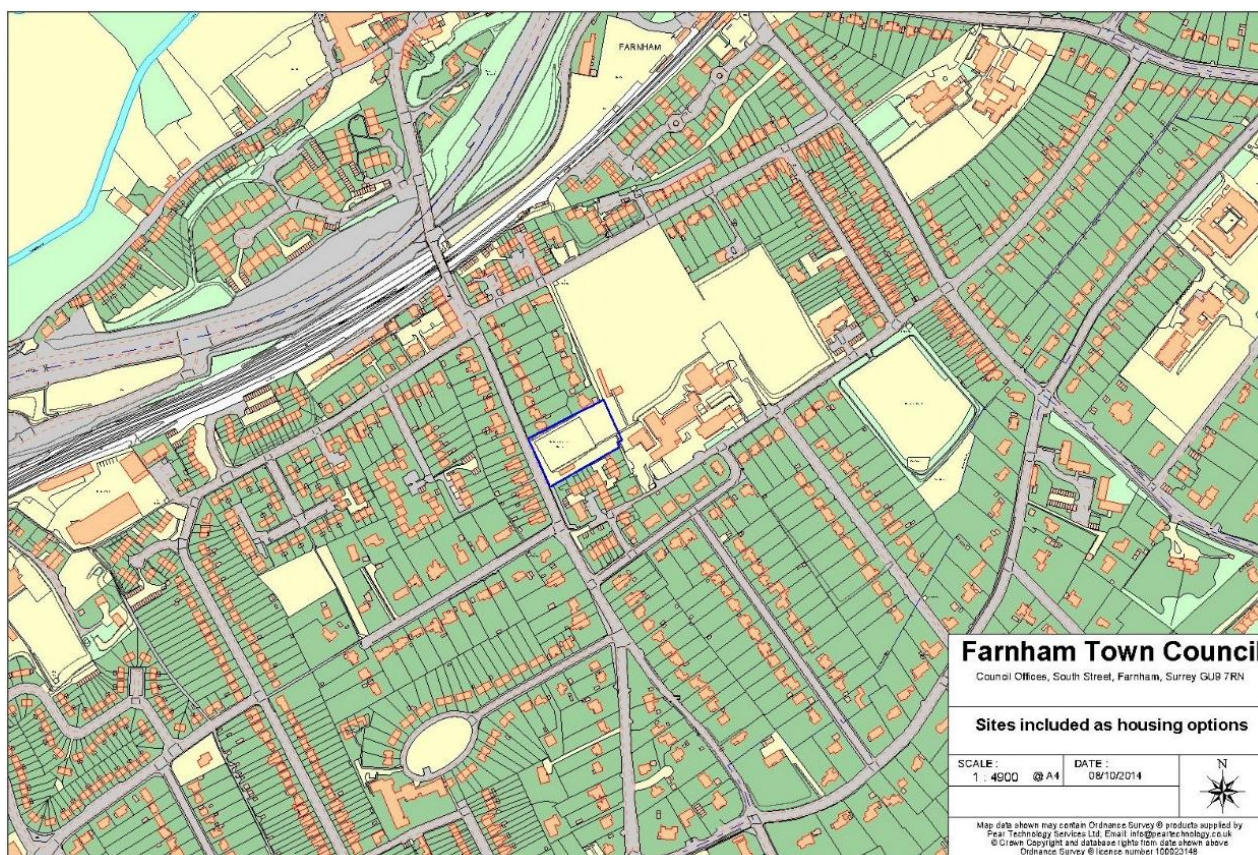


Site Area (hectares)	3.3
WBC Reference	478 & 790
Current Use	Utilities depot
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield and greenfield sites adjoining residential uses. Abuts countryside to the south and west and a railway line to the east.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	SSE
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No

Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	The site is already occupied by buildings and other infrastructure and redevelopment would not cause significant additional harm to the landscape
Proximity to Town Centre (metres)	2600
Proximity to Local Centre (metres)	1340
Proximity to Primary School (metres)	610 to infants 500 to junior
Proximity to Secondary School (metres)	730
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	450
Proximity to Farnham train station (metres)	2590
Suitable access to road	Width of the entrance is constrained or access along narrow lane (Green Lane)
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be some contamination of part of the site due to current use and redevelopment costs would be involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside. The site is close to the primary and secondary schools and a local centre. Development would require additional landscaping to the southern boundary as well as the safeguarding of the amenities of adjoining properties. Development would also require an assessment of the capacity of local infrastructure including the primary school and transport. The Town Council is not aware that this site currently has SANG available to support delivery of housing. The site may be suitable for a housing allocation but is currently undeliverable without SANG provision.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	90
Delivery (0-5 years; 6-10 years; 10+years)	10+

Site Location: Part of Farnham College (Tennis Courts)

FNP Reference: D

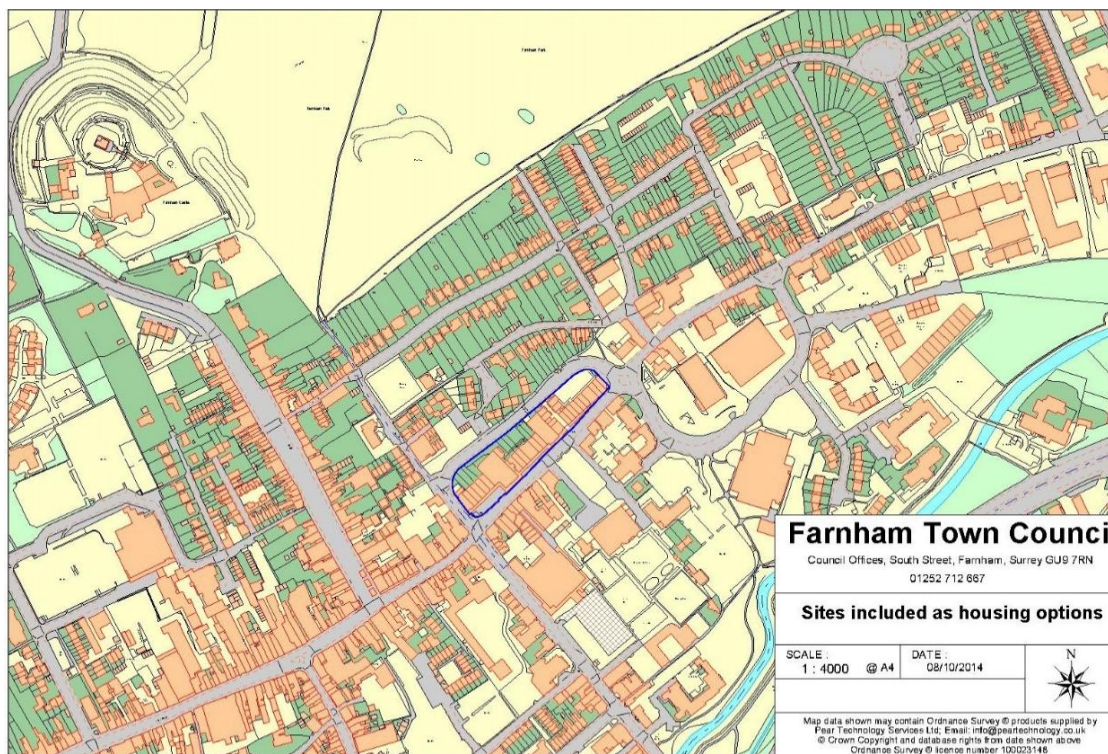


Site Area (hectares)	0.45
WBC Reference	619
Current Use	Tennis Courts
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Part of Farnham College site, including the tennis courts that front Firgrove Hill. The site is between residential development, with open land to the north east.
Recent planning history	Planning permission refused for residential development in 2014 (14 dwellings due to neighbouring residential amenity, insufficient amenity space and adverse effect on TBH SPA.
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Firgrove
With in South Farnham Arcadian Area	No
Within public open space	No
Owner	Guildford College
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	Yes

(None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	850
Proximity to Local Centre (metres)	140
Proximity to Primary School (metres)	700
Proximity to Secondary School (metres)	560
Proximity to GPs/ Medical Centre (metres)	630
Proximity to bus stop (metres)	70
Proximity to Farnham train station (metres)	460
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	This well located site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site adjoins residential development. Redevelopment of the site for residential use may be acceptable subject to protecting the residential amenity of the surrounding properties. There is no SANG provision associated with this development. The site may be suitable for a housing allocation but is currently undeliverable without SANG provision.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	15
Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

Site Location: Woolmead, East Street

FNP Reference: E

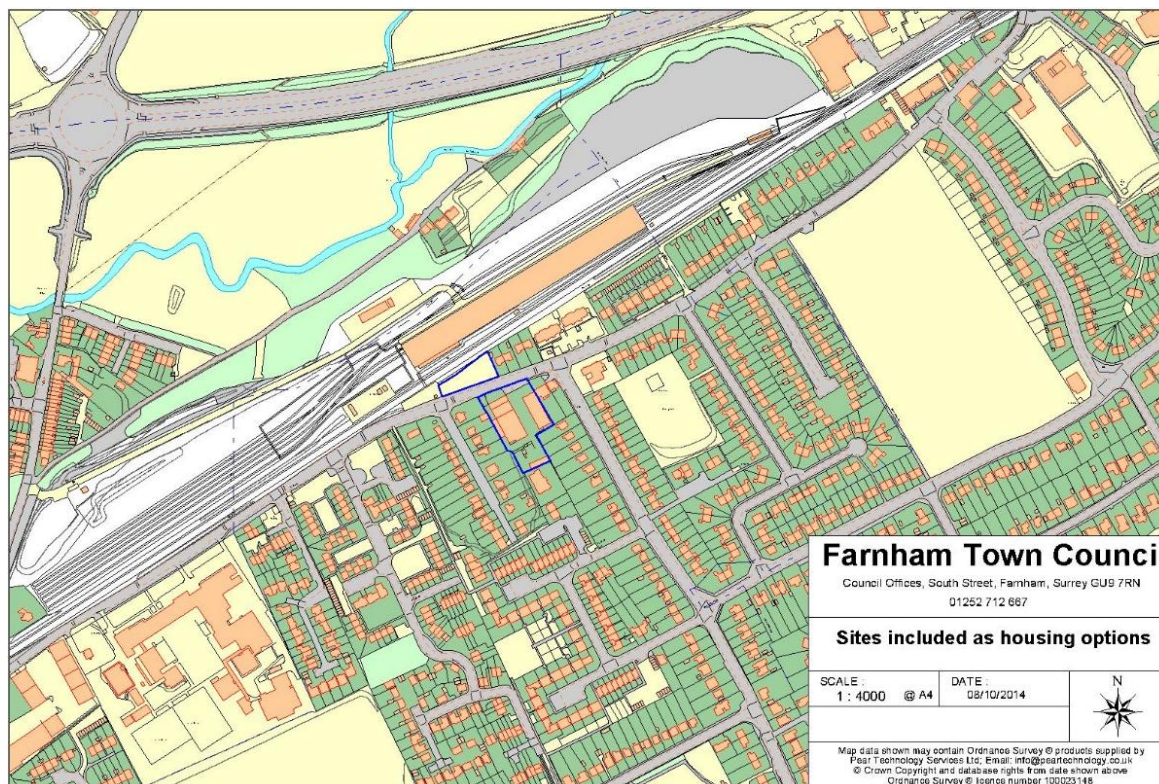


Site Area (hectares)	0.8
WBC Reference	670
Current Use	Mixed use
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield, mixed use site comprising of retail, offices and residential development. An island site in town centre, surrounded by mixed use development including residential to the rear.
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	Yes
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	Yes
Part of setting of Listed Building	Yes
Part of Setting of Building of Local Merit	Yes
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Central Farnham – Outside the conservation area
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	F & C Reit
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No

Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	In Town Centre
Proximity to Local Centre (metres)	N/A
Proximity to Primary School (metres)	310
Proximity to Secondary School (metres)	780
Proximity to GPs/ Medical Centre (metres)	350
Proximity to bus stop (metres)	10
Proximity to Farnham train station (metres)	570
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the site owner and therefore is considered to be viable and marketable.
SANG available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Site considered unattractive and out of keeping with adjacent built environment of conservation area and town centre outside of the conservation area. Development would also require an assessment of the capacity of local infrastructure including the primary school and transport. There is no SANG provision associated with this development. The site may be suitable for a housing allocation but is currently undeliverable without sufficient SANG capacity being provided.
Approximate Density (Dwellings per hectare)	125
Approximate Number of Dwellings	100
Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

Site Location: The Dairy, Weydon Lane

FNP Reference: F

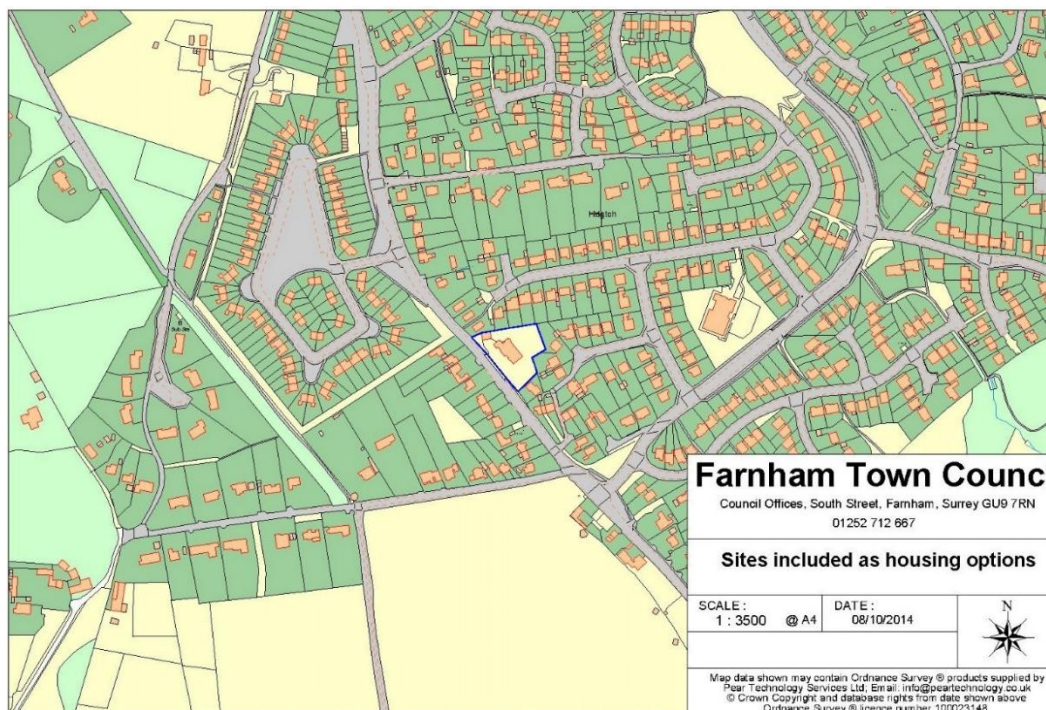


Site Area (hectares)	0.44
WBC Reference	764
Current Use	Business/Industrial/Commercial
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site, divided by Weydon Lane. Site is surrounded by residential use. Larger part of site on southern side of Weydon Lane; occupied by old redundant buildings.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Dairy Crest
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No

Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1450
Proximity to Local Centre (metres)	620
Proximity to Primary School (metres)	640
Proximity to Secondary School (metres)	310
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	40
Proximity to Farnham train station (metres)	1500
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be some contamination of part of the site due to current use and redevelopment costs would be involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This redundant business site adjoins residential development. Redevelopment of the site for residential use may be acceptable subject to protecting the residential amenity of the surrounding properties. There is no SANG provision associated with this development. The site may be suitable for a housing allocation but not currently deliverable without sufficient SANG capacity being provided.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	15
Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

Site Location: Wellingtons, Folly Hill

FNP Reference: G

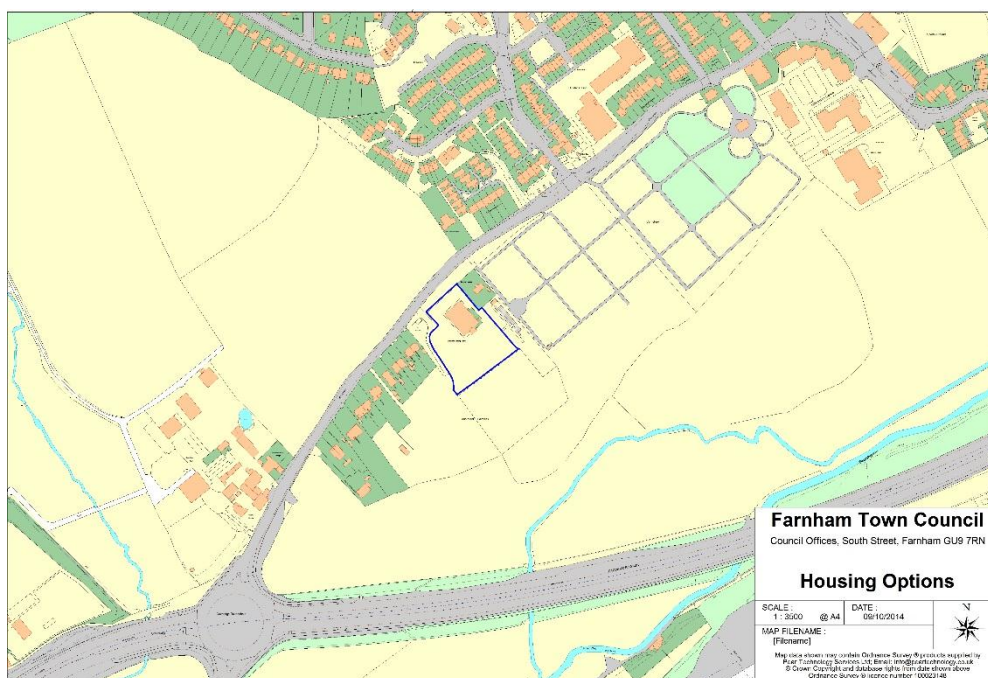


Site Area (hectares)	0.22
WBC Reference	767
Current Use	Public house
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site facing the road, adjoining residential development on both sides and at rear.
Recent planning history	Application refused in April 2014 for development of 6 dwellings. Refused due to loss of a public house – not demonstrated through submitted viability and marketing information that the need for the facility no longer exists. Currently at appeal.
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Hale and Heath End
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No

Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1840
Proximity to Local Centre (metres)	820
Proximity to Primary School (metres)	150 to infants 670 to junior
Proximity to Secondary School (metres)	1850
Proximity to GPs/ Medical Centre (metres)	2030
Proximity to bus stop (metres)	40
Proximity to Farnham train station (metres)	2390
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	This well located site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Redevelopment of this well located brownfield site (the site is close to the primary and secondary schools and a local centre) would require the safeguarding of the amenities of adjoining properties. The Town Council is not aware that this site currently has SANG available to support delivery of housing. The site may be suitable for a housing allocation but is currently undeliverable without SANG provision.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	7
Delivery (0-5 years; 6-10 years; 10+years)	0-5

Site Location: Brethren's Meeting Room, West Street

FNP Reference: H

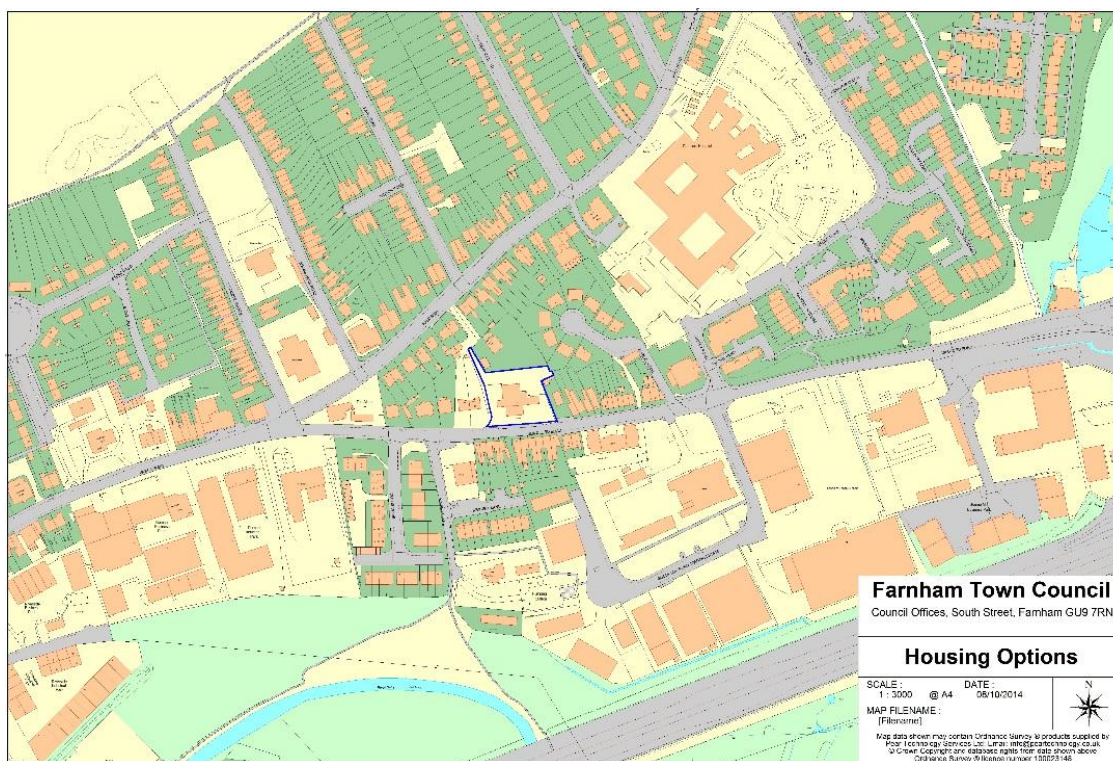


Site Area (hectares)	0.46
WBC Reference	673
Current Use	Meeting room and car park
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site adjoining residential, allotments and cemetery.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Yes
Character Area (Design Statement)	Castle
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Farnham Gospel Hall Trust
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area	No

(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1200
Proximity to Local Centre (metres)	1200
Proximity to Primary School (metres)	690
Proximity to Secondary School (metres)	750
Proximity to GPs/ Medical Centre (metres)	1700
Proximity to bus stop (metres)	130
Proximity to Farnham train station (metres)	1510
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Redevelopment of this small, well located brownfield site would cause no substantial harm to the character of the area. There is no SANG provision associated with this development. The site may be suitable for a housing allocation but not currently deliverable without sufficient SANG capacity being provided.
Approximate Density (Dwellings per hectare)	20
Approximate Number of Dwellings	10
Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

Site Location: Land between Hale Road and Guildford Road

FNP Reference: I

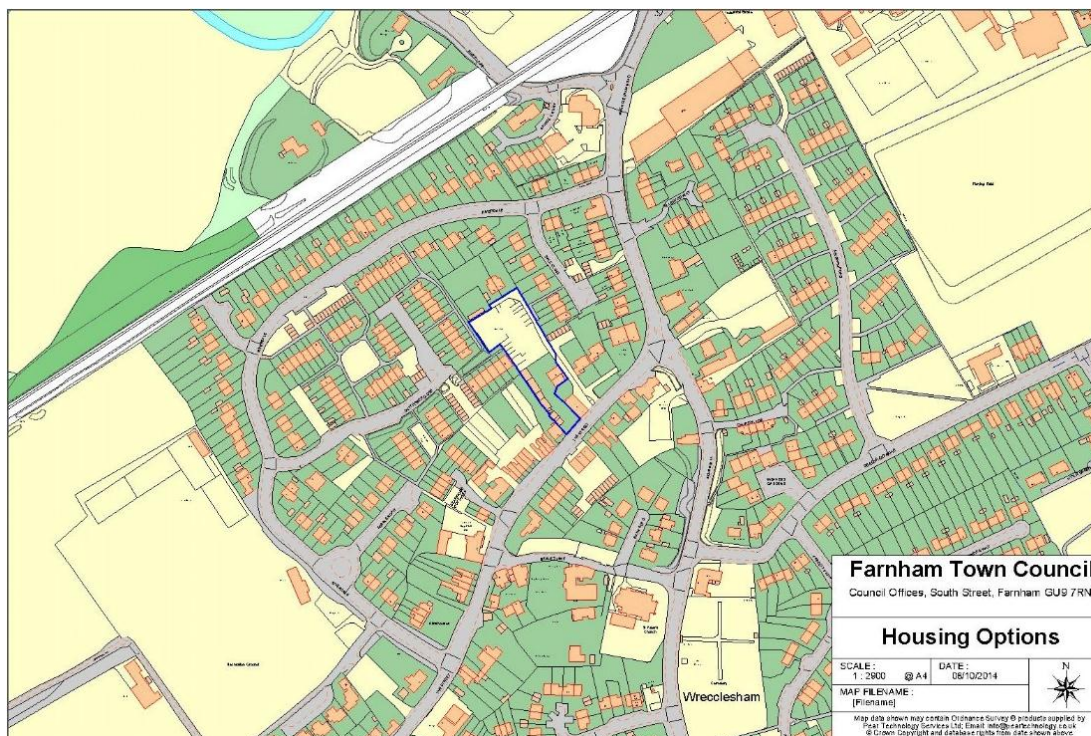


Site Area (hectares)	0.2
WBC Reference	556
Current Use	Garage
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield, neighbouring residential.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Moor Park
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No

Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	970
Proximity to Local Centre (metres)	1460
Proximity to Primary School (metres)	1460
Proximity to Secondary School (metres)	1460
Proximity to GPs/ Medical Centre (metres)	210
Proximity to bus stop (metres)	40
Proximity to Farnham train station (metres)	900
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be some contamination of part of the site due to current use and redevelopment costs would be involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Whilst this is an employment site, the number of people employed on the site is likely to be limited. The site is located within a residential area. The site may be suitable for a housing allocation but not currently deliverable without sufficient SANG capacity being provided.
Approximate Density (Dwellings per hectare)	50
Approximate Number of Dwellings	10
Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

Site Location: Coal Yard, Wrecclesham Hill

FNP Reference: J

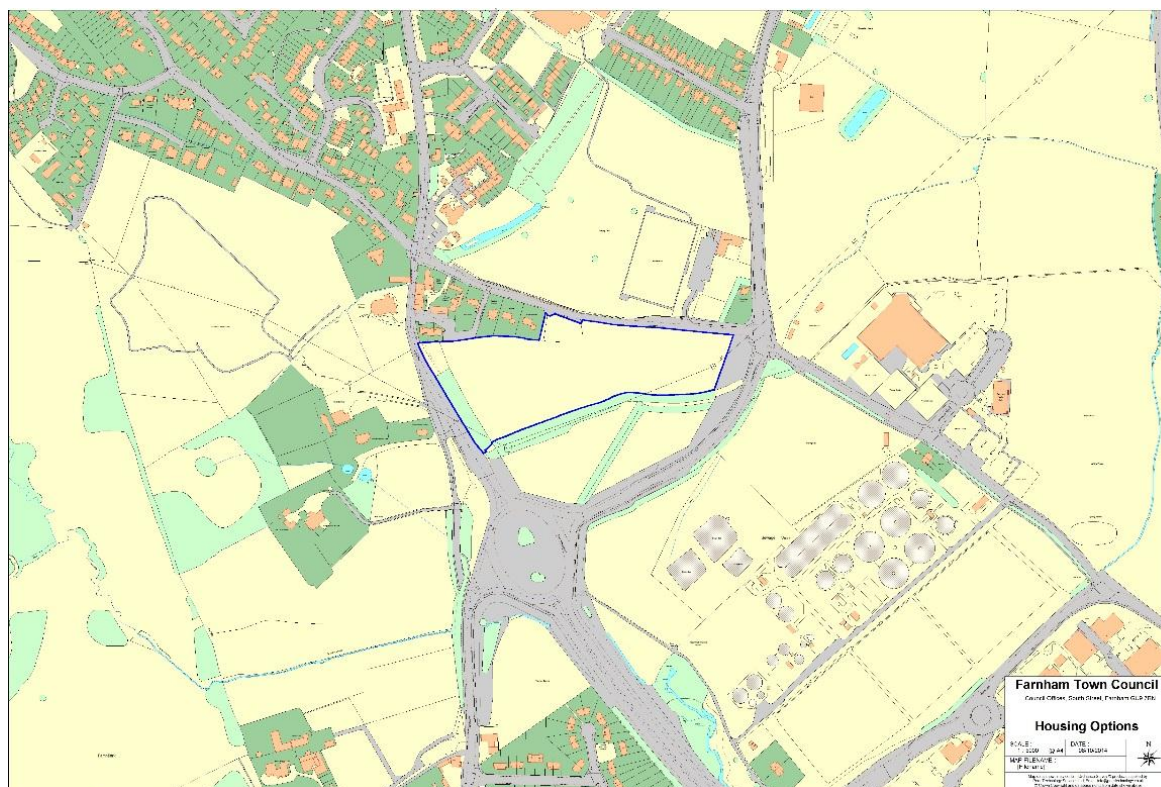


Site Area (hectares)	0.47
WBC Reference	N/A
Current Use	Mix of business uses
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site surrounded by residential use.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	Yes
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No

Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Not assessed
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	2190
Proximity to Local Centre (metres)	20
Proximity to Primary School (metres)	380
Proximity to Secondary School (metres)	370
Proximity to GPs/ Medical Centre (metres)	1390
Proximity to bus stop (metres)	110
Proximity to Farnham train station (metres)	2120
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Site not promoted for alternative use by landowner through call for sites. Confirmation being sought through options consultation.
Economic viability and marketability of the site	There may be some contamination of part of the site due to current use. Nevertheless, the site is likely to prove acceptable to the market.
SANG available to support delivery of housing	Insufficient SANG capacity for brownfield sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Whilst this is an employment site, the number of people employed on the site is likely to be limited. The site is located within a residential area. The owner has not promoted this site for residential development, although, subject to promotion by landowner, this well located brownfield site may be suitable for a housing allocation but not currently deliverable without sufficient SANG capacity being provided.
Approximate Density (Dwellings per hectare)	50
Approximate Number of Dwellings	25
Delivery (0-5 years; 6-10 years; 10+years)	10+

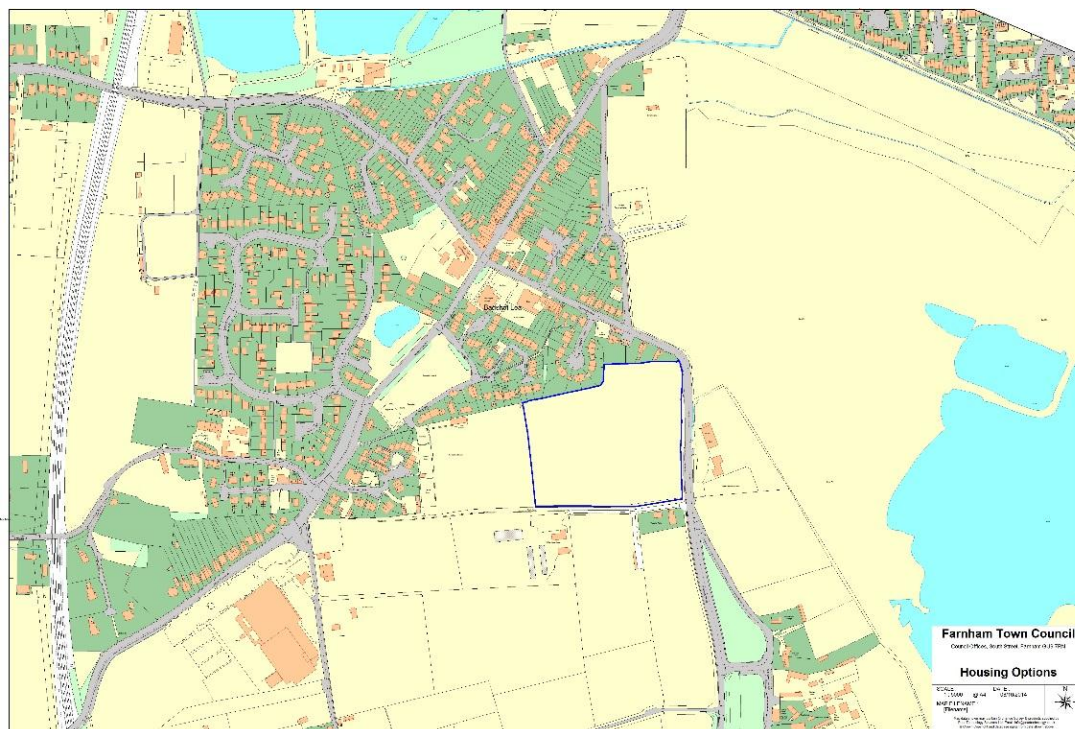
Site Location: Land to the south of Monkton Lane

FNP Reference: K



Site Area (hectares)	3.06
WBC Reference	657
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Relatively flat greenfield site surrounded by well treed boundary. Site adjoining school playing fields to the east and the A325.
Recent planning history	None - but public consultation in process by developer for 60 dwellings
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjoining
Character Area (Design Statement)	Hale & Heath End
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Site being promoted by Cove Construction Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No

Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value. Low landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	The site is close to residential development and is well screened by mature treed/ hedged boundaries. Impact on the wider landscape would be minimal.
Proximity to Town Centre (metres)	1830
Proximity to Local Centre (metres)	800
Proximity to Primary School (metres)	650 to infants 880 to juniors
Proximity to Secondary School (metres)	450
Proximity to GPs/ Medical Centre (metres)	790
Proximity to bus stop (metres)	240
Proximity to Farnham train station (metres)	1820
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Developer consultation on proposed development has taken place.
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANG available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Provided the existing mature landscape surrounding the site is retained, the site may be suitable for sensitive development. The site is sustainably located close to a local centre and schools. Landscape and open space requirement would reduce the capacity of the site. Development would require an assessment of the capacity of local infrastructure including the schools and transport. The Town Council is not aware that this site currently has SANG. The site may be suitable for a housing allocation but not currently deliverable without sufficient SANG capacity being provided.
Approximate Density (Dwellings per hectare)	20
Approximate Number of Dwellings	60
Delivery (0-5 years; 6-10 years; 10+years)	6-10

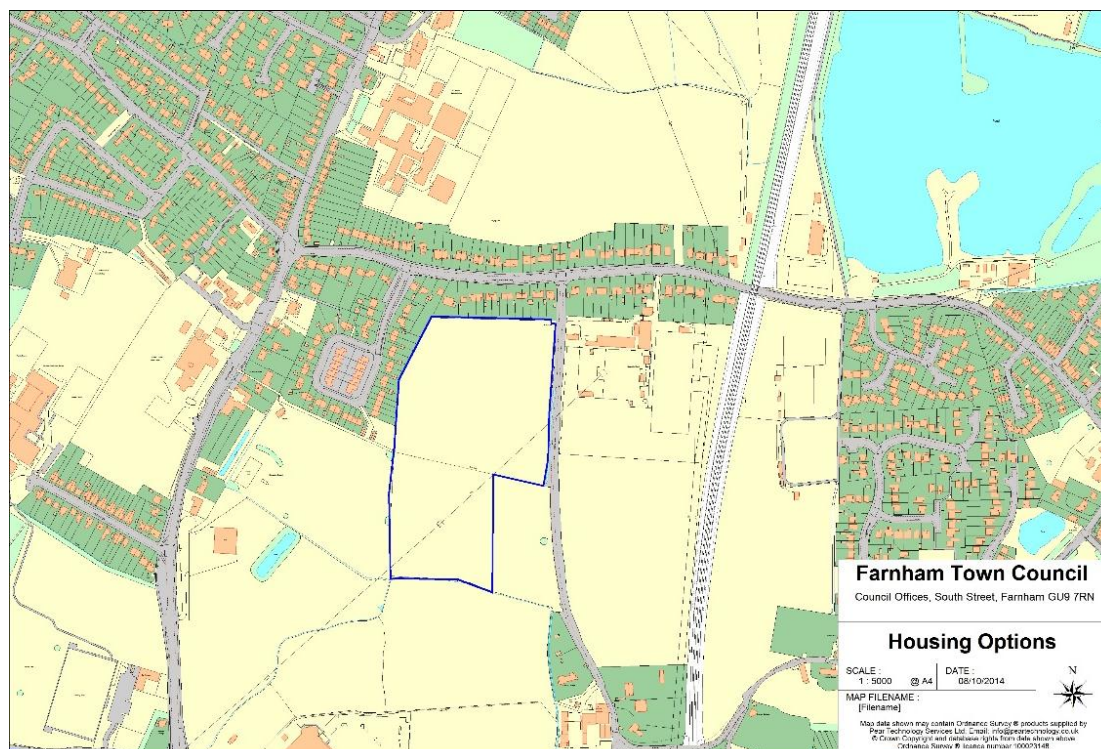
Site Location: Land at South East Badshot Lea**FNP Reference: L**

Site Area (hectares)	2.9
WBC Reference	26
Current Use	Agriculture Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site adjoining residential development to the north, recreation ground to the east and village hall to the west. Gappy treed boundary to the east and south.
Recent planning history	Screening opinion sought in May 2014 for 85 dwellings. Issues raised included traffic but noted significant effect on environment.
Flood Zone (1,2,3a,3b)	Part flood risk zone 2, remainder flood zone 1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjacent to area of High Archeological Potential (recreation ground)
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	The Tice Family
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No

Within or adjoining Site of Nature Conservation Importance	Close to Runfold Quarry
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value. Low landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	The flat site is partially enclosed by residential development to the north and a gappy treed/ hedged boundary to the east (adjoining the road) and the south. The existing residential development forms an abrupt edge with the countryside and a sensitive well landscaped development gives the opportunity to enhance this relationship.
Proximity to Town Centre (metres)	2600
Proximity to Local Centre (metres)	1340
Proximity to Primary School (metres)	600
Proximity to Secondary School (metres)	730
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	450
Proximity to Farnham train station (metres)	2590
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Whilst located within the Farnham Aldershot Strategic Gap, development of this site would have a minimal impact on the separation of the settlements. The site is close to the recreation ground, village hall and a local centre. Development would require additional landscaping to the southern and eastern boundaries as well as the safeguarding of the amenities of adjoining properties. Development would also require an assessment of the capacity of local infrastructure including the primary school and transport. The Town Council is not aware that this site currently has SANG available to support delivery of housing. The site may be suitable for a housing allocation but currently undeliverable without sufficient SANG capacity being provided.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	80
Delivery (0-5 years; 6-10 years; 10+years)	6-10

Site Location: Land west of Green Lane, Badshot Lea

FNP Reference: M

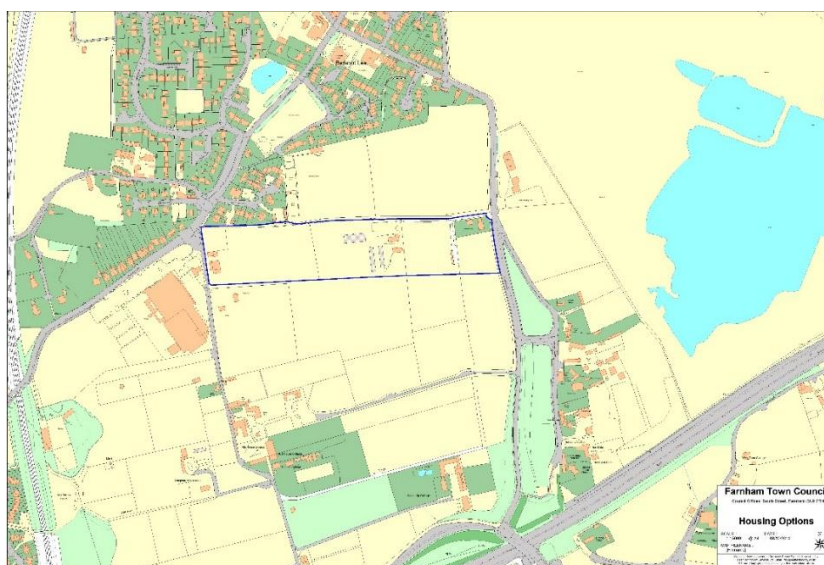


Site Area (hectares)	5
WBC Reference	438
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjacent to residential development to the west and a depot to the east with countryside to the south
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Green Lane Management Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No

Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Low landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Southern part of site projects in to open countryside. The northern part of the site is located between the brownfield SSE site and Wentworth Close and development of this part would have little impact on the landscape.
Proximity to Town Centre (metres)	2600
Proximity to Local Centre (metres)	1200
Proximity to Primary School (metres)	450
Proximity to Secondary School (metres)	550
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	270
Proximity to Farnham train station (metres)	2570
Suitable access to road	Along narrow lane (Green Lane)
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The only way this site could be shown to be deliverable in the short/ medium term is for on-site SANG provision as an integral part of the development subject to the approval of Natural England.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Southern part of site projects in to open countryside and would be unsuitable for development. The northern part of the site is located between the brownfield SSE depot site and Wentworth Close and sensitive development of this part would have little impact on the landscape or strategic gap. A substantial landscape buffer should be provided to form the southern edge of development and the residential amenity of the adjoining properties should be protected. Development would also require an assessment of the capacity of local infrastructure including the primary school and transport. The access via Green Lane would need to be appraised in detail. The only way this site could be shown to be deliverable in the short/ medium term is for on-site SANG provision as an integral part of the development subject to the approval of Natural England. The northern part of the site may be suitable as a residential allocation but would only be deliverable with on site SANG being provided on land which projects into the countryside to the south.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	80
Delivery (0-5 years; 6-10 years; 10+years)	0-5

Site Location: Land at Little Acres Nursery (part) and Land South of Badshot Lea (part)

FNP Reference: N



Site Area (hectares)	4.45
WBC Reference	761 (part) & 381 (part)
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Nursery site and agricultural land with residential development and the recreation ground to the north.
Recent planning history	Outline planning and screening report in 2012 refused for one A3 unit and 38 dwellings and 10 student residences with a mix of other A and D class units on the nursery site.
Flood Zone (1,2,3a,3b)	No
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area	No

(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Low landscape value. Low landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	Within the Farnham Aldershot Strategic Gap
Within or adjoins ancient woodland	No
Impact of development on landscape	The nursery is an agricultural use with the general absence of permanent buildings. Development would only be acceptable on this site if it were well landscaped to the south and brought forward with the northern part of site WBC 381 (Land South of Badshot Lea) – see map – in order that the development would not appear intrusive in the landscape or isolated from the nearby road frontages and developed areas.
Proximity to Town Centre (metres)	3200
Proximity to Local Centre (metres)	2200
Proximity to Primary School (metres)	310 to infants 1400 to junior
Proximity to Secondary School (metres)	1630
Proximity to GPs/ Medical Centre (metres)	2100m
Proximity to bus stop (metres)	430m
Proximity to Farnham train station (metres)	3020m
Suitable access to road	Access via narrow lane only
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The only way these combined sites could be shown to be deliverable in the short/ medium term is for local SANG provision as an integral part of the development subject to the approval of Natural England. SANG could be provided on site or on the land to the south within the control of the consortium of landowners promoting these sites.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Whilst located within the Farnham Aldershot Strategic Gap, development of this site would have no adverse impact on the separation of the settlements. The site is close to the recreation ground, village hall and a local centre. Development would require additional landscaping to the southern and eastern boundaries as well as the safeguarding of the amenities of adjoining properties. Development would also require an assessment of the capacity of local infrastructure including the primary school and transport. The only way this site could be shown to be deliverable in the short/ medium term is for SANG provision as an integral part of the development subject to the approval of Natural England. The site proposed as a housing option is limited to the northern part of the site. This site may be suitable for residential development but would only be deliverable with local SANG being provided.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	130
Delivery (0-5 years; 6-10 years; 10+years)	0-5

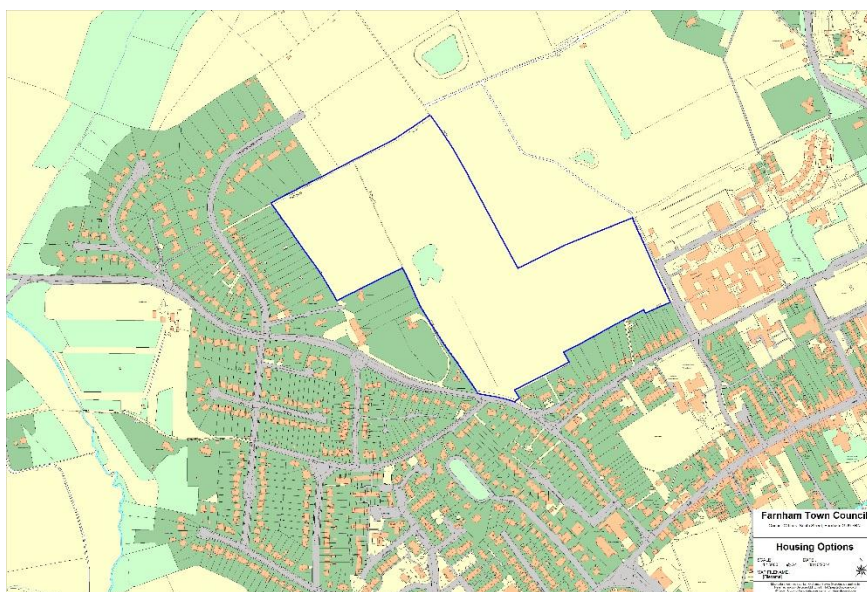
Site Location: Coxbridge Farm, Farnham**FNP Reference: O**

Site Area (hectares)	14.21
WBC Reference	29
Current Use	Agricultural Land - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Sloping greenfield site rising to the north west from road. The greenfield site contains no significant trees but a strong hedged boundary to the road and hedges subdivide the site. Adjacent to residential and office/light industrial sites to the north east. Listed building complex is located close to the roundabout at the south western edge of the site.
Recent planning history	None relevant (i.e. outbuildings and change of use only)
Flood Zone (1,2,3a,3b)	Partially in 2 and 3a
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Two Grade II Listed buildings on site and one heritage feature - hexagonal WW2 pill box with blast interior removed.
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	North West Farnham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Sentinel housing association, Surrey CC, Mr & Mrs Kenwood
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation	No

Importance	
Within a Biodiversity Opportunity Area (BOA)	Yes slight intersection
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. High landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	The site is located at the eastern entrance to the town but is partially screened by the listed building complex and the roadside hedge. The existing residential development forms an abrupt edge with the countryside and a sensitive well landscaped development gives the opportunity to enhance this relationship.
Proximity to Town Centre (metres)	1460
Proximity to Local Centre (metres)	840
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	600
Proximity to GPs/ Medical Centre (metres)	1400
Proximity to bus stop (metres)	30
Proximity to Farnham train station (metres)	1750
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The only way this site could be shown to be deliverable in the short/ medium term is for local or on-site SANG provision as an integral part of the development subject to the approval of Natural England. The Town Council is aware of a potential SANG to serve this development, provided by the landowner on adjoining land in association with the Bishop's Meadow Trust.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is located at the eastern entrance to the town and includes a listed building and farmstead. A sensitive, well landscaped proposal would be required on this site including the retention and enhancement of the existing landscaping particularly to the south western and south eastern boundaries and throughout the site as well as the protection and enhancement of the listed building and farmstead complex and its setting. Development would also require an assessment of the capacity of local infrastructure including the primary school and transport. The landscaping requirements, the need for open space and potential on site SANG, the protection of the adjoining residential amenity and the setting of the listed buildings will reduce the developable area. It would be essential that SANG were provided in association with this development. Subject to an assessment of infrastructure requirements particularly primary school provision and transport, the site may be suitable and deliverable.
Approximate Density (Dwellings per hectare)	20
Approximate Number of Dwellings	250
Delivery (0-5 years; 6-10 years; 10+years)	0 - 5

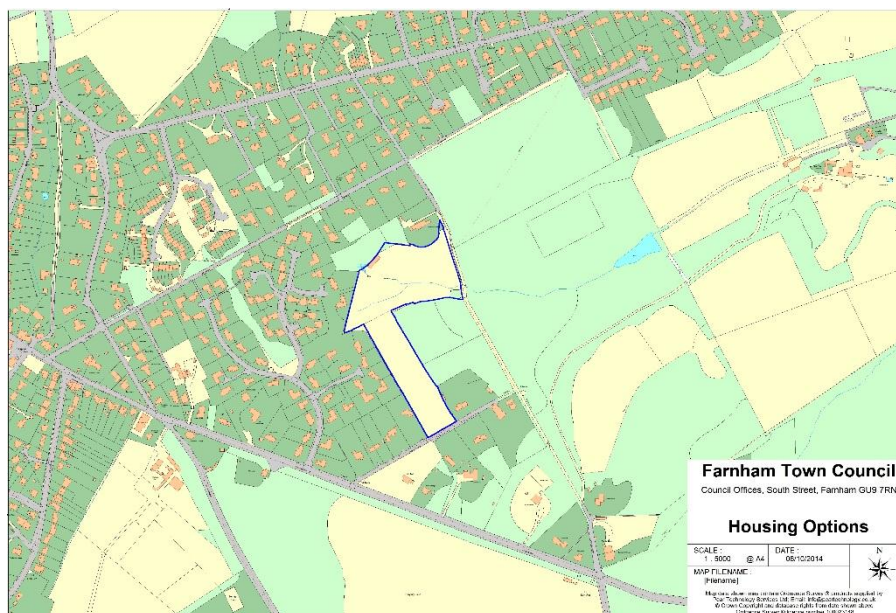
Site Location: Land off Crondall Lane (Hop Fields) and rear of Three Styles Road

FNP Reference: P



Site Area (hectares)	11.24
WBC Reference	573 & 727
Current Use	Agricultural Land - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	L shaped greenfield sites slightly rising to the west. Well treed boundaries. Adjoins UCA campus and residential development.
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	AQMA Buffer Zone
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	North West Farnham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Taylor Wimpey - Strategic Land and unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

Waverley Borough Council Landscape Study – Part I	Medium landscape value. High landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Whilst the wider landscape in this area has medium landscape value and high sensitivity, a sensitively designed development could still allow the countryside to penetrate close to the built up area of the town. A sensitive, well landscaped proposal would be required on this site including the retention and enhancement of the existing landscaping.
Proximity to Town Centre (metres)	850
Proximity to Local Centre (metres)	Town Centre closer
Proximity to Primary School (metres)	340
Proximity to Secondary School (metres)	1300
Proximity to GPs/ Medical Centre (metres)	905
Proximity to bus stop (metres)	410
Proximity to Farnham train station (metres)	1360m
Suitable access to road	Yes. Access to land to the rear of Three Styles Road is likely to have to be through land off Crondall Lane.
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The sites are promoted by the landowner and developer and are likely to prove acceptable to the market.
SANG available to support delivery of housing	The only way these combined sites could be shown to be deliverable in the short/ medium term is for on site SANG provision as an integral part of the development subject to the approval of Natural England.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Whilst the wider landscape in this area has medium landscape value and high sensitivity, a sensitively designed development could still allow the countryside to penetrate close to the built up area of the town. The sites are sustainably located close to the town centre and primary school. The only way these combined sites could be shown to be deliverable in the short/ medium term is for on site SANG provision as an integral part of the development subject to the approval of Natural England. Landscape and open space requirements would further reduce the capacity of the site. Development would require an assessment of the capacity of local infrastructure including the primary school and transport. It would be essential that SANG were provided in association with this development. Subject to an assessment of infrastructure requirements particularly primary school provision and transport, the sites may be suitable and deliverable.
Approximate Density (Dwellings per hectare)	20
Approximate Number of Dwellings	160
Delivery (0-5 years; 6-10 years; 10+years)	0-5

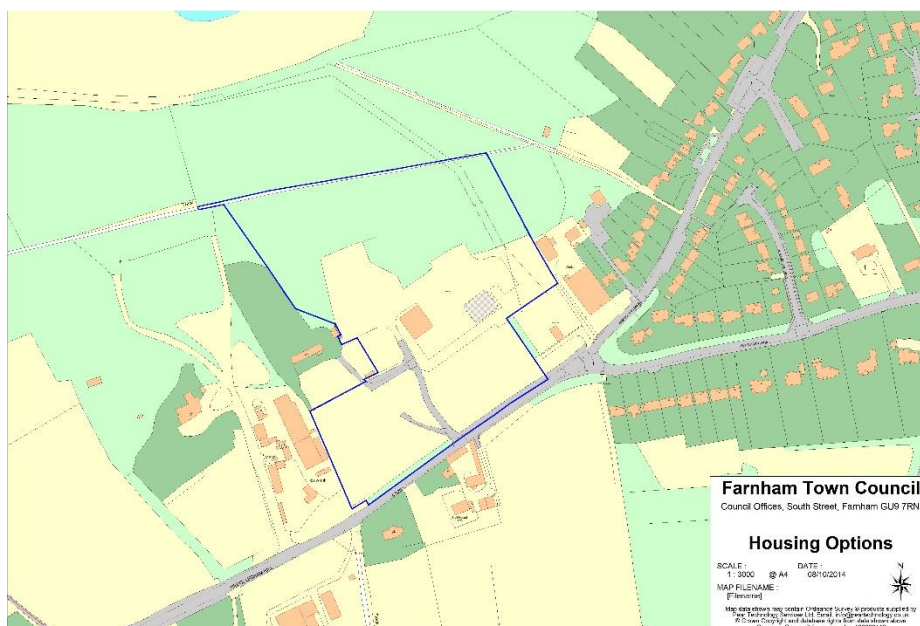
Site Location: West of Switchback Lane, Rowledge**FNP Reference: Q**

Site Area (hectares)	2.3
WBC Reference	546
Current Use	Open space
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site abutting residential development and woodland. The L shaped site is divided into two by a row of trees.
Recent planning history	None
Flood Zone (1,2,3a,3b)	No
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Miscombe Developments & Mr & Mrs J Boyle
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Medium landscape value. Medium landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	The site is surrounded by woodland which would provide a screen for development.
Proximity to Town Centre (metres)	3550
Proximity to Local Centre (metres)	440
Proximity to Primary School (metres)	810
Proximity to Secondary School (metres)	1920
Proximity to GPs/ Medical Centre (metres)	520
Proximity to bus stop (metres)	280
Proximity to Farnham train station (metres)	3310
Suitable access to road	Switchback Lane is narrow with no footway and detailed assessment of Pear Tree Lane would be required.
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The sites are promoted by the landowner and developer and are likely to prove acceptable to the market.
SANG available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is capable of accommodating limited development without having an adverse impact on the character of the area or the residential amenity of surrounding properties. The preferred vehicle access point will require further detailed investigation. The site may be suitable for a residential allocation.
Approximate Density (Dwellings per hectare)	5
Approximate Number of Dwellings	10
Delivery (0-5 years; 6-10 years; 10+years)	0 -5

Site Location: Garden Style, Wrecclesham Hill

FNP Reference: R



Site Area (hectares)	4.9
WBC Reference	713
Current Use	Nursery
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Nursery site with few permanent buildings and open storage. Site slopes down to the north and has a treed boundary.
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Stephen Massingale
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Medium landscape value. High landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	The site is already occupied by some development and is well screened from the surrounding area. Sensitive development of the site would have limited impact on the landscape.
Proximity to Town Centre (metres)	2590m
Proximity to Local Centre (metres)	385m
Proximity to Primary School (metres)	730m
Proximity to Secondary School (metres)	820m
Proximity to GPs/ Medical Centre (metres)	1340m
Proximity to bus stop (metres)	20
Proximity to Farnham train station (metres)	2740m
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The only way this site could be shown to be deliverable in the short/ medium term is for on-site SANG provision as an integral part of the development subject to the approval of Natural England.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is already occupied by some development, is well screened from the surrounding area and may be suitable for residential development. Development would also require an assessment of the capacity of local infrastructure including the primary school and transport. The only way this site could be shown to be deliverable in the short/ medium term is for on-site SANG provision as an integral part of the development subject to the approval of Natural England.
Approximate Density (Dwellings per hectare)	25
Approximate Number of Dwellings	70
Delivery (0-5 years; 6-10 years; 10+years)	0-5